



LITHIA PINECREST ROAD COMMERCIAL CORNER

5.87± ACRES

Property Overview

Rare Development Opportunity for a 5.87 acre parcel on Lithia Pinecrest Road in Lithia. Over 20,000 cars per day for this corner location! Conveniently located between FishHawk Ranch, Riverhills Country Club and Bloomingdale. The property is approved for an 11,400 SF childcare center and has an on-site 3,220 SF residence. With a population of 90,000 within 5 miles there are many potential neighborhood commercial uses available as well, such as medical office and retail shopping center.



FischbachLandCompany.com/LithiaPinecrestRoadCommercialCorner

Property Highlights



Approved for an 11,400 SF
Childcare Center



Over 20,000 Vehicles Per Day

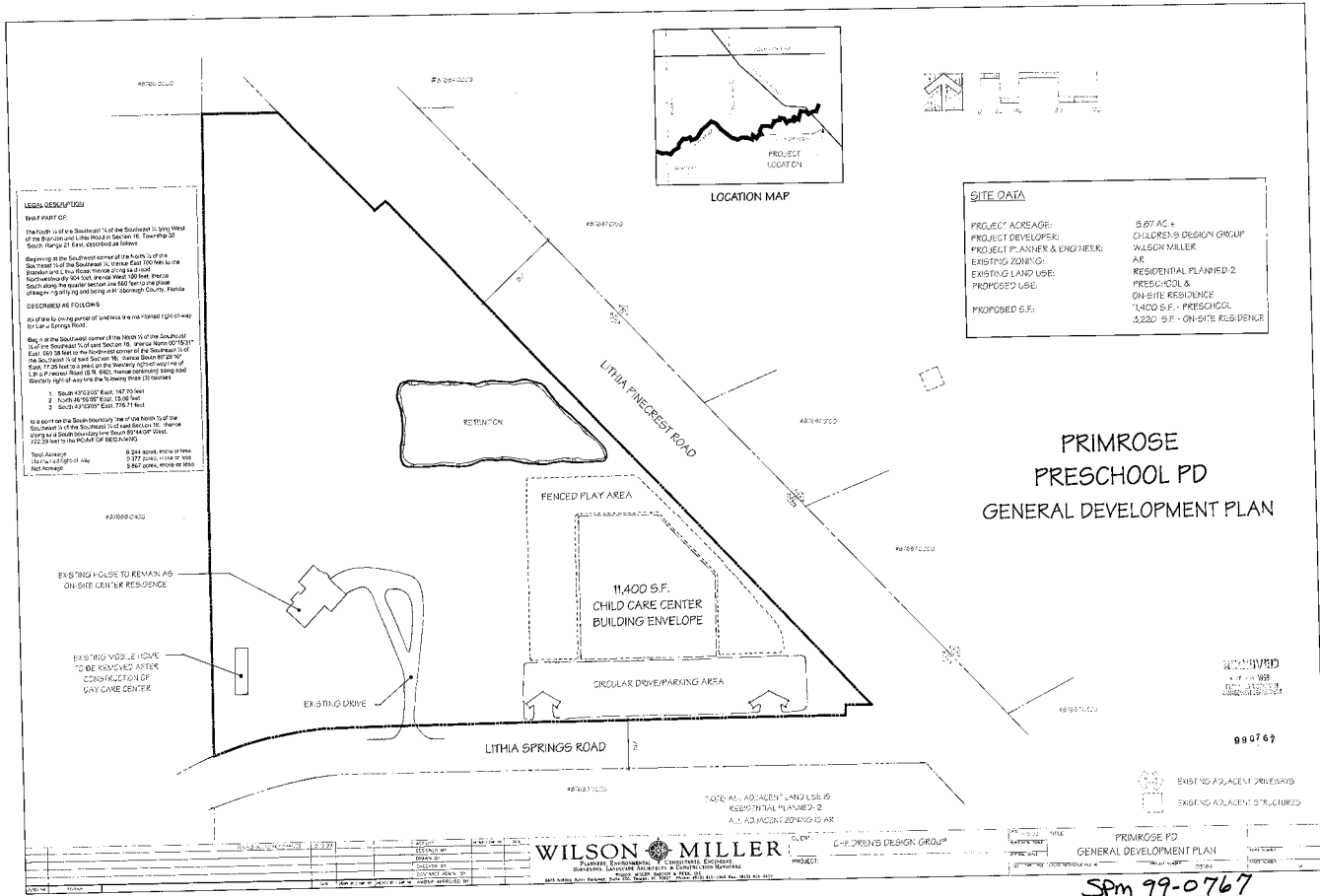


1 Mile from FishHawk,
Comprising of 7,713 Homes

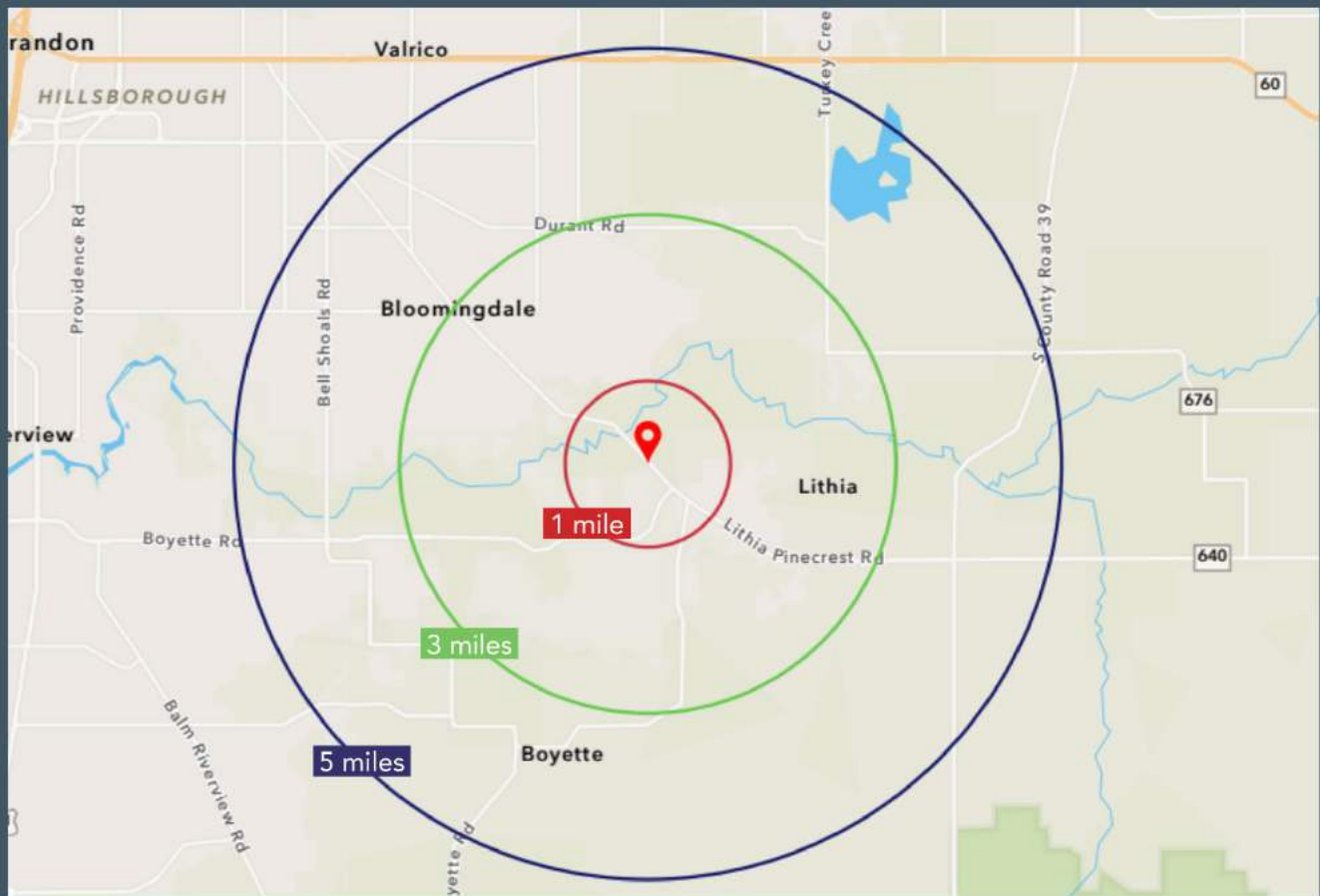


Price	\$1,100,000	STR	16-30-21
Property Address	5226 Lithia Springs Road, Lithia, FL 33547	Utilities	8 Inch Watermain in Front of Site 4 Inch Forcemain 450± feet South
Size	5.87± Acres	Road Frontage	900± feet on Lithia Pinecrest Road
Zoning	PD 99-0767	Property Taxes	\$8,412.07 (2022)
Future Land Use	R-2	County	Hillsborough
Property Type	Commercial Land	Folio/Parcel ID	087688-0000

