

3618 ERINDALE DRIVE

VALRICO, FLORIDA 33596

OFFICE SPACE FOR LEASE

Located in the Erindale Executive Center

AVAILABLE
JUNE 1, 2026

Move-in ready professional office space in Valrico



PROPERTY OVERVIEW

Located within one of Valrico's most established and affluent neighborhoods, Erindale Executive Center offers professional office space designed for small businesses, medical users, and service professionals seeking a quiet, convenient, and highly accessible location.

Situated on Erindale Drive just off Lithia Pinecrest Road, the property provides a professional setting surrounded by strong household demographics, established residential communities, and a growing population throughout the greater Brandon/Valrico market.

The project consists of two well-maintained office buildings with approximately twelve individual office suites, offering flexible options for a variety of professional users.

NOW LEASING

1250 SF OFFICE SUITE

\$25.50 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

\$2,656.25

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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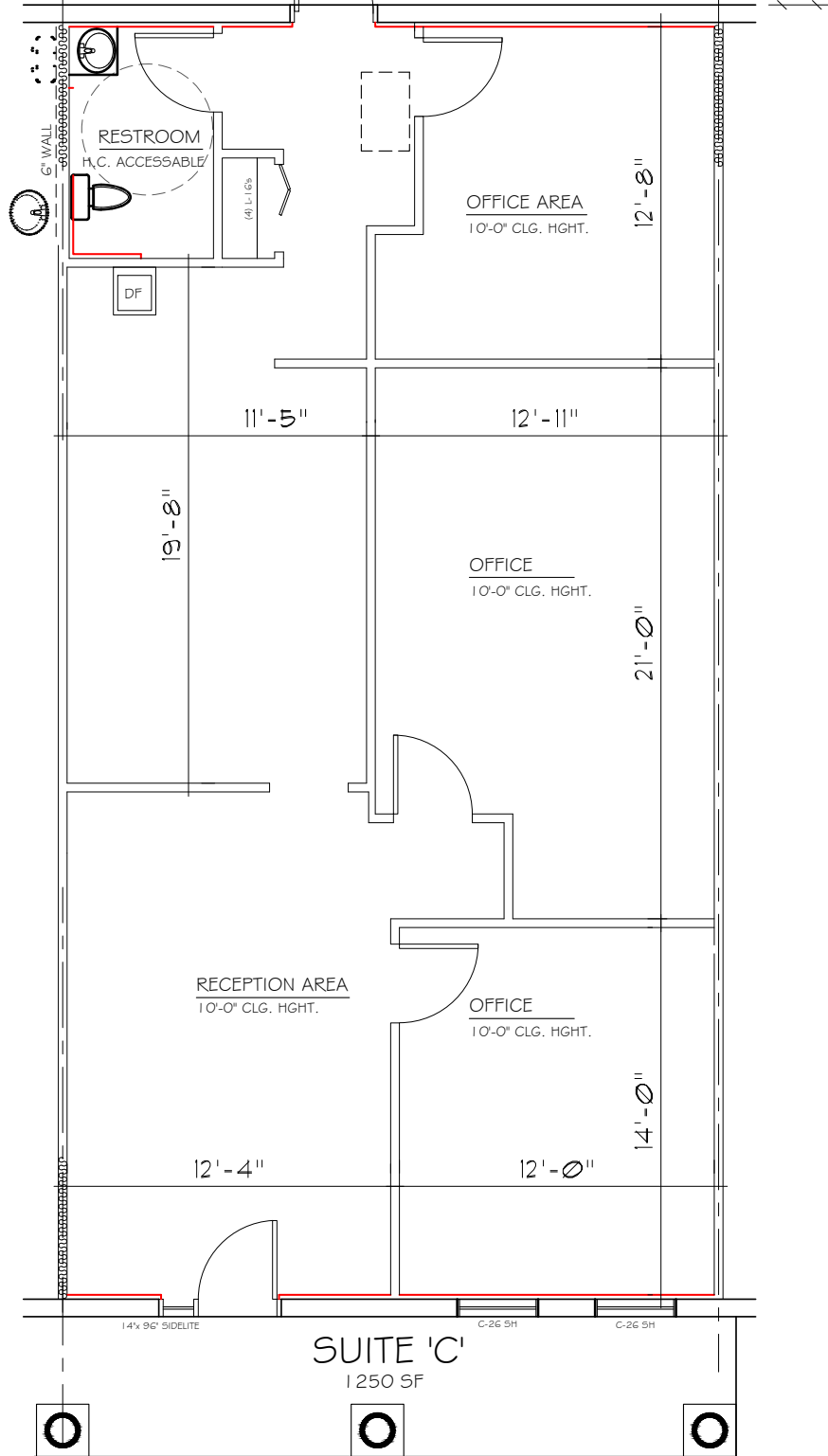


www.TurnerCole.com

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FLOOR PLAN 1,250 SF
(drawing may not be to scale)



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