

# RARE RESTAURANT OPPORTUNITY IN FISHHAWK RANCH

FISHHAWK COMMONS | 5638 Circa Fishhawk Blvd | Lithia, Florida



**New Construction: Built in 2023**

## **2,425 SF END-CAP RESTAURANT / RETAIL SPACE**

### **PRIME END-CAP OPPORTUNITY IN THE HIGHLY DESIRABLE FISHHAWK RANCH COMMUNITY**

Position your business in one of the Tampa Bay area's most sought-after master-planned communities. Located within FishHawk Commons, this high-visibility end-cap retail space offers an exceptional opportunity for restaurant, café, coffee shop, retail, office, or service-oriented users seeking a built-in customer base and strong surrounding demographics.

Formerly designed for a coffee shop concept, the space is already in mid-buildout condition, significantly reducing construction timelines and upfront buildout costs.

This space offers significant existing infrastructure, including installed HVAC and ductwork, partial framing, plumbing rough-ins, storefront glazing, and outdoor patio seating.

Ideal for coffee shop, restaurant, boutique fitness, medical, retail, or service-oriented concepts seeking visibility, strong demographics, and built-in traffic from one of Tampa Bay's premier master-planned communities.

## WHY THIS LOCATION WORKS

- Located in affluent FishHawk Ranch master-planned community
- Strong daytime and residential population
- Adjacent to Publix with over 1M annual visitors
- Surrounded by top-rated schools and growing residential density
- Limited restaurant and café competition within immediate trade area
- Convenient access to I-75 and Lithia growth corridor

## PROPERTY HIGHLIGHTS

Space Size	Approx. 2,425 SF
Lease Rate	\$34.00 PSF + \$16.43 PSF NNN
Estimated Occupancy Cost	Approx. \$50.43 PSF All-In
Patio	+/- 416 SF Outdoor Patio
Traffic Count	Approx. 28,000 Vehicles Per Day
Construction	New Construction Built in 2023
Visibility	Signalized Intersection
Condition	Mid-Buildout / Open Shell

## EXISTING RESTAURANT INFRASTRUCTURE

- Existing HVAC & ductwork installed
- Plumbing rough-ins in place
- Partial kitchen framing completed
- Open-ceiling modern aesthetic
- Existing utility distribution
- Outdoor patio seating area
- Significant reduction in buildout timeline and startup costs



