

## LITHIA SQUARE

901 Lithia Pinecrest Road, Brandon, FL 33511  
TOTAL GLA: 70,607

## BRIEF DESCRIPTION

Lithia Square is a 70,607 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

### 2025 ESTIMATES

	POPULATION	HOUSEHOLDS	HH INCOME
1-Mile	11,390	4,282	\$126,499
3-Mile	102,354	39,278	\$115,951
5-Mile	212,502	82,344	\$117,552

### 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

### LEASING

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### LEASING TEAM

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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	Wingstop Restaurant
911	3,000	Court & Spark Salon
911A	10,000	Available
913	2,400	Available
915	2,400	Victory Muay Thai
917	1,200	Available
919	1,200	China Express
921	1,217	Tastea Pho
923	1,820	Carter's Donuts
927	750	Available
933	1,600	Apple and Eagle Detailing and Car Wash