

912 LITHIA PINECREST ROAD

BRANDON, FLORIDA 33511

OFFICE SPACE FOR LEASE

Located in the Five Points
Office Center



**AVAILABLE
SEPT. 15, 2026**

Professional office suites with
competitive lease rates.



PROPERTY OVERVIEW

Five Points Business Center offers professional office space in a highly visible, convenient location along the Lithia Pinecrest Road corridor. This attractive three-building office park is home to a diverse mix of successful businesses, creating a professional environment ideal for a wide variety of office and service-oriented users.

Located in the heart of Brandon's thriving business community, Five Points Business Center provides convenient access for both clients and employees. The property benefits from strong daily traffic counts, excellent visibility, and proximity to major retail, dining, and residential developments throughout the Brandon and Valrico markets.

NOW LEASING

1200 SF OFFICE SUITE

\$19.00 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

\$1,900.00

IDEAL USES



MEDICAL



WELLNESS



PROFESSIONAL
OFFICE



REAL ESTATE



INSURANCE



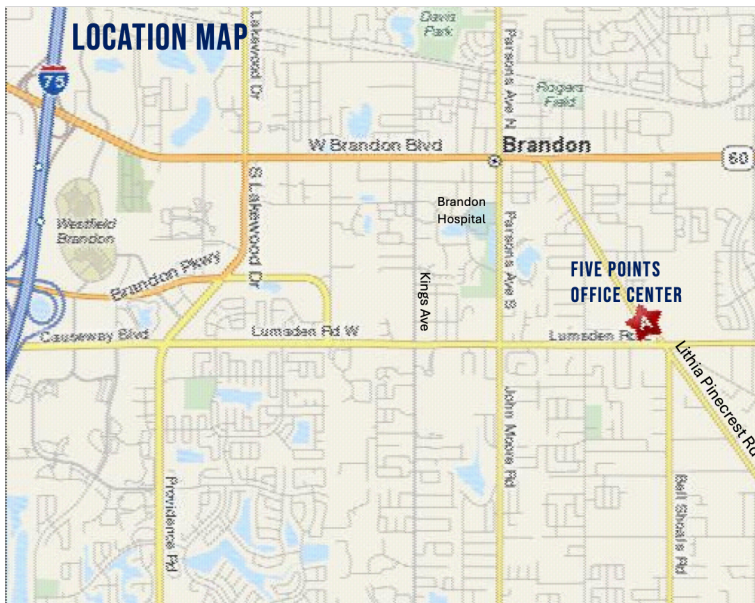
LEGAL
SERVICES



COUNSELING



ACCOUNTING &
FINANCIAL



BRANDON 33511 MARKET DEMOGRAPHICS

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Estimated Population	12,400	78,900	192,500
Average Household Income	\$109,800	\$104,600	\$99,200
Median Household Income	\$94,100	\$90,300	\$85,400
Total Households	4,700	30,100	72,800
Daytime Population	10,500	61,300	149,800
Bachelor's Degree or Higher	35%	37%	36%
Median Age	39.6	40.5	40.8

Source: Esri 2024 | Rings centered on Brandon, FL 33511

FOR MORE INFORMATION, CONTACT:



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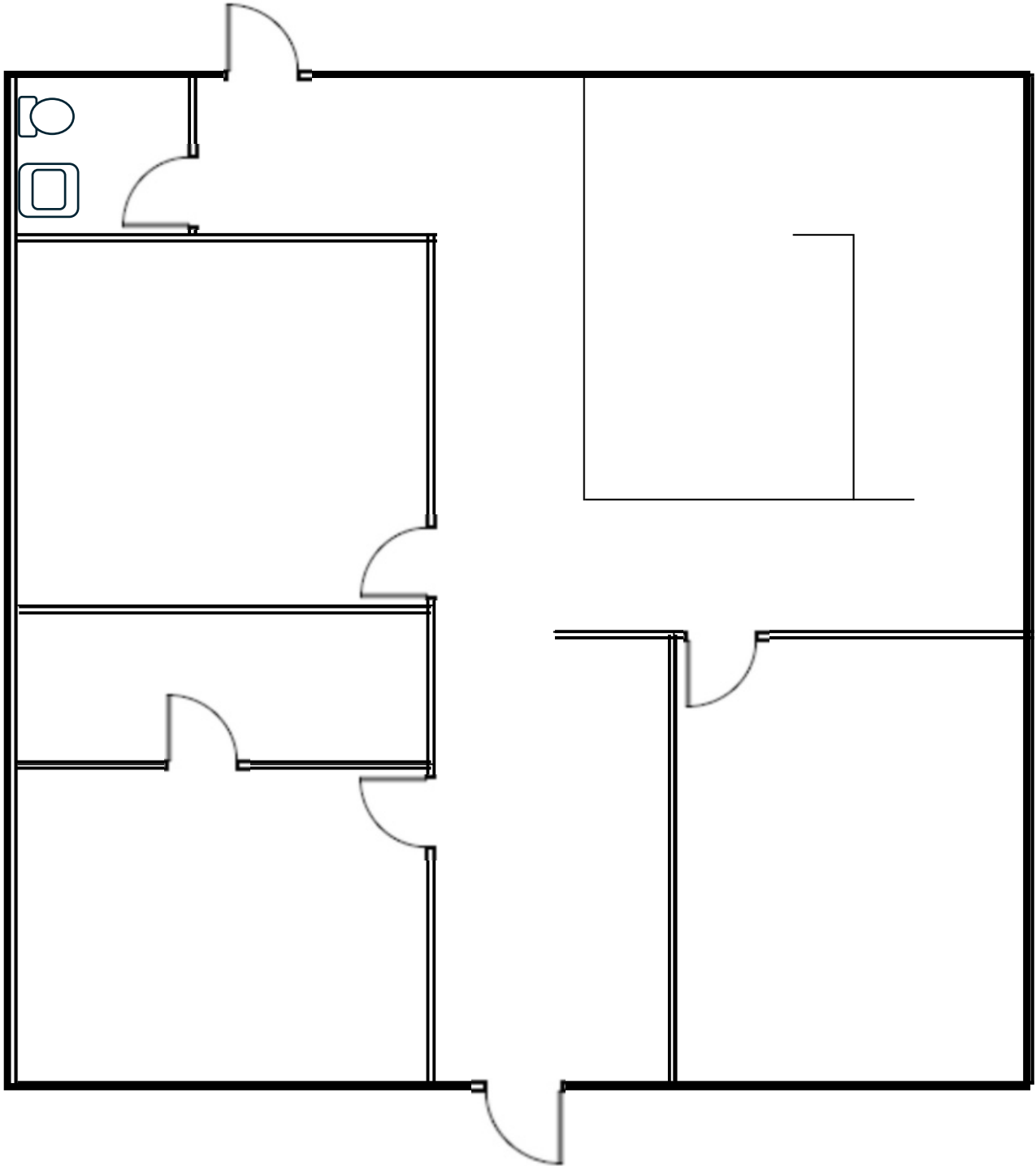


www.TurnerCole.com

912 LITHIA PINECREST ROAD

—BRANDON, FLORIDA 33511—

FLOOR PLAN 1,200 SF
(drawing not to scale)



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