



# WEST ROBERTSON BRANDON OFFICE

607 West Robertson Street, Brandon, FL 33511

Maricruz Gutierrez Mejia  
863.978.3751  
maricruz@saundersrealestate.com



## TABLE OF CONTENTS

### CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from Saunders Real Estate its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Saunders Real Estate its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Saunders Real Estate will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Saunders Real Estate makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Saunders Real Estate does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Saunders Real Estate in compliance with all applicable fair housing and equal opportunity laws.

### TABLE OF CONTENTS

PROPERTY INFORMATION	3
PROPERTY SUMMARY	4
LOCATION & ZONING DESCRIPTION	5
LOCATION INFORMATION	6
REGIONAL & LOCATION MAP	7
DEMOGRAPHICS MAP & REPORT	8
COUNTY	9
MAPS AND PHOTOS	10
NEIGHBORHOOD RETAIL MAP	11
MARKET AREA MAP	12
ADDITIONAL PHOTOS	13
AGENT AND COMPANY INFO	14
ADVISOR BIOGRAPHY	15



S KINGS AVE

SON ST

W ROBERTSON ST

S KINGS AVE

Section 1

# PROPERTY INFORMATION

## PROPERTY SUMMARY



### OFFERING SUMMARY

Sale Price:	<b>\$425,000</b>
Price / Square Foot	\$221.35
Lot Size:	0.22 ± Acres
Building Size:	1,920 SF
Road Frontage:	65 ± FT
APN:	U-27-29-20-ZZZ-000002-65240.0
Zoning:	Commercial General (CG)
Property Taxes:	\$4,445.97 (2024)

### PROPERTY DESCRIPTION

The property is a 1,920 SF office building located along Robertson Street in Brandon, FL. It is equipped with 2 restrooms and was reroofed in 2023. It also features ample parking and in proximity to major thoroughfares such as State Road 60, I-75, and the Selmon Expressway.

### PROPERTY HIGHLIGHTS

- Excellent location, 0.25 miles south of SR 60
- Variety of uses allowed with Commercial General zoning
- Proximity to other professional offices & retailers

## LOCATION & ZONING DESCRIPTION

### LOCATION DESCRIPTION

Located in the heart of Brandon, Florida, this property offers a prime position just 10 miles east of downtown Tampa. It is situated in a vibrant commercial hub surrounded by major retailers, including Publix, Walmart, and Home Depot, as well as a variety of office users, restaurants, and service providers.

With quick access to major highways like I-75 and the Selmon Expressway, this location ensures seamless connectivity to the Tampa Bay region and Tampa International Airport.

### ZONING DESCRIPTION

According to the Hillsborough County municipal code, the purpose of this district is to provide for a variety of retail and service uses in free-standing buildings or shopping centers to serve the community's general commercial needs.

### EXAMPLES OF PERMITTED USES

- Family Day Care Home
- Schools, (K–12)
- Accessory Retail
- Appliance Stores
- Automotive Supply Store
- Professional Office
- Barber, Beauty Shop
- Contractor's Office, Without Open Storage
- Dry Cleaners, General
- Farm and Garden Supply Centers
- Furniture/Home Furnishings
- Hardware Store
- Jewelry Store

