

2224 LITHIA CENTER LANE

VALRICO, FLORIDA 33596

OFFICE SPACE FOR LEASE

Office is being totally renovated
inside – everything new



AVAILABLE
4TH QUARTER 2026

Move-in ready professional
office space in Valrico



PROPERTY OVERVIEW

Establish your business in one of Valrico's most desirable professional office locations. Situated within an affluent and rapidly growing demographic area, the Lithia Center Lane office park offers a professional environment surrounded by executive housing, established neighborhoods, medical providers, and thriving local businesses.

Whether serving clients throughout Brandon, Valrico, FishHawk, and Lithia, or seeking a prestigious office address, this location provides the accessibility, visibility, and professional image today's businesses demand.

NOW LEASING

751 SF OFFICE SUITE

\$24.00 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.

TOTAL MONTHLY RENT

\$1,502.00

IDEAL USES



MEDICAL



WELLNESS



PROFESSIONAL
OFFICE



REAL ESTATE



INSURANCE



LEGAL
SERVICES



COUNSELING



ACCOUNTING &
FINANCIAL

VALRICO 33596 MARKET DEMOGRAPHICS

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
 Estimated Population	14,800	82,400	188,900
 Average Household Income	\$121,500	\$116,800	\$108,900
 Median Household Income	\$103,400	\$99,700	\$92,600
 Total Households	5,200	30,900	71,400
 Daytime Population	11,900	63,500	151,200
 Bachelor's Degree or Higher	39%	38%	36%
 Median Age	41.8	41.2	40.7

Source: Esri 2025 | Rings centered on Valrico, FL 33596

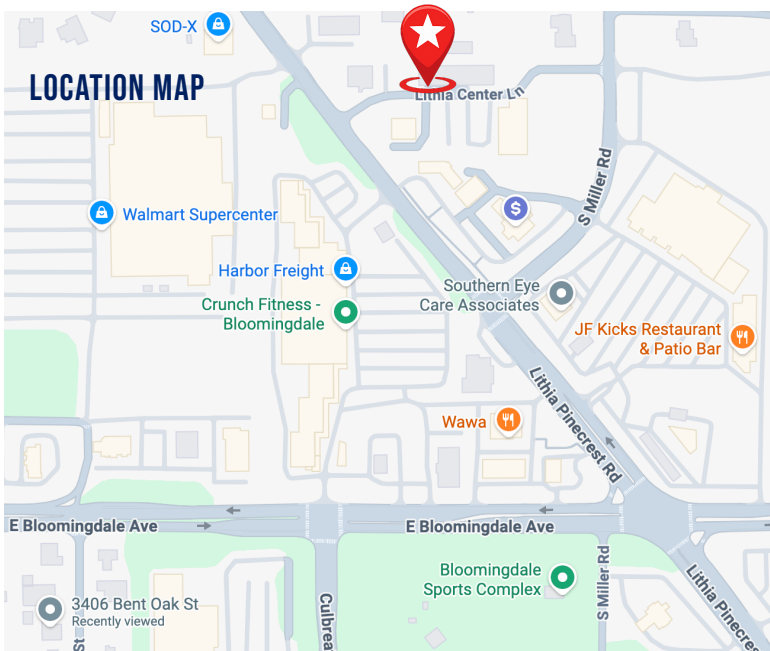
FOR MORE INFORMATION, CONTACT:



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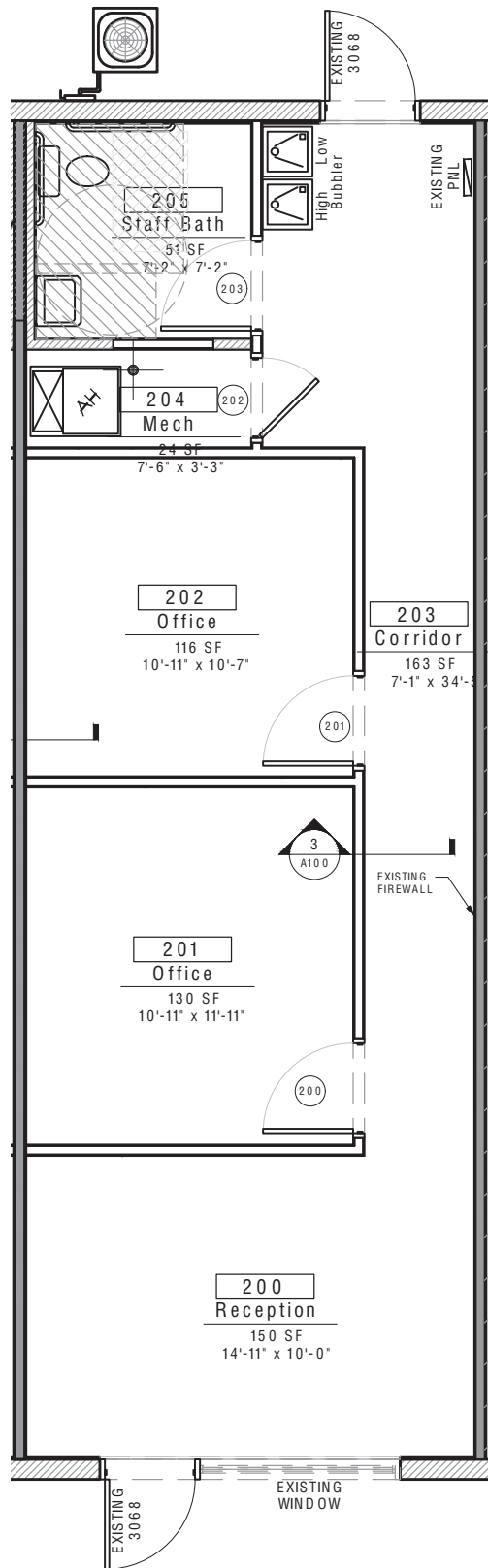
www.TurnerCole.com

2224 LITHIA CENTER LANE

— VALRICO, FLORIDA 33596 —

FLOOR PLAN

751 SF



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