

OFFICE SPACE : FOR LEASE

900 Lithia Pinecrest Road

Brandon, Florida 33511

Lease Rate:
\$16.00 SF
(modified gross rate)

FIVE POINTS CENTER : 1,676 SF

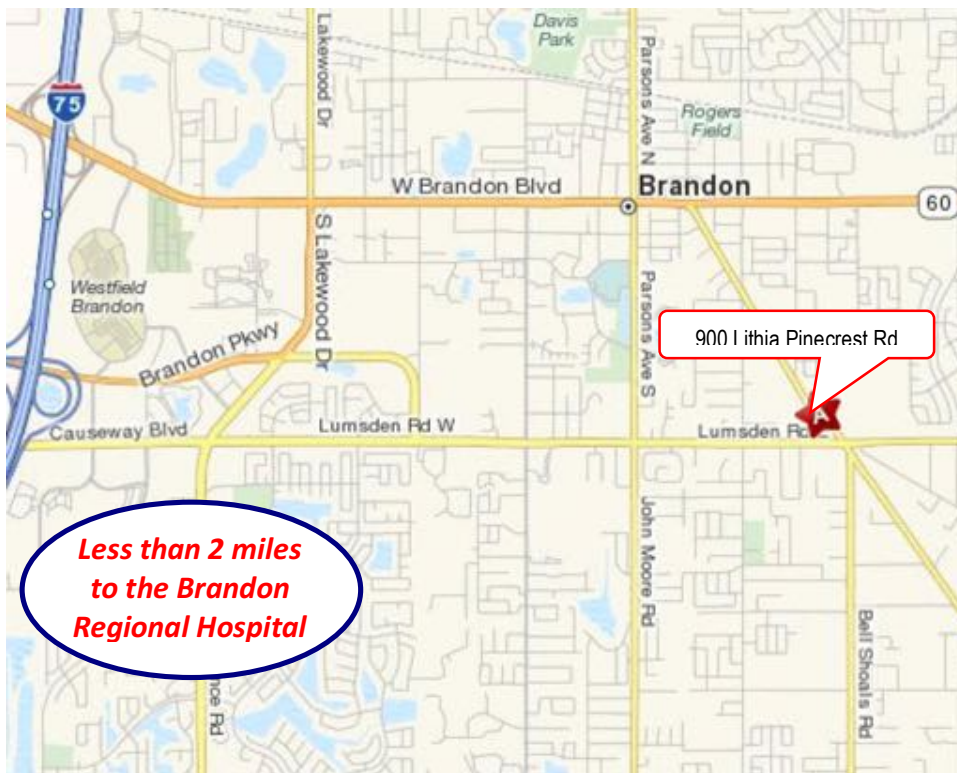


Located on corner of Lithia Pinecrest and Lumsden Roads

PROPERTY FEATURES include:

- Medical office space available... former dental office
- great visibility on busy Lithia Pinecrest Road
- lighted street and building signage space available
- plenty of parking, (5:1,000 SF ratio)
- **ready for immediate occupancy!**

MONTHLY LEASE RATE: \$2,235. /mo. (not including 7% FL sales tax)



***Less than 2 miles
to the Brandon
Regional Hospital***

For information, contact:

Carl Stickeler
(813) 390-0951

carl@turnercole.com



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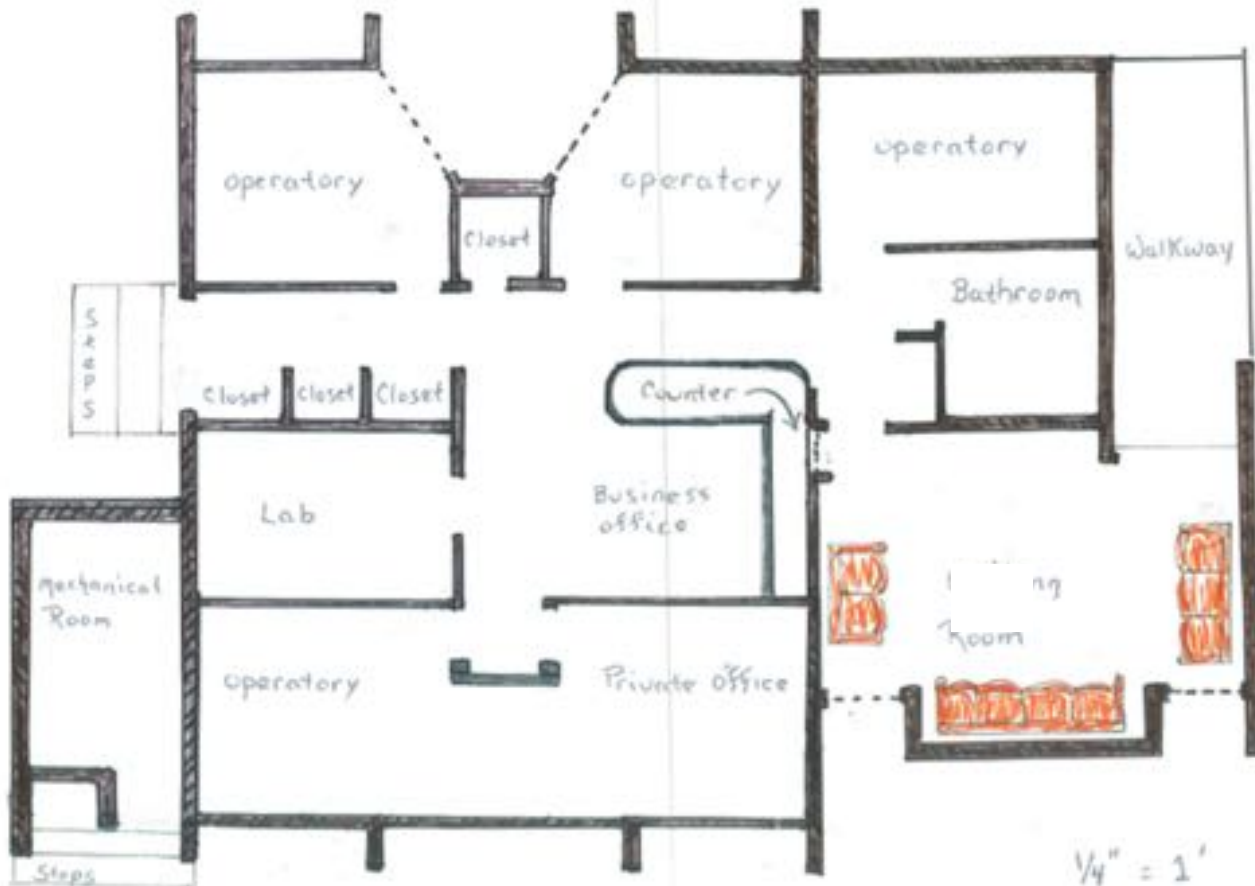
Turner Cole Company
Real Estate Services

AVAILABLE FLOOR PLAN

not to scale

900 Lithia Pinecrest Road

Brandon, Florida 33511



stand
alone
office
building

ANNUAL LEASE RATES:

\$16.00 SF (MG)

(modified gross rate includes water/sewer, all common area maintenance, real estate taxes and building insurance.)

MONTHLY RENT SCHEDULE:

(not including 7% sales tax)

UNIT 900: **1,676 SF = \$2,235. /mo.**



DEMOGRAPHICS

POPULATION: (Projected 2015)

1 mile = 9,827

3 miles = 99,196

5 miles = 201,305

AVG. HOUSEHOLD INCOME

1 mile = \$71,850.

3 miles = \$71,530.

5 miles = \$75,891.

MEDIAN AGE = 36.0 years

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