



PROPERTY DESCRIPTION

Why Pay Rent? This is a great opportunity to own the building your business uses instead of paying someone else. There is easy access in and out of the property and has great visibility to passing commuters. This versatile building is currently used as a personal training studio and recording studio and can be converted to other types of uses including general office, medical, counseling, coaching, interior design, salon, just to name a few.

LOCATION DESCRIPTION

Located on busy Parsons Avenue 4 blocks north of Brandon Blvd. The office is direct across the street from the large First Baptist Church of Brandon. Brandon, Florida is an unincorporated census-designated place in Hillsborough County. The subject property's 5-mile demographic data shows a 2021 population of 217,603, with a median age of 37.3, and a \$79,259 average household income.

PROPERTY HIGHLIGHTS

- Great Location
- High Visibility
- Versatile Building

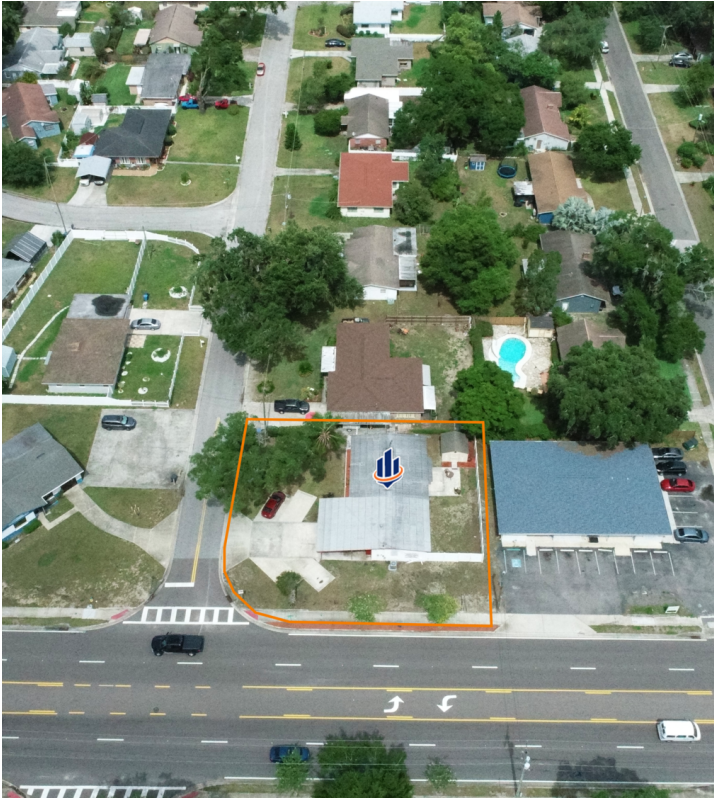
DAVID KINNARD

O: 941.343.4511

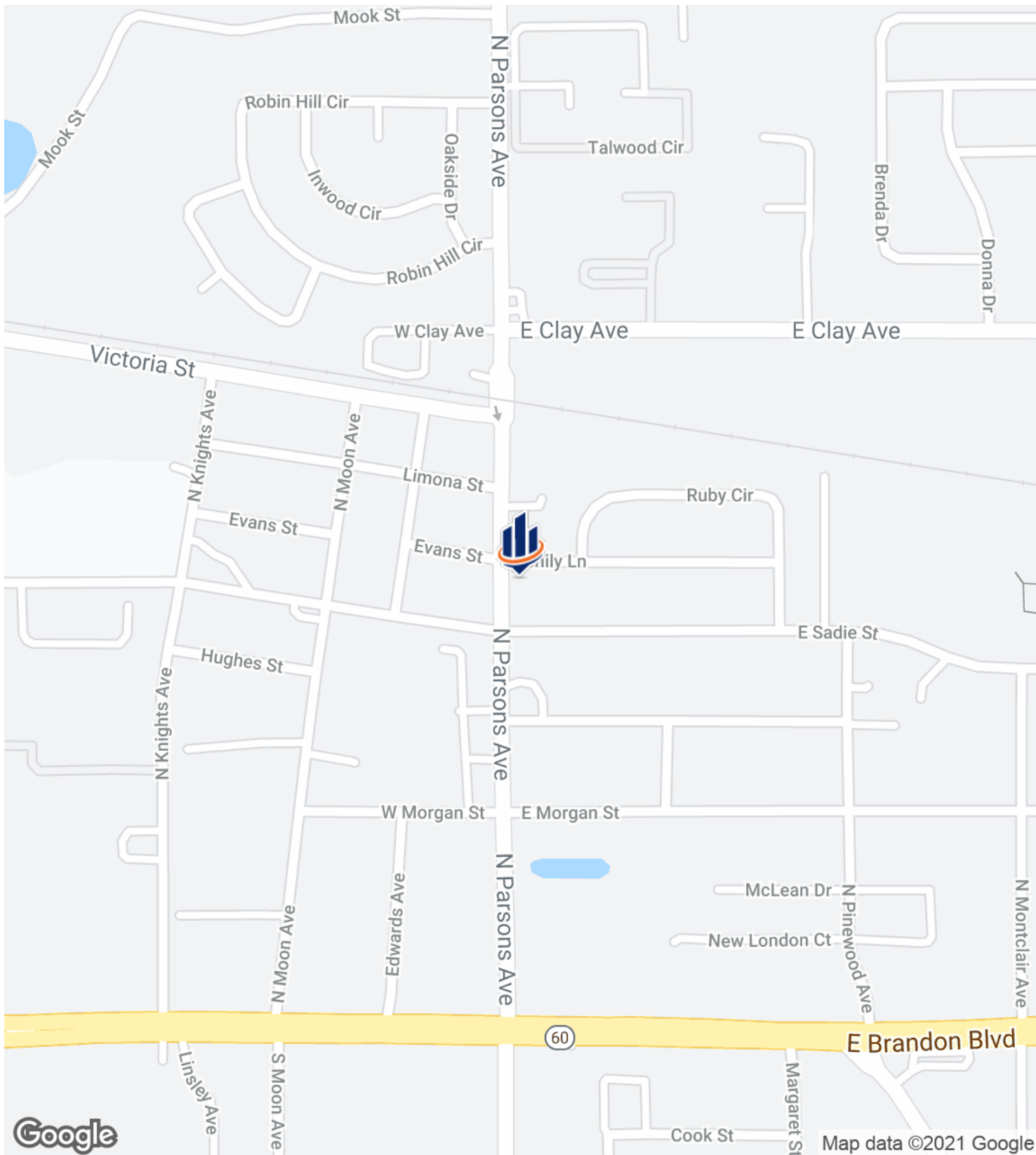
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OFFERING SUMMARY