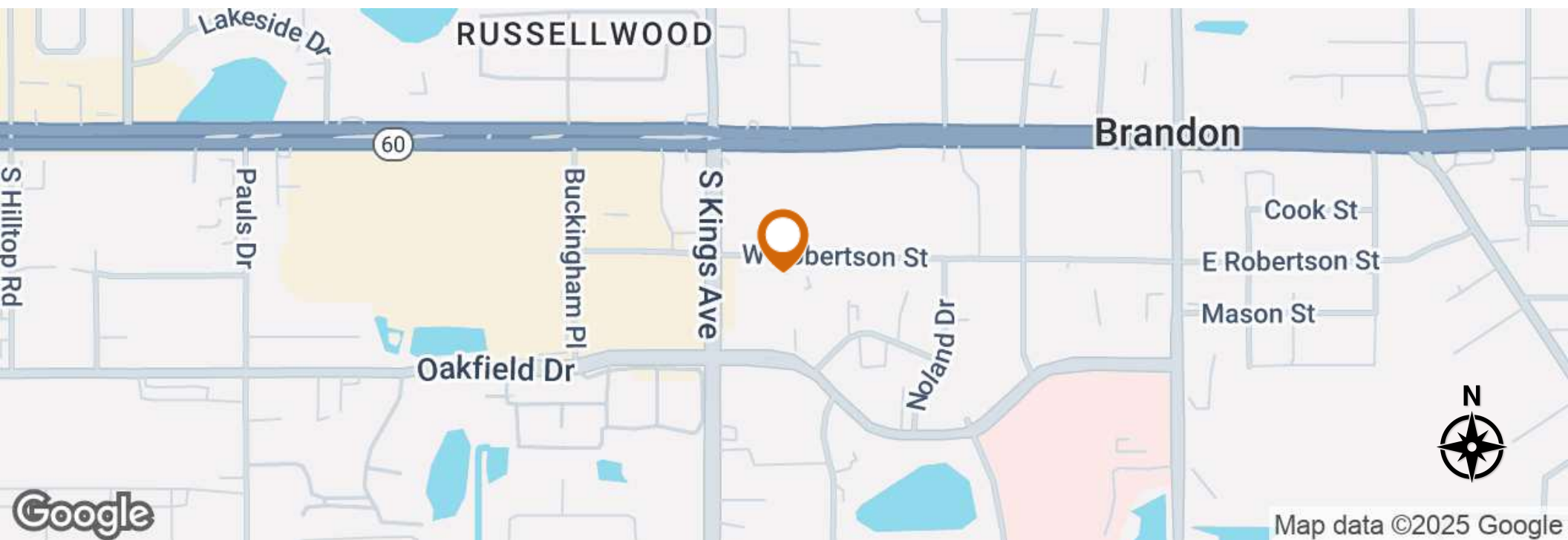
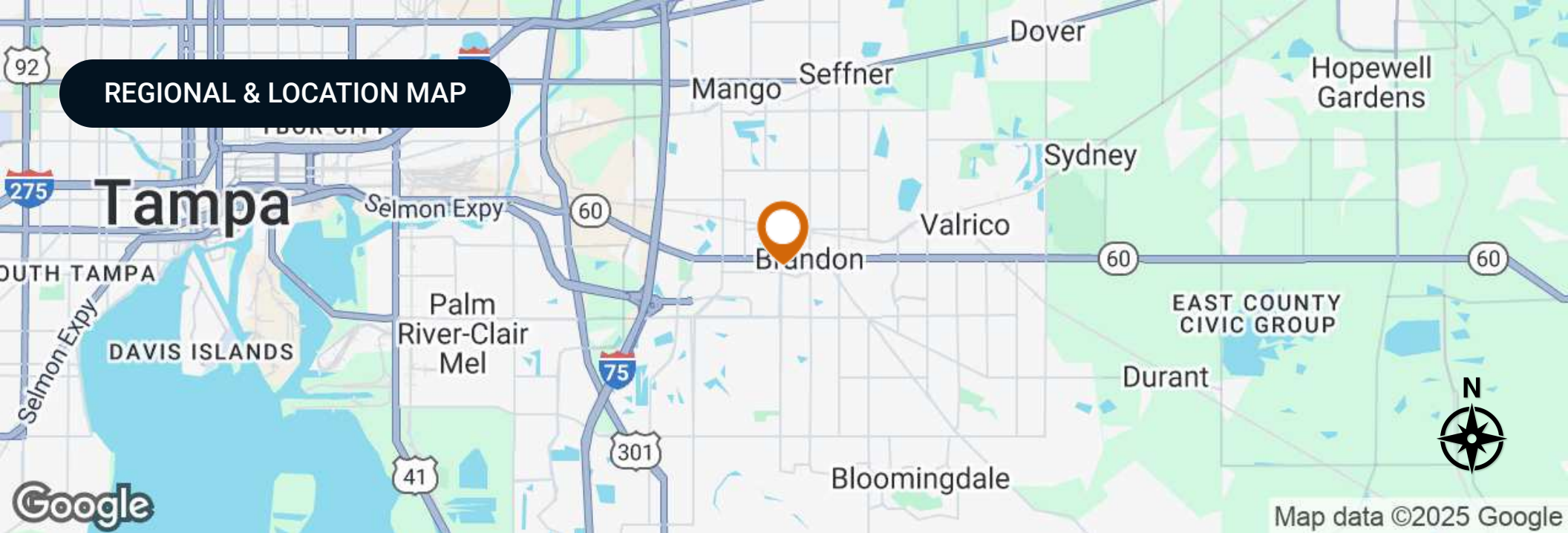
[VIEW PROPERTY WEBSITE](#)





