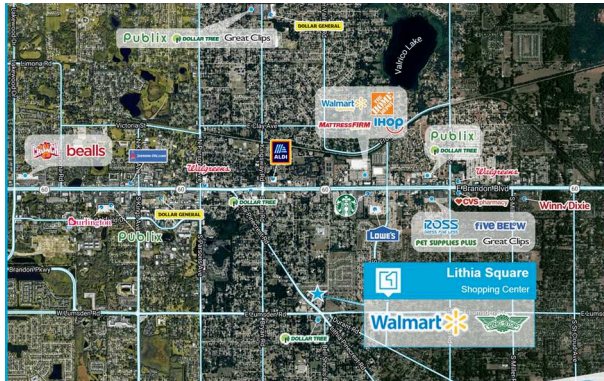


## LITHIA SQUARE

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

Matt Yaniglos  
matt.yaniglos@ShopOne.com  
813.540.3726

### LEASING TEAM

leasing@ShopOne.com  
567.361.1111

## LITHIA SQUARE

901 Lithia Pinecrest Road, Brandon, FL 33511

TOTAL GLA: 70,607



| SUITE        | GLA    | TENANT                                 |
|--------------|--------|----------------------------------------|
| Ground Lease | 36,750 | Walmart Supercenter                    |
| 903          | 2,500  | Available                              |
| 905/<br>907  | 4,020  | JoTo Japanese Steak House              |
| 909          | 1,750  | Wingstop Restaurant                    |
| 911          | 3,000  | Available                              |
| 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 |