

# 403-437 LITHIA PINECREST ROAD

BRANDON, FLORIDA 33511

## OFFICE SPACE FOR LEASE

Located in the Lithia Oaks Business Center

 **AVAILABLE JULY 1, 2026**

Move-in ready professional office space in Brandon



### PROPERTY OVERVIEW

Move-in ready professional office suites available at Lithia Oaks Business Center, a well-established 17-suite office project built in 2006 and located along Lithia Pinecrest Road in Brandon.

Renovated suites feature upgraded tile flooring, LED lighting, updated trim packages, and modern finishes.

The property offers an attractive business environment with abundant parking at approximately 5 spaces per 1,000 SF and convenient access to Brandon, Valrico, and surrounding neighborhoods.

## NOW LEASING OFFICE SUITES

**\$22.00** PSF (MG)

Modified Gross Rate includes Operating Expenses such as real estate taxes, building insurance and common area maintenance. Also includes water/sewer and trash service.

### IDEAL USES



MEDICAL



WELLNESS



PROFESSIONAL OFFICE



REAL ESTATE



INSURANCE



LEGAL SERVICES



COUNSELING



ACCOUNTING & FINANCIAL

### BRANDON 33511 MARKET DEMOGRAPHICS

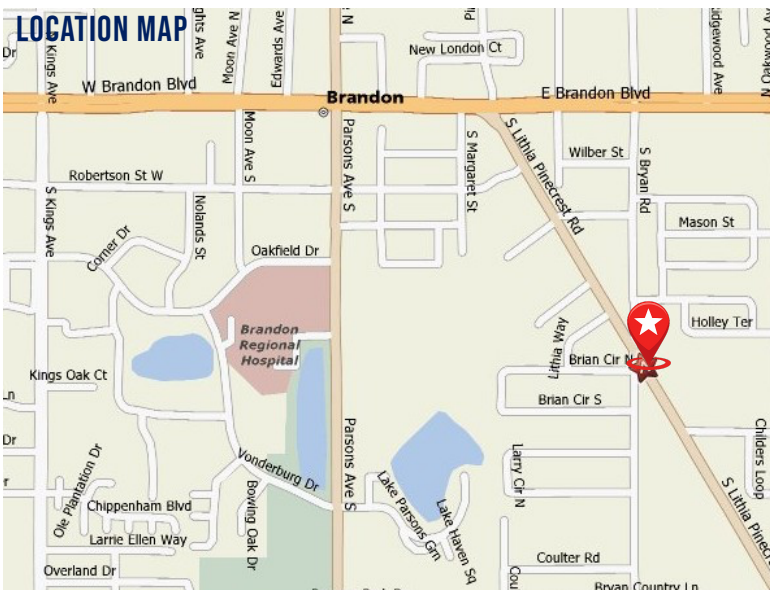
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Estimated Population	12,400	78,900	192,500
Average Household Income	\$109,800	\$104,600	\$99,200
Median Household Income	\$94,100	\$90,300	\$85,400
Total Households	4,700	30,100	72,800
Daytime Population	10,500	61,300	149,800
Bachelor's Degree or Higher	35%	37%	36%
Median Age	39.6	40.5	40.8

Source: Esri 2024 | Rings centered on Brandon, FL 33511

FOR MORE INFORMATION, CONTACT:

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## AVAILABLE UNITS

403	405	407	409	411	413	415	417
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421	423	425	427	429	431	433	435	437
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### Come join our family of tenants:

- 403: Girard & Johnson
- 405: Strong Minds Counseling & Wellness
- 407: 1,000 SF VACANT – July 1<sup>st</sup>, 2026
- 409: 1,000 SF VACANT – Aug 1<sup>st</sup>, 2026
- 411: Valrico Therapeutic Massage
- 413-415: Law office of Dean Burnett, P.A.
- 417: ReMax Realty
- 421: JoinTech Labs
- 423: U.S. Deeds, P.A.
- 425: Law office of Chris Breton, P.A.
- 427: Life Center for Health Management
- 429: The Golden Law Group
- 431: Airquest Environmental
- 433: Bartlett Tree Experts
- 435: Integrated Spine & Wellness Institute
- 437: Gulfside Healthcare Services

## PROPERTY FEATURES



### ESTABLISHED 17-SUITE OFFICE CENTER

Well-maintained office center built in 2006 with 17 professional office suites.



### RENOVATED SUITES

All office suites renovated with modern finishes and updated interiors.



### 5+ /1,000 SF PARKING RATIO

Ample parking with a generous ratio of 5 spaces per 1,000 SF.



### LED LIGHTING

Energy-efficient LED lighting throughout the center.



### WELL-MAINTAINED OFFICE PARK

Professionally managed and meticulously maintained.



### PRIME BRANDON LOCATION

Located at 403 Lithia Pinecrest Road with easy access to Brandon, Valrico and surrounding areas.



### EXCELLENT ACCESSIBILITY

Minutes to I-75 and major roadways for convenient access across the Tampa Bay area.



### PROFESSIONAL ENVIRONMENT

Ideal setting for professional, medical and service-oriented businesses.

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