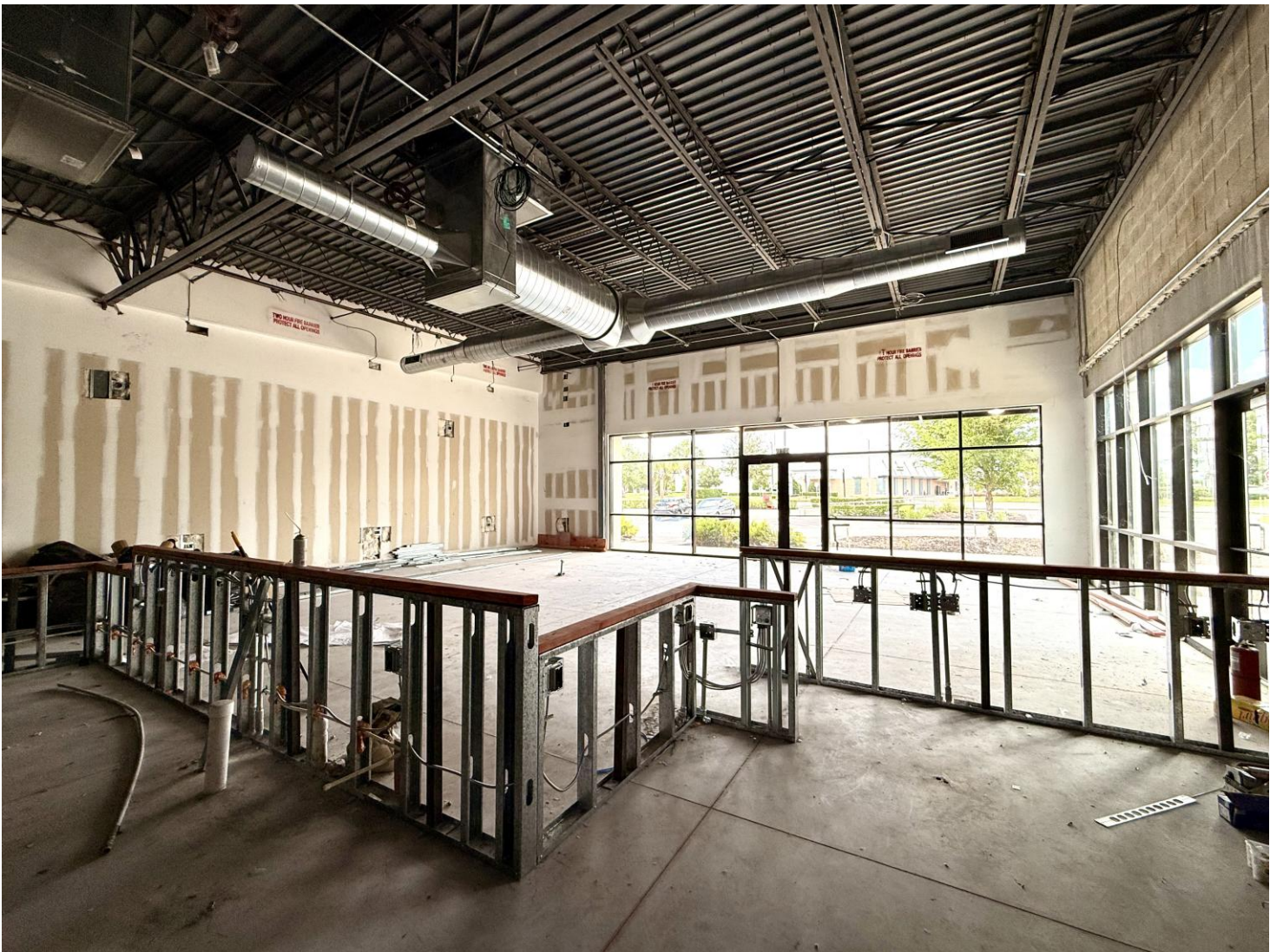
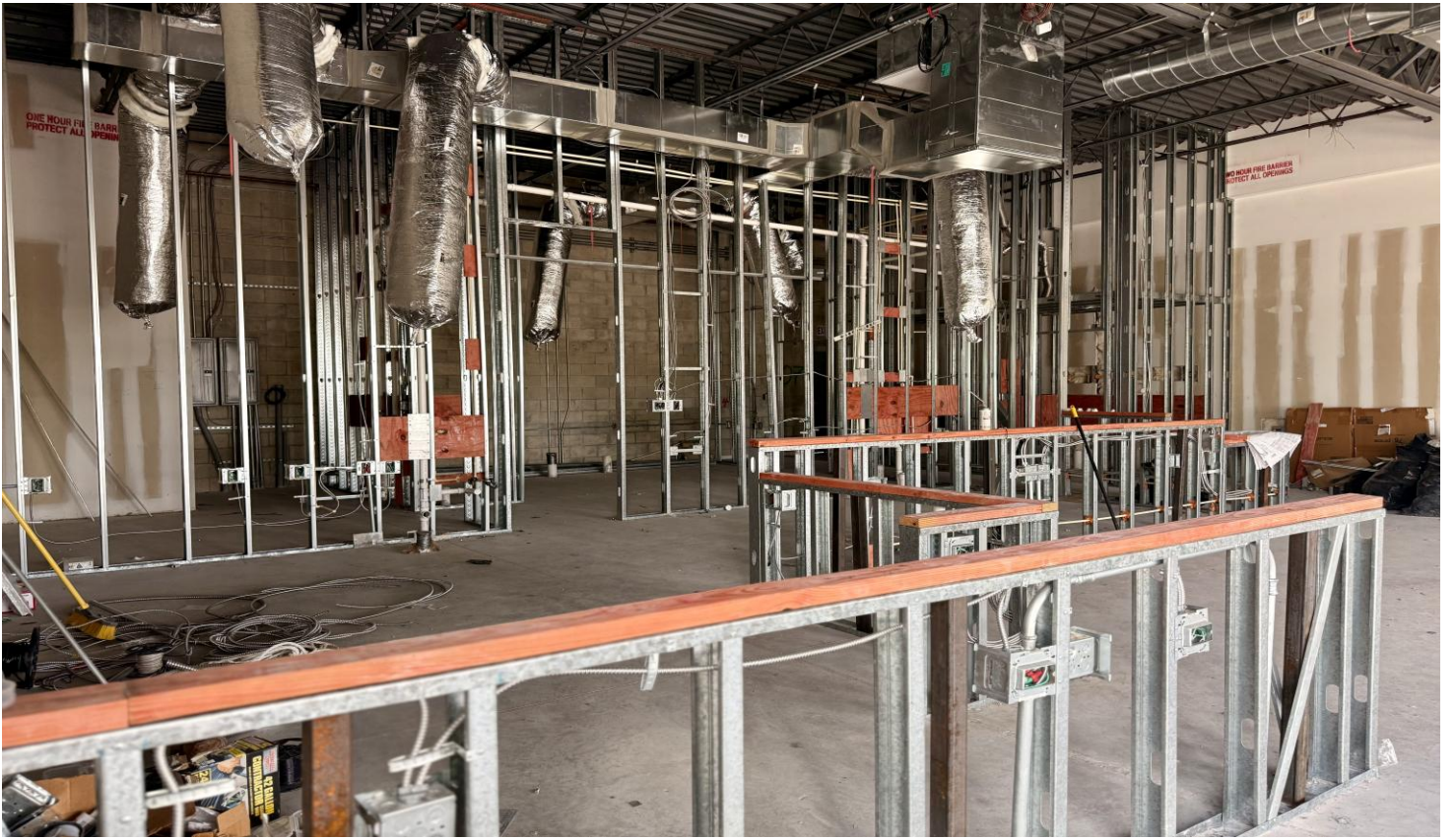
## IDEAL USES