Site Plan



Demographics



1 MILE RADIUS



2,782
Estimated Population 2023



39.9
Median Age



\$487,955
Median Home Value 2022



1,866
Total Employees



\$195,0454
Avg Household Income

3 MILE RADIUS



37,780
Estimated Population 2023



39.4
Median Age



\$412,797
Median Home Value 2022



6,153
Total Employees



\$162,203
Avg Household Income

5 MILE RADIUS



90,677
Estimated Population 2023



41
Median Age



\$370,029
Median Home Value 2022



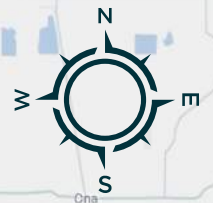
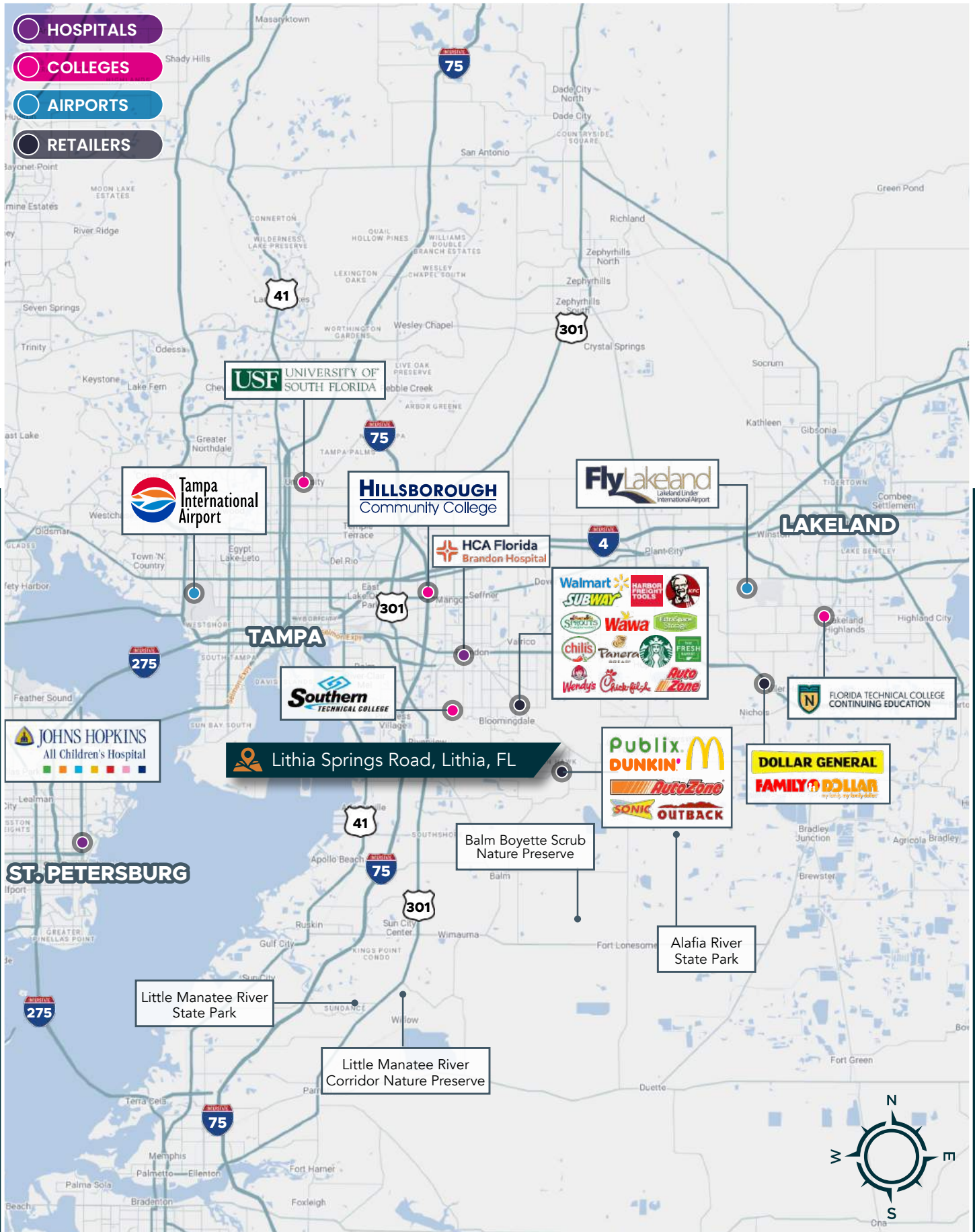
14,351
Total Employees



\$138,238
Avg Household Income

Photos







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