Section 2

# LOCATION INFORMATION

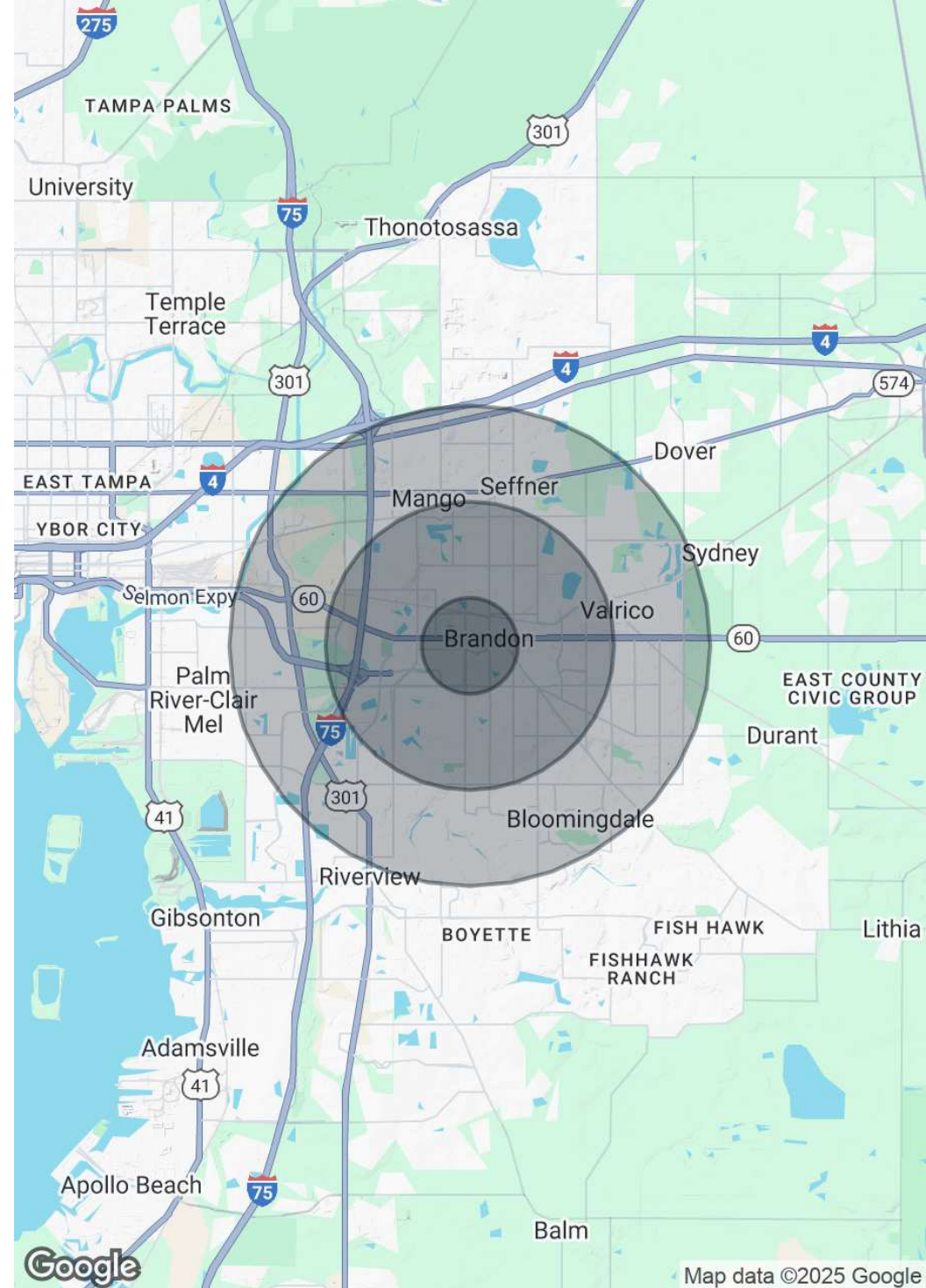


## DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
<b>Total Population</b>	8,225	103,562	242,137
<b>Average Age</b>	42	40	40
<b>Average Age (Male)</b>	40	39	39
<b>Average Age (Female)</b>	44	42	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
<b>Total Households</b>	3,355	40,155	91,409
<b># of Persons per HH</b>	2.5	2.6	2.6
<b>Average HH Income</b>	\$74,280	\$97,593	\$96,585
<b>Average House Value</b>	\$320,412	\$343,469	\$338,986