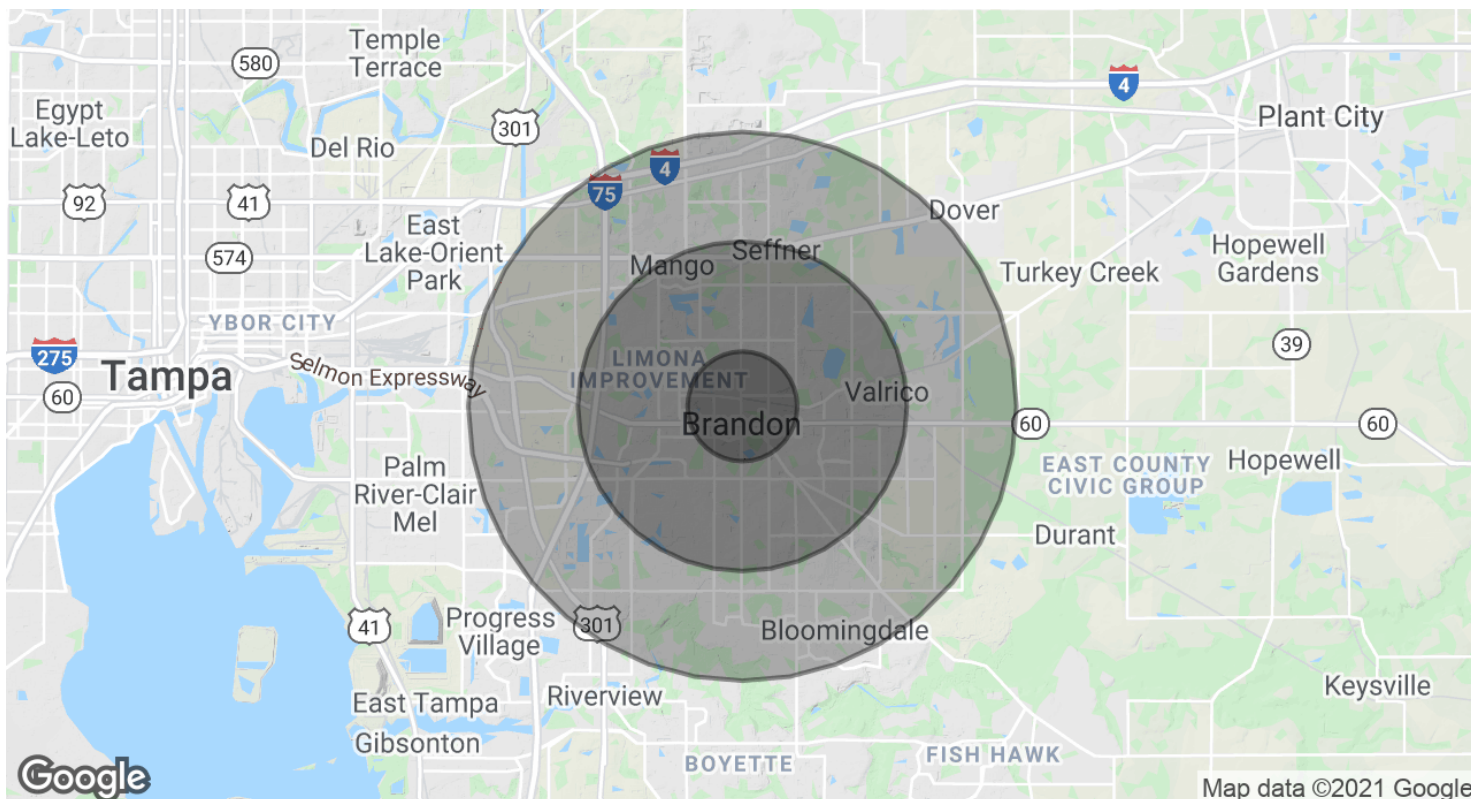
SALE PRICE:	\$230,000
LOT SIZE:	0.23 Acres
BUILDING SIZE:	1,707 SF



