

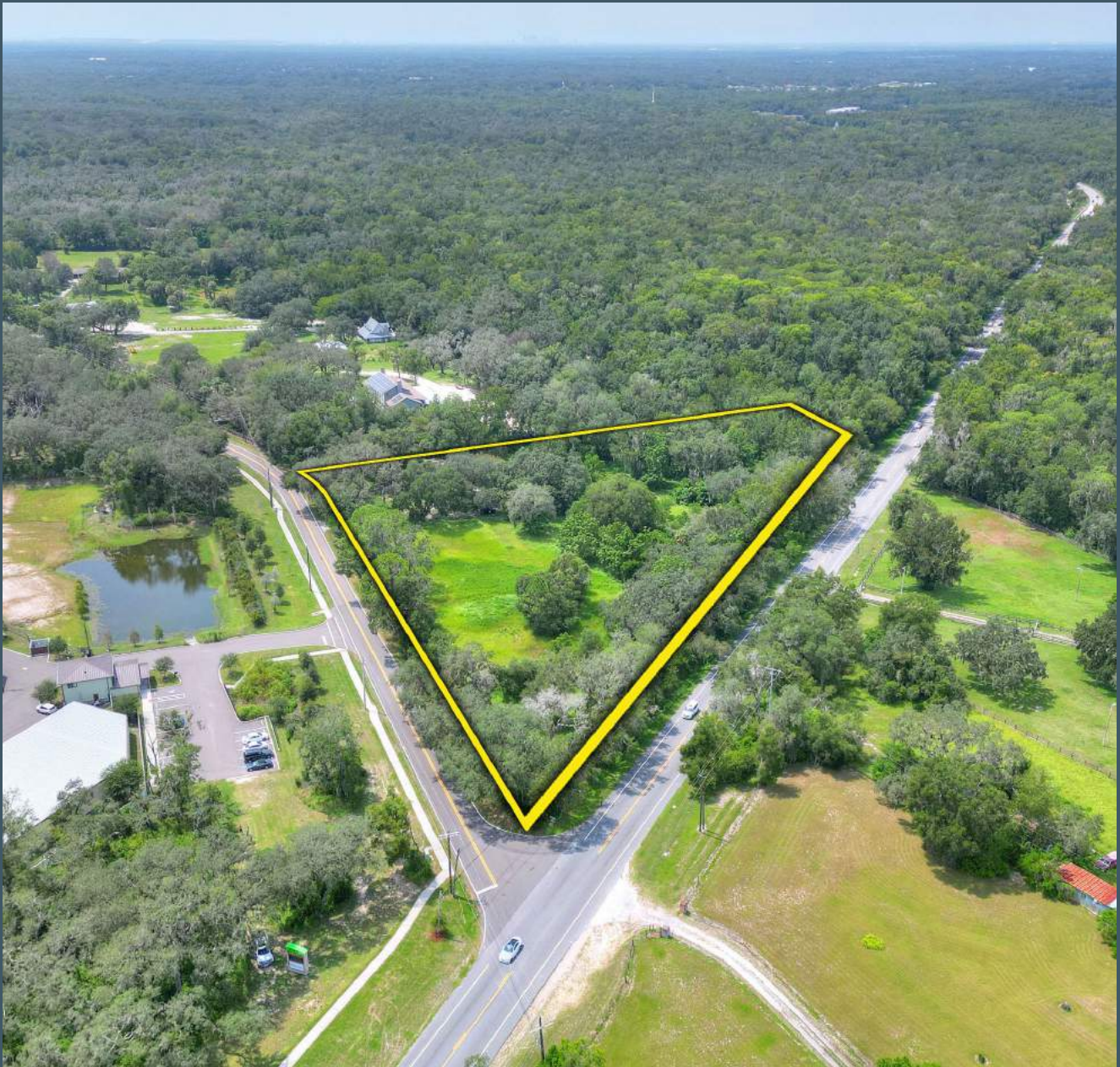


# LITHIA PINECREST ROAD COMMERCIAL CORNER

**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

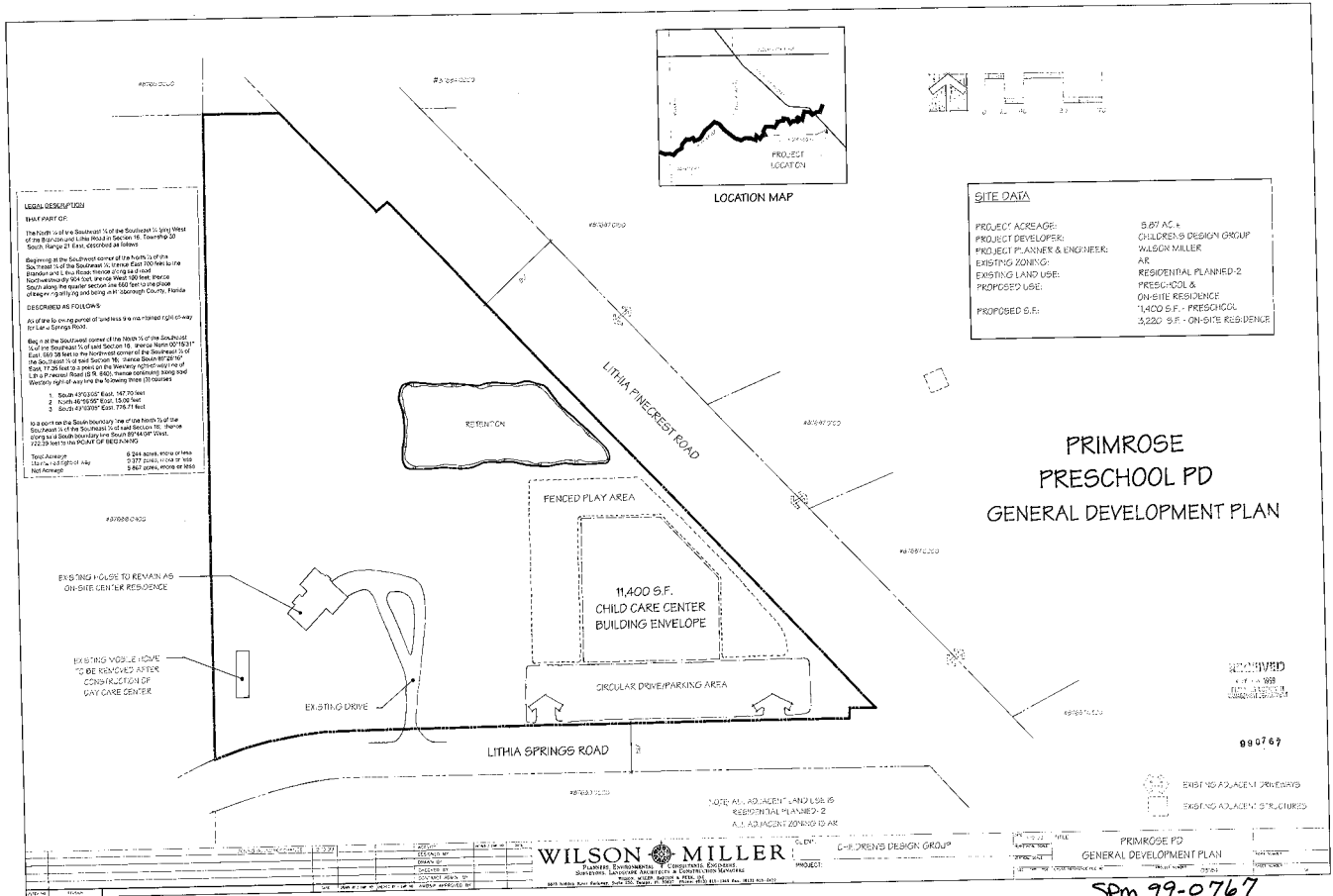


1 Mile from FishHawk,  
Comprising of 7,713 Homes