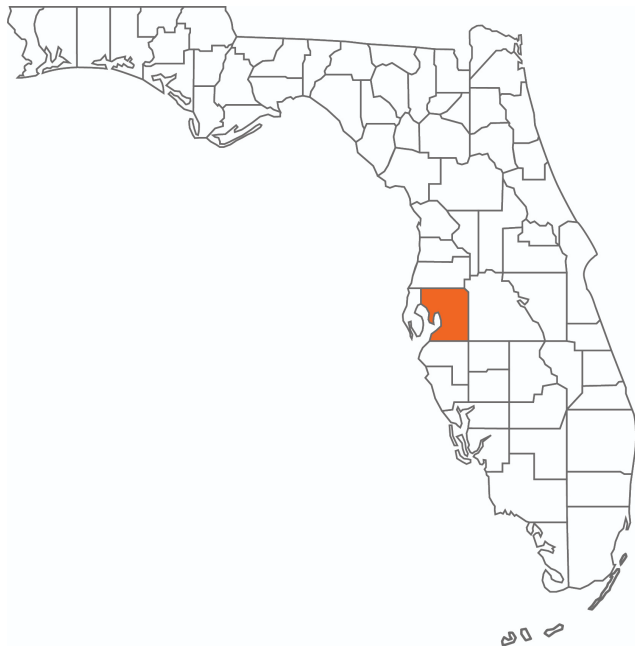
Demographics data derived from AlphaMap







## HILLSBOROUGH COUNTY FLORIDA



<b>Founded</b>	1834	<b>Density</b>	1,400.5 (2019)
<b>County Seat</b>	Tampa	<b>Population</b>	1,521,410 (2023)
<b>Area</b>	1,051 sq. mi.	<b>Website</b>	<a href="http://hillsboroughcounty.org">hillsboroughcounty.org</a>

Hillsborough County is located in the west-central portion of the U.S. state of Florida. In the 2010 census, the county's population sat at 1,233,511, making it the fourth-most populous county in Florida and the state's most populous county outside the Miami Metropolitan Area. As of a 2023 estimate, the population of Hillsborough County has now grown to 1,521,410, surpassing the populations of 12 separate US states. Leading this growth, Tampa serves as the county seat and largest city in Hillsborough County. Additionally, the county is part of the Tampa–St. Petersburg–Clearwater Metropolitan Statistical Area.



Section 3

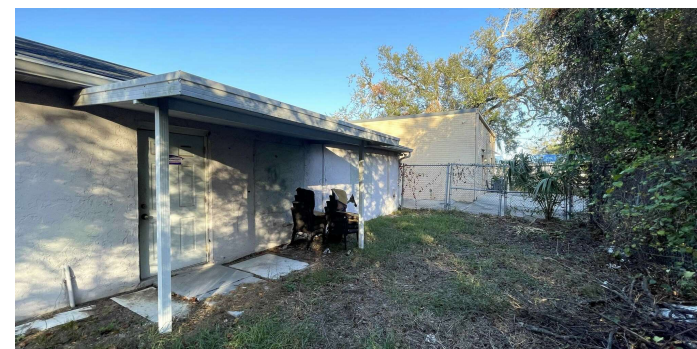
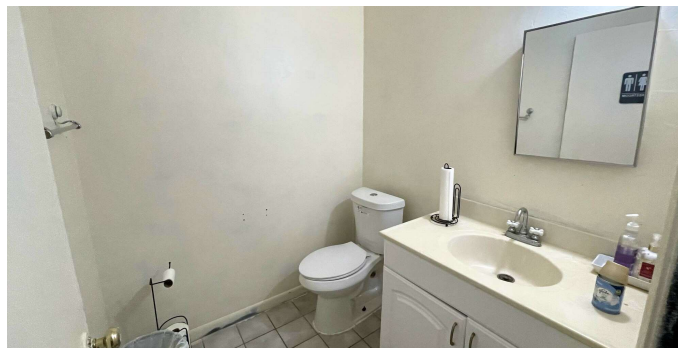
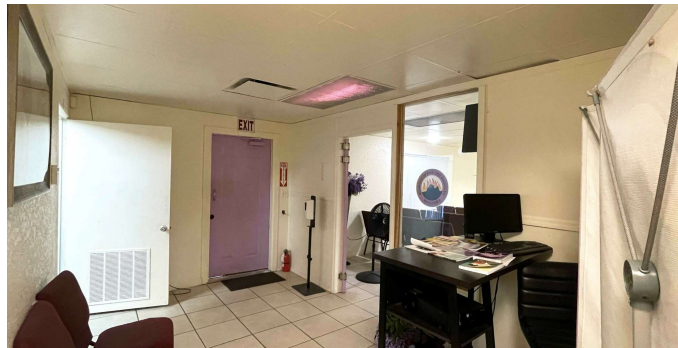
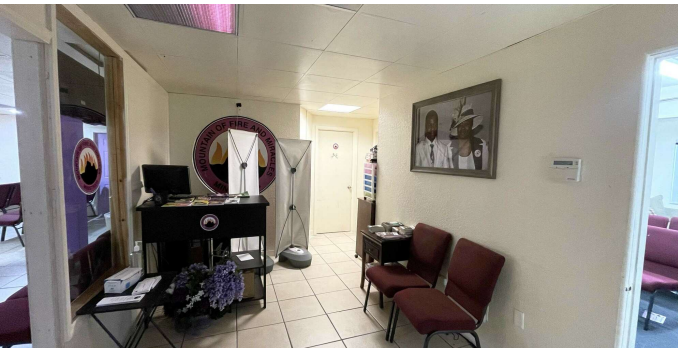
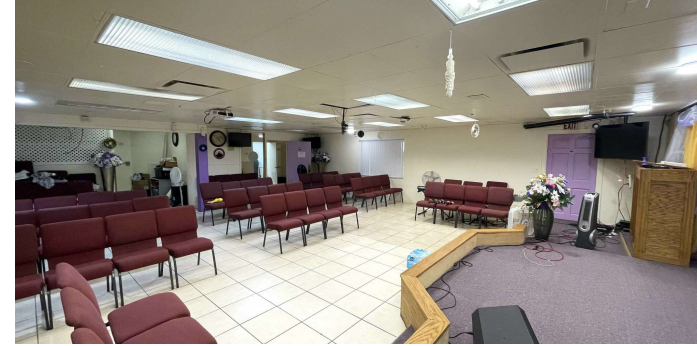
# MAPS AND PHOTOS

