

Offering Memorandum



1010 LITHIA PINECREST RD, BRANDON, FL 33511

Eshenbaugh
LAND COMPANY



The Dirt Dog

www.thedirtdog.com

Property Description

PROPERTY DESCRIPTION

Introducing 1010 Lithia Pinecrest Rd, Brandon, FL, 33511 - a prime commercial land opportunity for retail, office, or medical development. This property is available as a ground lease and has been used as a food truck hub historically. It is mostly cleared, making it ideal for a range of development possibilities. With no wetlands, utilities to the site, and great visibility, it offers a solid foundation for success. Zoned CN (Commercial Neighborhood), it is perfectly positioned for expansion and growth.

LOCATION DESCRIPTION

The property is located at 1010 Lithia Pinecrest Road in Brandon, FL. It sits at the intersection of Lithia Pinecrest Rd. and Bell Shoals Rd., between Lumden Rd. and Brooker Road. Access is currently from Bell Shoals Road, and surrounding retailers include Walmart, Dollar Tree, and Christian Brothers Automotive. Brandon is a suburb of Tampa and is approximately 11 miles to downtown Tampa and 16 miles to Tampa International Airport.

MUNICIPALITY

Hillsborough County

PROPERTY SIZE

1.02 Acres

ZONING

CN (Commercial Neighborhood)

FUTURE LAND USE

R-4

PARCEL ID

U-36-29-20-2GN-000000-00010.1, U-36-29-20-2GN-000000-00010.3

PRICING

Available for lease. Lease rate is based on credit and term. Call for details.

BROKER CONTACT INFO

Ryan Sampson, CCIM, ALC

Senior Advisor/Managing Partner

813.287.8787 x104

ryan@thedirt dog.com

Additional Photos



Additional Photos



Additional Photos



Demographics Map & Report

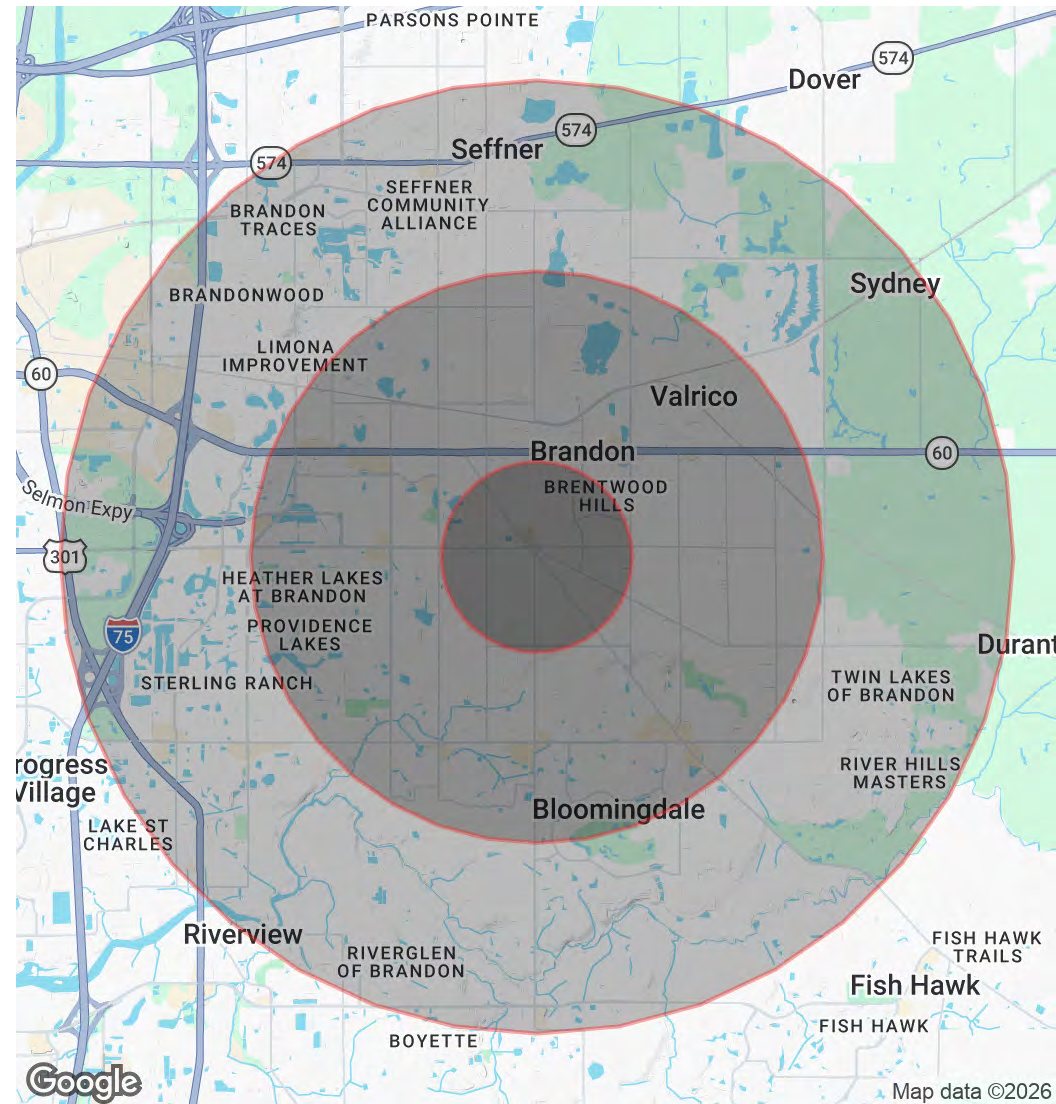
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	10,219	97,828	209,702
Average Age	43.9	42.1	40.8
Average Age (Male)	41.2	40.3	39.3
Average Age (Female)	44.7	43.3	41.5