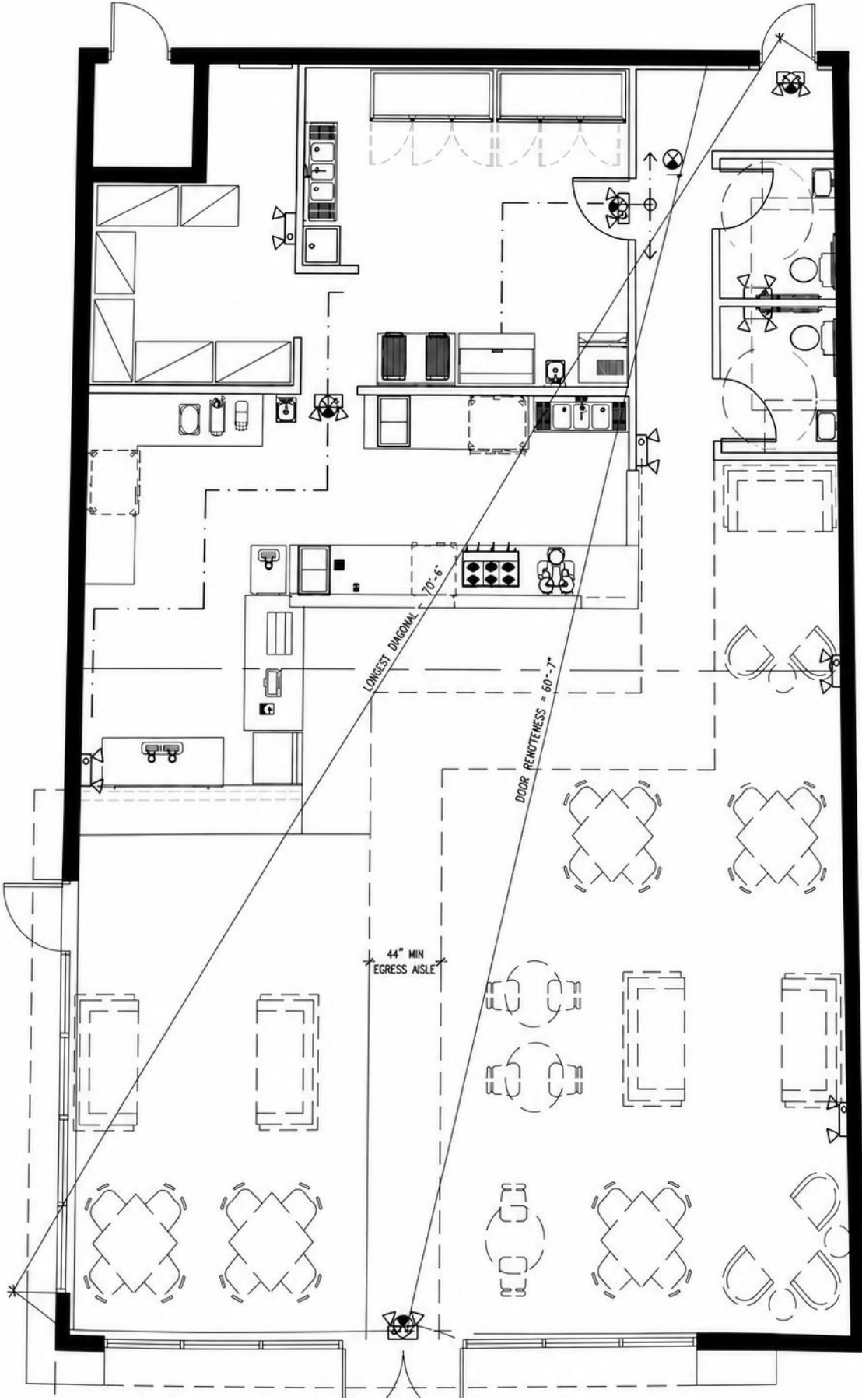
- Coffee Shop / Café
- Restaurant / Fast Casual
- Juice or Smoothie Bar
- Boutique Retail
- Medical / Wellness
- Fitness / Recovery
- Professional Office

