



# LITHIA PINECREST ROAD COMMERCIAL CORNER

**5.87± ACRES**

# Property Overview

**Rare Development Opportunity for a 5.87 acre parcel on Lithia Pinecrest Road in Lithia.** Over 20,000 cars per day for this corner location! Conveniently located between FishHawk Ranch, Riverhills Country Club and Bloomingdale. The property is approved for an 11,400 SF childcare center and has an on-site 3,220 SF residence. With a population of 90,000 within 5 miles there are many potential neighborhood commercial uses available as well, such as medical office and retail shopping center.



[FischbachLandCompany.com/LithiaPinecrestRoadCommercialCorner](https://FischbachLandCompany.com/LithiaPinecrestRoadCommercialCorner)

## Property Highlights



Approved for an 11,400 SF  
Childcare Center



Over 20,000 Vehicles Per Day

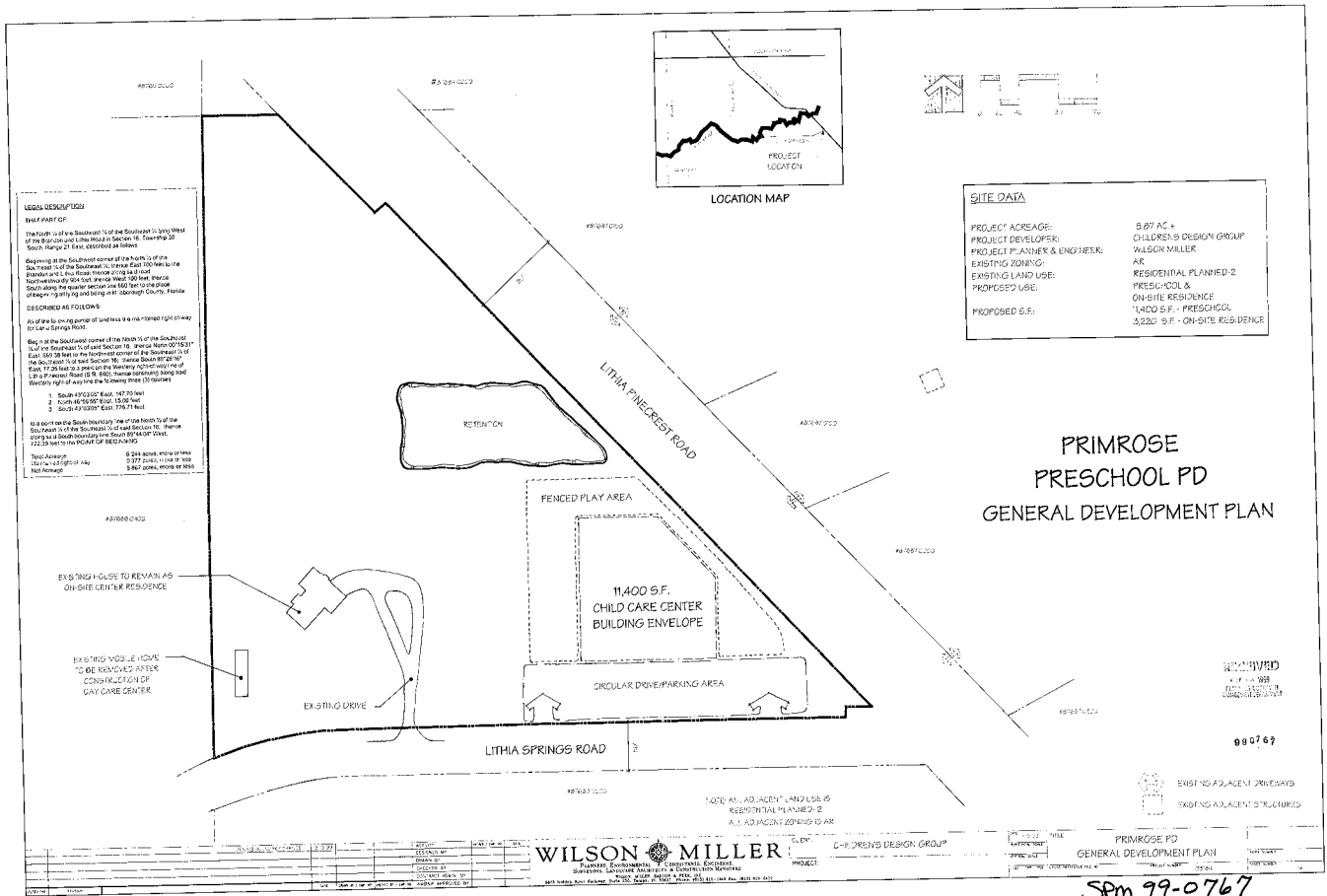


1 Mile from FishHawk,  
Comprising of 7,713 Homes

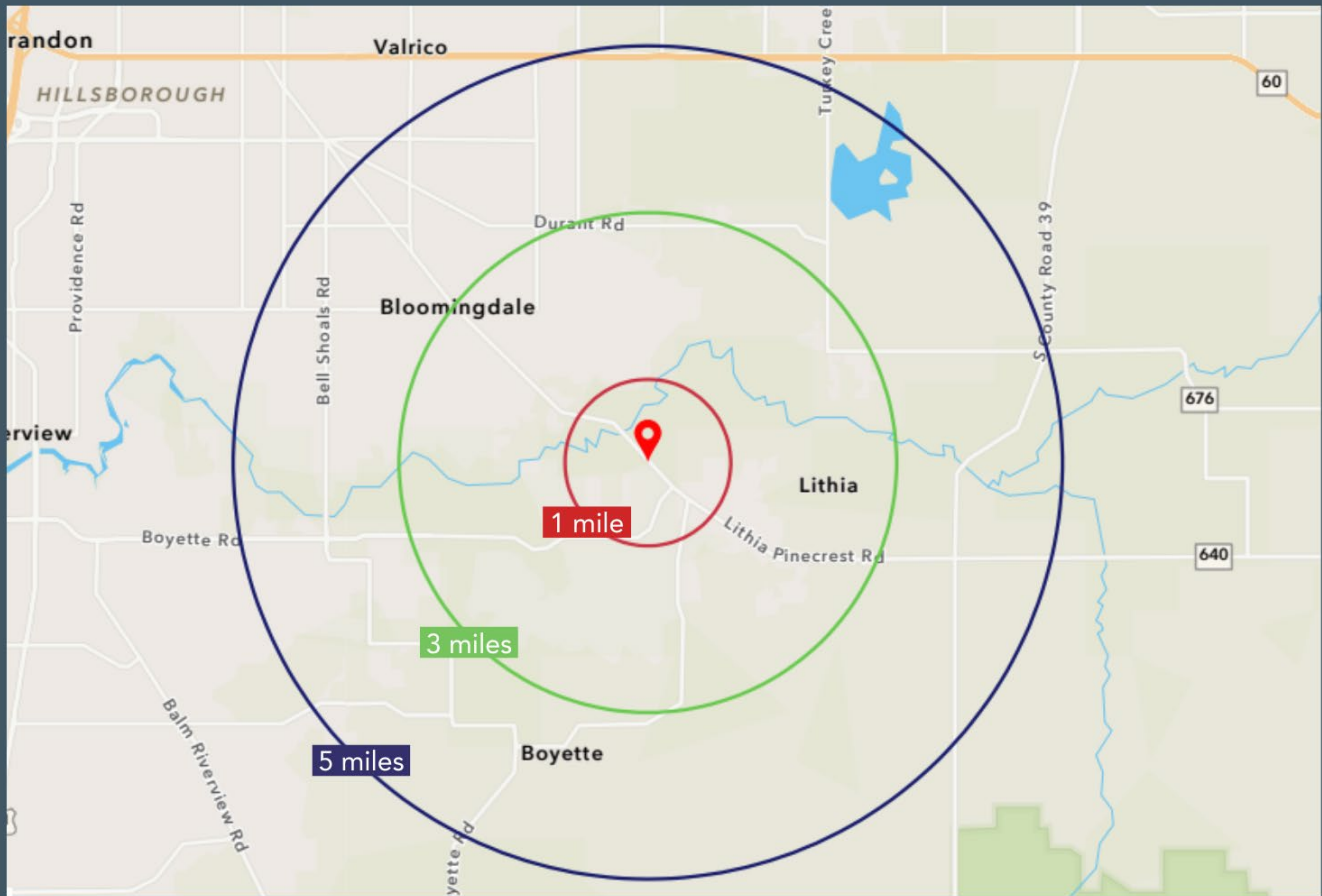


<b>Property Address</b>	5226 Lithia Springs Road, Lithia, FL 33547	<b>STR</b>	16-30-21
<b>Property Type</b>	Commercial Land	<b>Utilities</b>	8 Inch Watermain in Front of Site 4 Inch Forcemain 450± feet South
<b>Size</b>	5.87± Acres	<b>Road Frontage</b>	900± feet on Lithia Pinecrest Road
<b>Zoning</b>	PD 99-0767	<b>Property Taxes</b>	\$8,412.07 (2022)
<b>Future Land Use</b>	R-2	<b>County</b>	Hillsborough
<b>Price</b>	\$1,250,000	<b>Folio/Parcel ID</b>	087688-0000