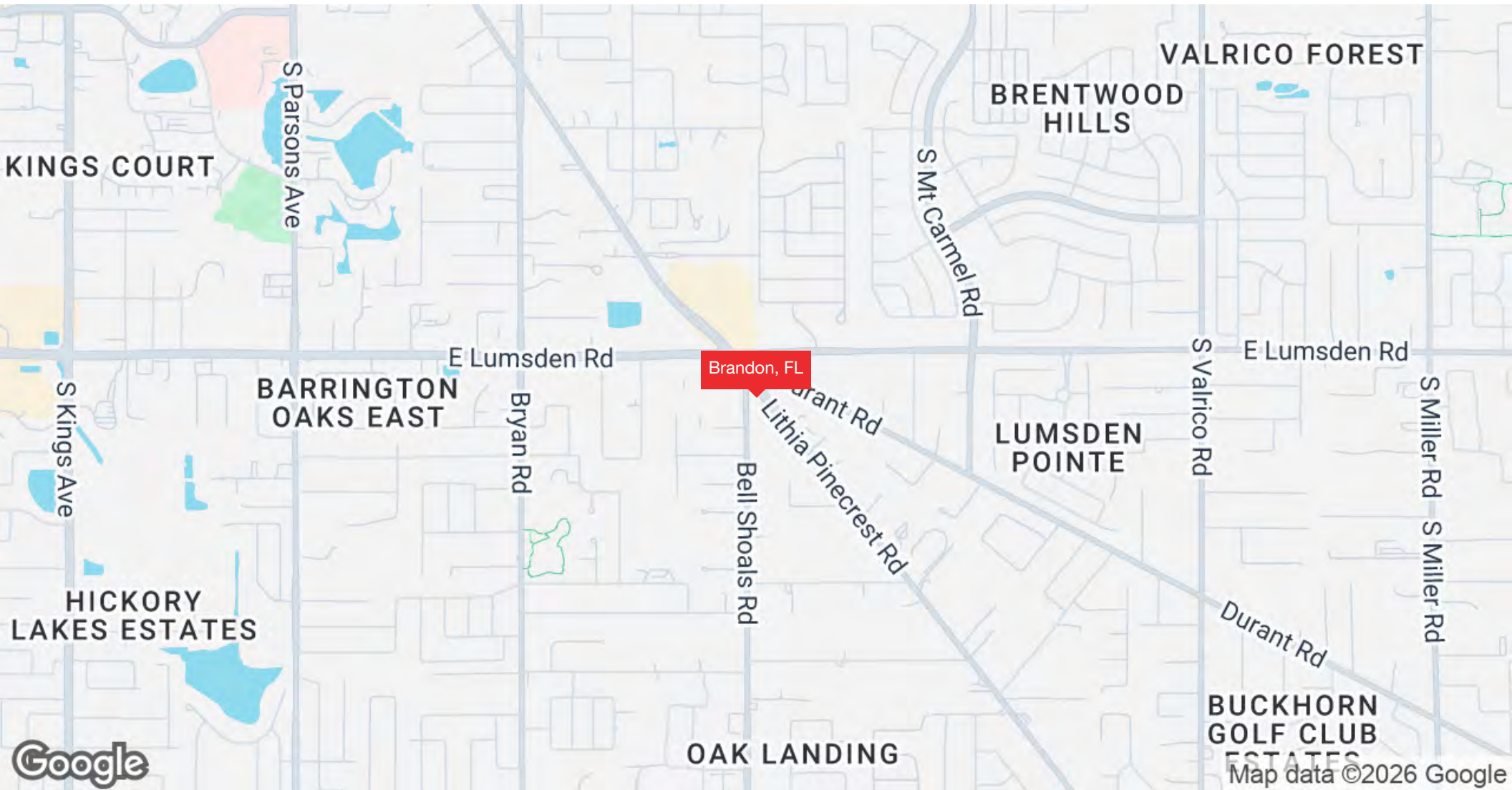
HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,732	36,838	79,265
# of Persons per HH	2.7	2.7	2.6
Average HH Income	\$123,457	\$102,185	\$103,461
Average House Value	\$349,616	\$317,920	\$341,097