# NEIGHBORHOOD RETAIL MAP





ADDITIONAL PHOTOS





Section 4

# AGENT AND COMPANY INFO

## ADVISOR BIOGRAPHY



### MARICRUZ GUTIERREZ MEJIA

Associate Advisor

maricruz@saundersrealestate.com

Direct: 877.518.5263 x431 | Cell: 863.978.3751

## PROFESSIONAL BACKGROUND

Maricruz Gutierrez Mejia is an advisor at Saunders Real Estate. As a Lake Wales native, Maricruz possesses a unique understanding of Florida's multifaceted commercial real estate market. In her role as an advisor, Maricruz's depth of expertise spans across a variety of commercial property types, specializing in investment sales and site selection.

Maricruz's real estate journey began at the University of Central Florida where she would earn her Bachelor of Science degree in real estate in 2022. During her time at UCF, she not only excelled academically, but she also actively contributed to the real estate community as a proud member of the UCF Real Estate Society.

Maricruz is also an active member of CREW Orlando, Central Florida's premier business organization for women in commercial real estate and its related fields. CREW Orlando is dedicated to driving transformation within the commercial real estate industry by advancing women and other underrepresented groups. Her excellence and ambition were further recognized when she was awarded the prestigious 2022 CREW Orlando Scholarship. Maricruz is also a member of the UCREW Committee whose mission is to introduce college students to the diverse opportunities in commercial real estate.

As a graduate of the LEDC Summer Leadership Class, along with her numerous other accomplishments, Maricruz continually builds upon her leadership skills and industry expertise. Each of her experiences have equipped Maricruz with the tools necessary to excel in commercial real estate, allowing her to provide clients with the highest level of service and guidance.

Maricruz specializes in:

- Commercial Properties
- Investment Sales
- Site Selection



For more information visit [www.saundersrealestate.com](http://www.saundersrealestate.com)

### HEADQUARTERS

1723 Bartow Road  
Lakeland, FL 33801  
863.648.1528

### ORLANDO

605 E Robinson Street  
Suite 410  
Orlando, FL 32801  
407.516.4300

### NORTH FLORIDA

356 NW Lake City Avenue  
Lake City, FL 32055  
352.364.0070

### GEORGIA

203 E Monroe Street  
Thomasville, GA 31792  
229.299.8600

### ARKANSAS

112 W Center St, Suite 501  
Fayetteville, AR 72701  
479.582.4113