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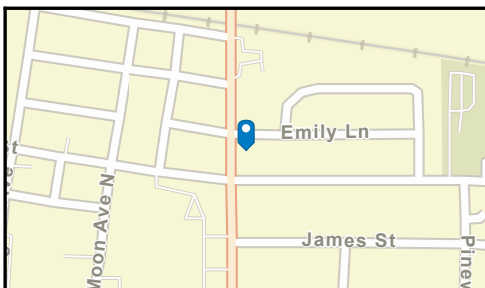
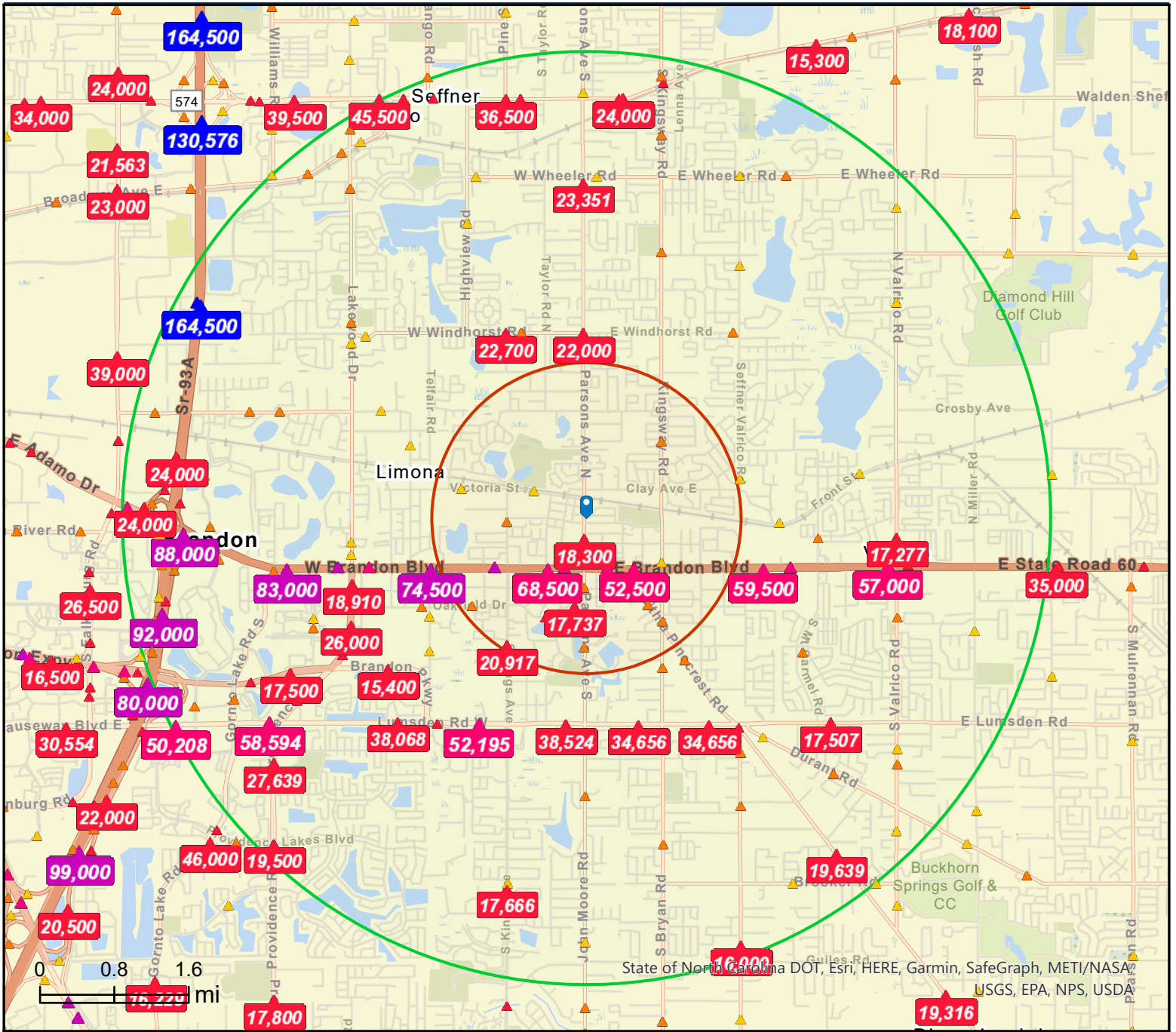
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	9,457	88,014	189,259
AVERAGE AGE	33.7	35.6	36.0
AVERAGE AGE (MALE)	33.9	33.9	35.0
AVERAGE AGE (FEMALE)	33.5	36.6	36.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,524	32,730	70,985
# OF PERSONS PER HH	2.7	2.7	2.7
AVERAGE HH INCOME	\$64,302	\$66,337	\$68,526
AVERAGE HOUSE VALUE	\$171,291	\$207,776	\$224,919

* Demographic data derived from 2010 US Census

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- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day