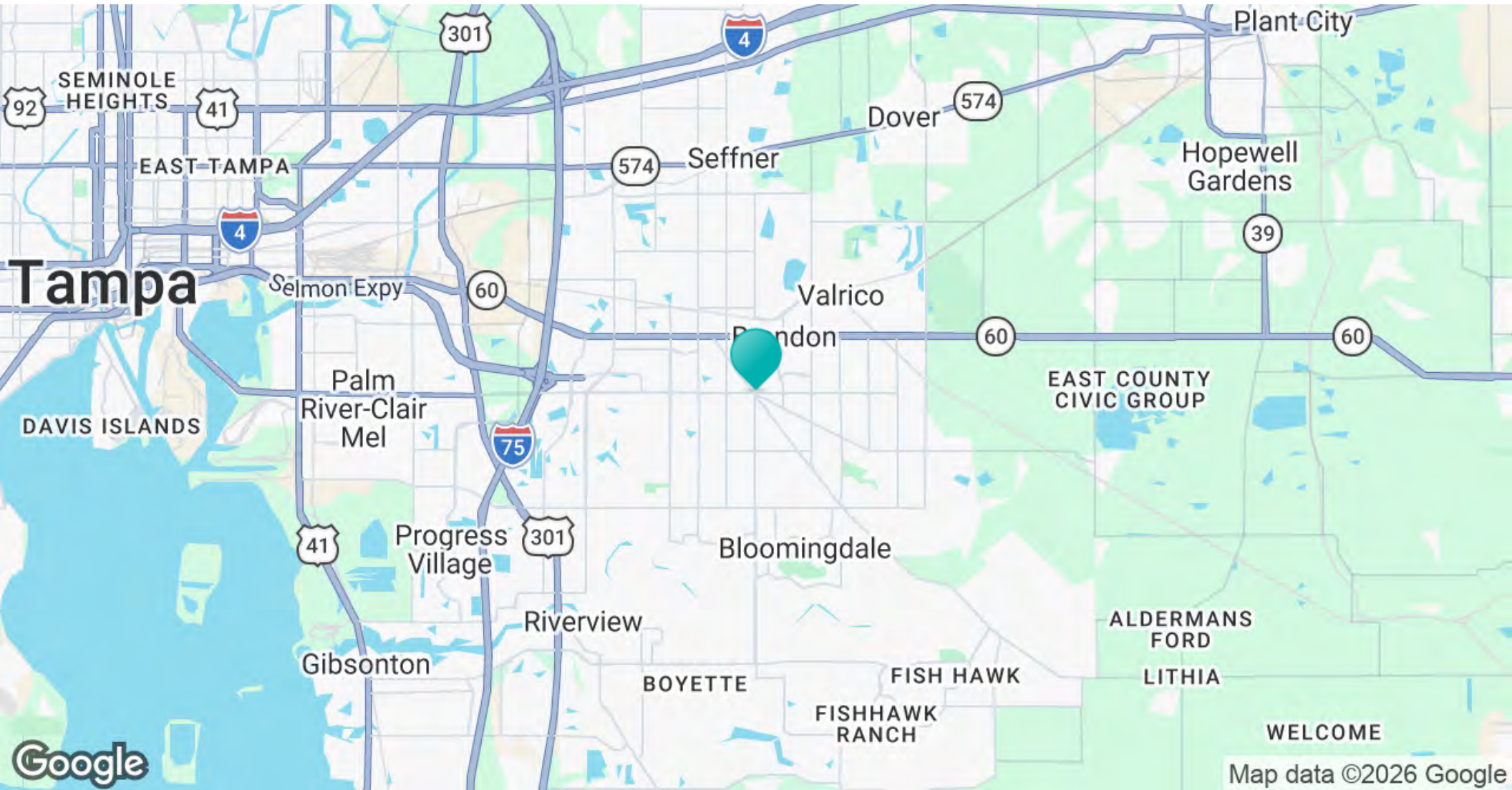
2023 American Community Survey (ACS)



Regional Map



Location Map



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Eshenbaugh Land Company, LLC in compliance with all applicable fair housing and equal opportunity laws.

Eshenbaugh Land Company is a licensed real estate brokerage firm in Florida and William A. Eshenbaugh is the broker of record.



Your Advisors



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Questions | Give us a call or drop us an email

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