# Site Plan



# Demographics



## 1 MILE RADIUS



2,782  
Estimated Population 2023



39.9  
Median Age



\$487,955  
Median Home Value 2022



1,866  
Total Employees



\$195,0454  
Avg Household Income

## 3 MILE RADIUS



37,780  
Estimated Population 2023



39.4  
Median Age



\$412,797  
Median Home Value 2022



6,153  
Total Employees



\$162,203  
Avg Household Income

## 5 MILE RADIUS



90,677  
Estimated Population 2023



41  
Median Age



\$370,029  
Median Home Value 2022



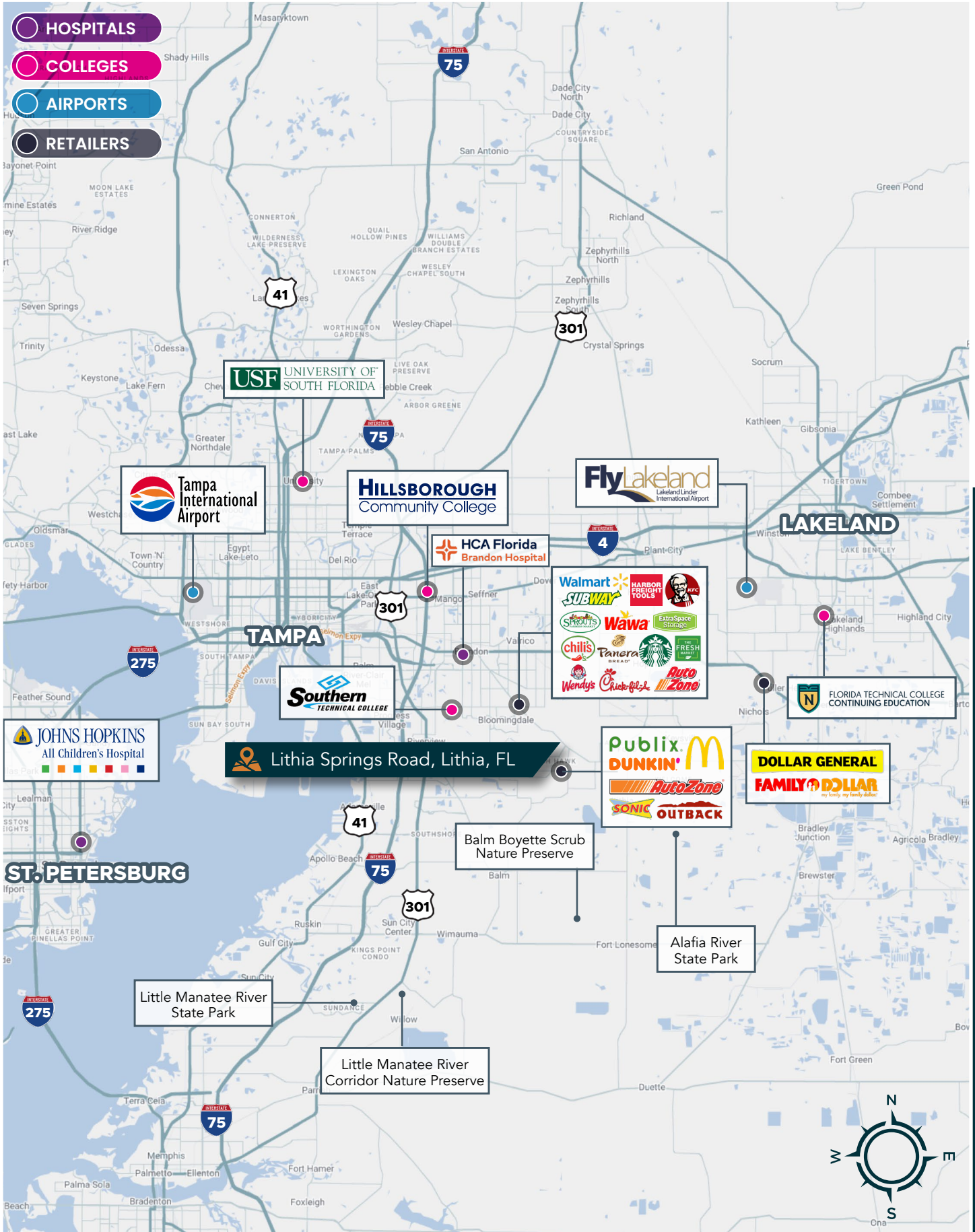
14,351  
Total Employees

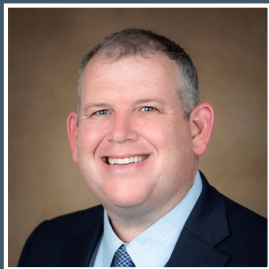


\$138,238  
Avg Household Income

# Photos







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