

ROYAL OAKS SHOPPING CENTER

3210 Lithia Pinecrest Rd
Valrico, FL

RETAIL SPACE FOR LEASE

1,404 SF Available



AVG HOUSEHOLD INCOME

1 MILE - \$128,253
3 MILES - \$111,584
5 MILES - \$98,981



POPULATION

1 MILE - 8,454
3 MILES - 75,620
5 MILES - 188,471



HOUSEHOLDS

1 MILE - 2,893
3 MILES - 26,275
5 MILES - 67,097



DAYTIME EMPLOYEES

1 MILE - 3,326
3 MILES - 13,282
5 MILES - 41,288



TRAFFIC COUNTS

LITHIA PINECREST RD
6,100 VPD
BLOOMINGDALE AVE
51,500 VPD

PROPERTY DETAILS

- **1,404 SF Available**
- Anchored by Crunch Fitness & Harbor Freight Tools
- Prominently located at a signalized intersection across from Whole Foods, Publix and Sprouts Farmers Market
- Situated in an affluent area with average household income over \$111,000 within a 1-mile radius
- Services the FishHawk Ranch community
- Close proximity to YMCA and Bloomingdale High School

NEARBY RETAILERS

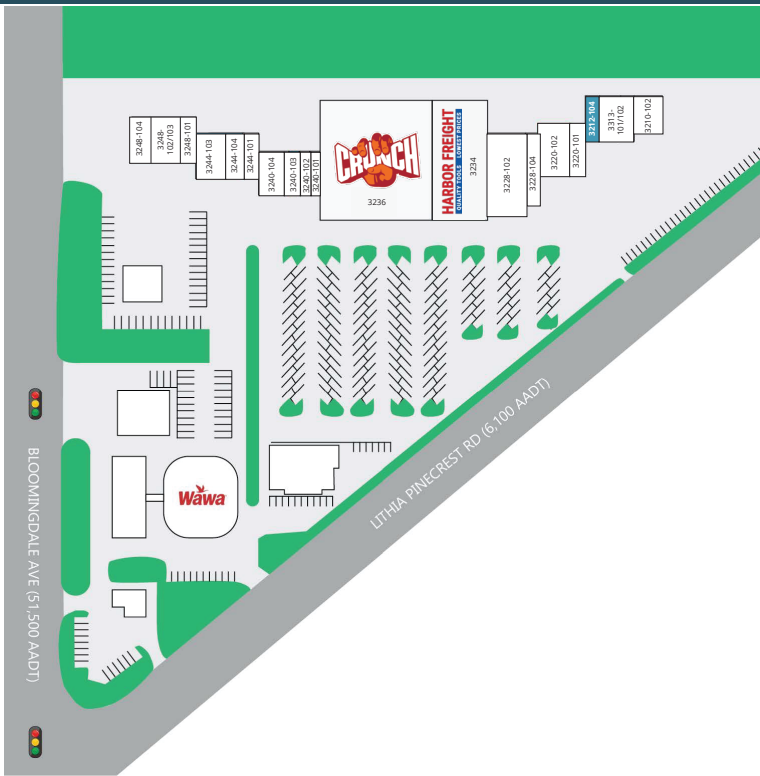


LEASING CONTACTS

Jannie Hueting
(813) 382-2929
jhuetting@NorthBridgecreg.com

Sasha Hampton
(813) 454-4416
ckey@NorthBridgecreg.com

18926 N. Dale Mabry Hwy Ste 101
Lutz, FL 33558
www.NorthBridgecreg.com



TENANT ROSTER

UNIT	TENANT	SF
3248-104	Sage Dry Cleaners	2,100 SF
3248-102/103	Cora Health	3,850 SF
3248-101	Aquatic World	1,050 SF
3244-103	School of Rock	3,150 SF
3244-104	Augment	2,500 SF
3244-101	Rice Bowl	1,350 SF
3240-104	Raccoons Restaurant & Bar	3,500 SF
3240-103	NutriShop	1,079 SF
3240-102	Solar Nail Salon	1,050 SF
3240-101	Cafe Cuba	1,400 SF
3234	Harbor Freight Tools	15,075 SF
3236	Crunch Fitness	31,855 SF
3228-102	Berkshire Hathaway Home Svcs	6,720 SF
3228-104	Matthew A. Fox, DDS	2,280 SF
3220-102	Adorable Ankle Biters Doggie Daycare & Grooming	3,850 SF
3220-101	Pizza Hut	1,400 SF
3212-104	AVAILABLE	1,404 SF
3212-102	Freedom Martial Arts (FMA)	2,570 SF
3212-101/102	Pinch A Penny	3,583 SF
OP	Toppers Ice Cream	

LEASING CONTACTS

Jannie Hueting
(813) 382-2929
jhueting@NorthBridgecreg.com

Sasha Hampton
(813) 454-4416
ckey@NorthBridgecreg.com

18926 N. Dale Mabry Hwy Ste 101
Lutz, FL 33548
www.NorthBridgecreg.com

ROYAL OAKS

