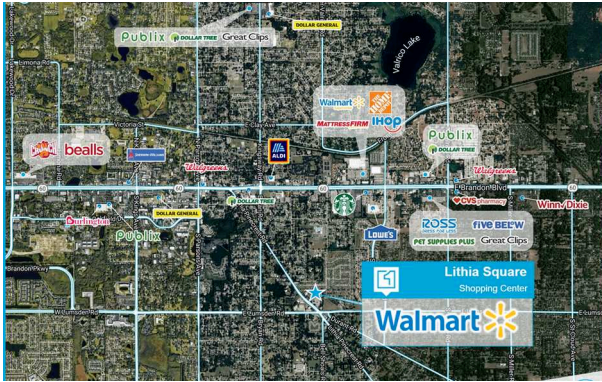


LITHIA SQUARE

901 Lithia Pinecrest Road, Brandon, FL 33511
 TOTAL GLA: 69,007

BRIEF DESCRIPTION

Lithia Square is a 69,007 SF neighborhood shopping center prominently anchored by Walmart Neighborhood Market. Surrounded by a 3-mile radius with a population of 101,000 residents, Brandon, FL is a growing affluent community that offers convenient access to downtown Tampa. Walmart Neighborhood Market recently underwent extensive renovations, and planned capital improvements are set to revitalize Lithia Square, attracting new tenants and increasing consumer traffic to this neighborhood-oriented location.



DEMOGRAPHICS

2024 ESTIMATES	POPULATION	HOUSEHOLDS	HH INCOME
1-Mile	11,310	4,256	\$127,180
3-Mile	101,091	38,814	\$114,733
5-Mile	208,933	80,928	\$116,641

TRAFFIC COUNTS	
Total	43,000
Lithia Pinecrest Road	17,000
Lumsden Road	26,000

PROPERTY HIGHLIGHTS

BULLET POINTS

- County: Hillsborough
- Type: Retail
- Year Built: 1982
- Year Renovated: 2011
- Metro Area: Tampa-St. Petersburg-Clearwater

CONTACTS

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SUITE	GLA	TENANT
Ground Lease	36,750	Walmart Supercenter
903	2,500	Available
905/ 907	4,020	JoTo Japanese Steak House
909	1,750	Victory Muay Thai
911	3,000	Court & Spark Salon
911A	10,000	Available
913/ 915	4,800	Party Planet
917	1,200	Available
919	1,200	China Express
921	1,217	Tastea Pho
923	1,820	Carter's Donuts
927	750	Available