## ESTABLISHED AREA TENANTS

- Domino's
- Rita's Italian Ice
- Woof Gang Bakery & Grooming
- AT&T
- Heartland Dental
- Rumble Boxing
- GoodVets



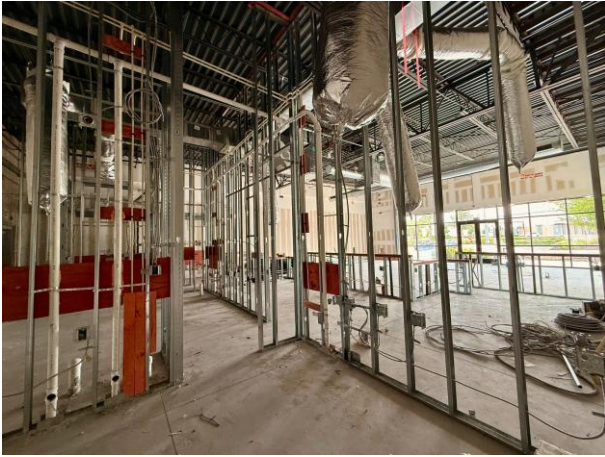




FISHHAWK COMMONS  
**STOREFRONT**

APPROX. 2,425  
 (+/- 416 SF PATIO AREA)

# INTERIOR BUILDOUT PHOTOS





## **FOR LEASING INFORMATION**

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