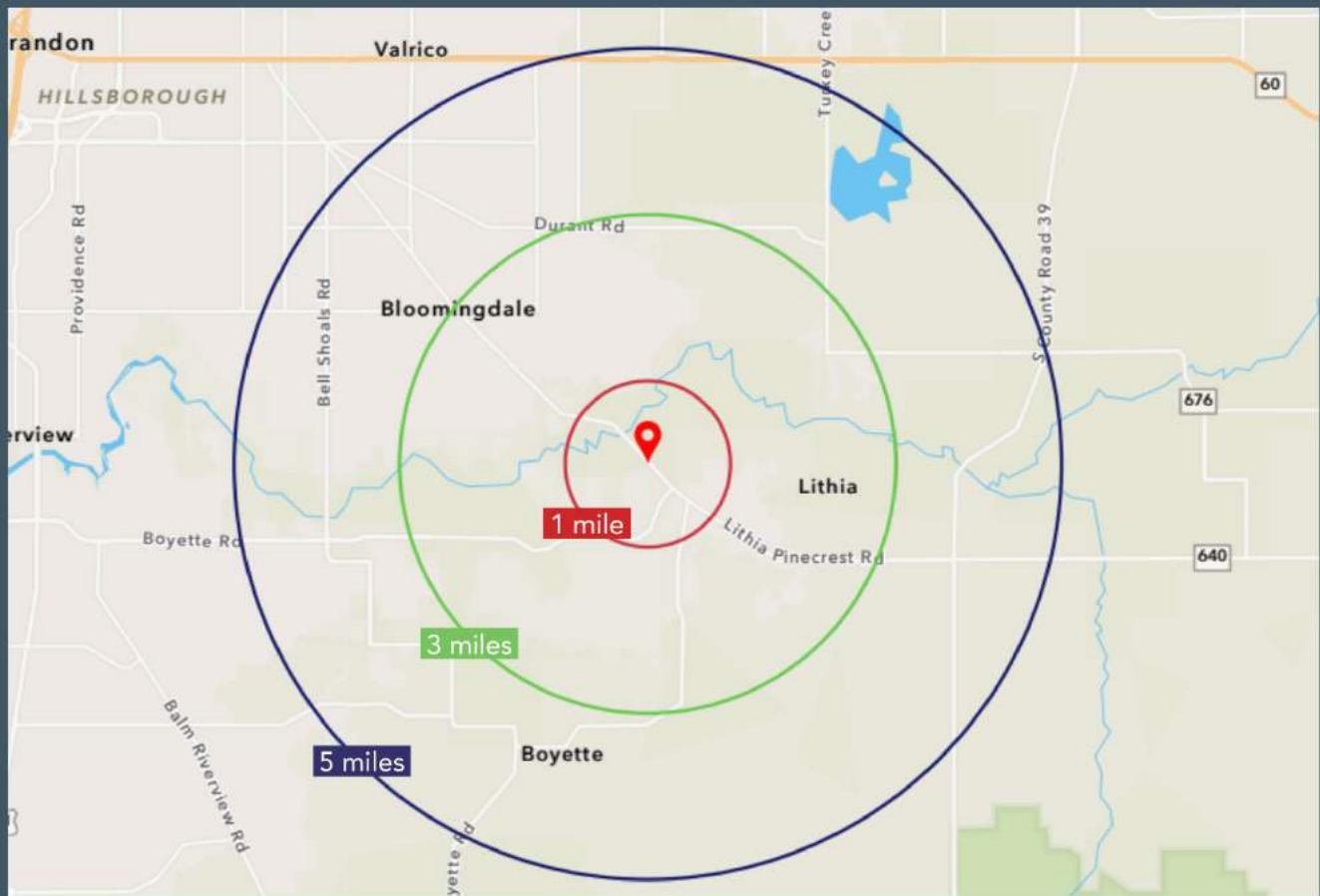


<b>Price</b>	\$1,150,000	<b>STR</b>	16-30-21
<b>Property Address</b>	5226 Lithia Springs Road, Lithia, FL 33547	<b>Utilities</b>	8 Inch Watermain in Front of Site 4 Inch Forcemain 450± feet South
<b>Size</b>	5.87± Acres	<b>Road Frontage</b>	900± feet on Lithia Pinecrest Road
<b>Zoning</b>	PD 99-0767	<b>Property Taxes</b>	\$8,412.07 (2022)
<b>Future Land Use</b>	R-2	<b>County</b>	Hillsborough
<b>Property Type</b>	Commercial Land	<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

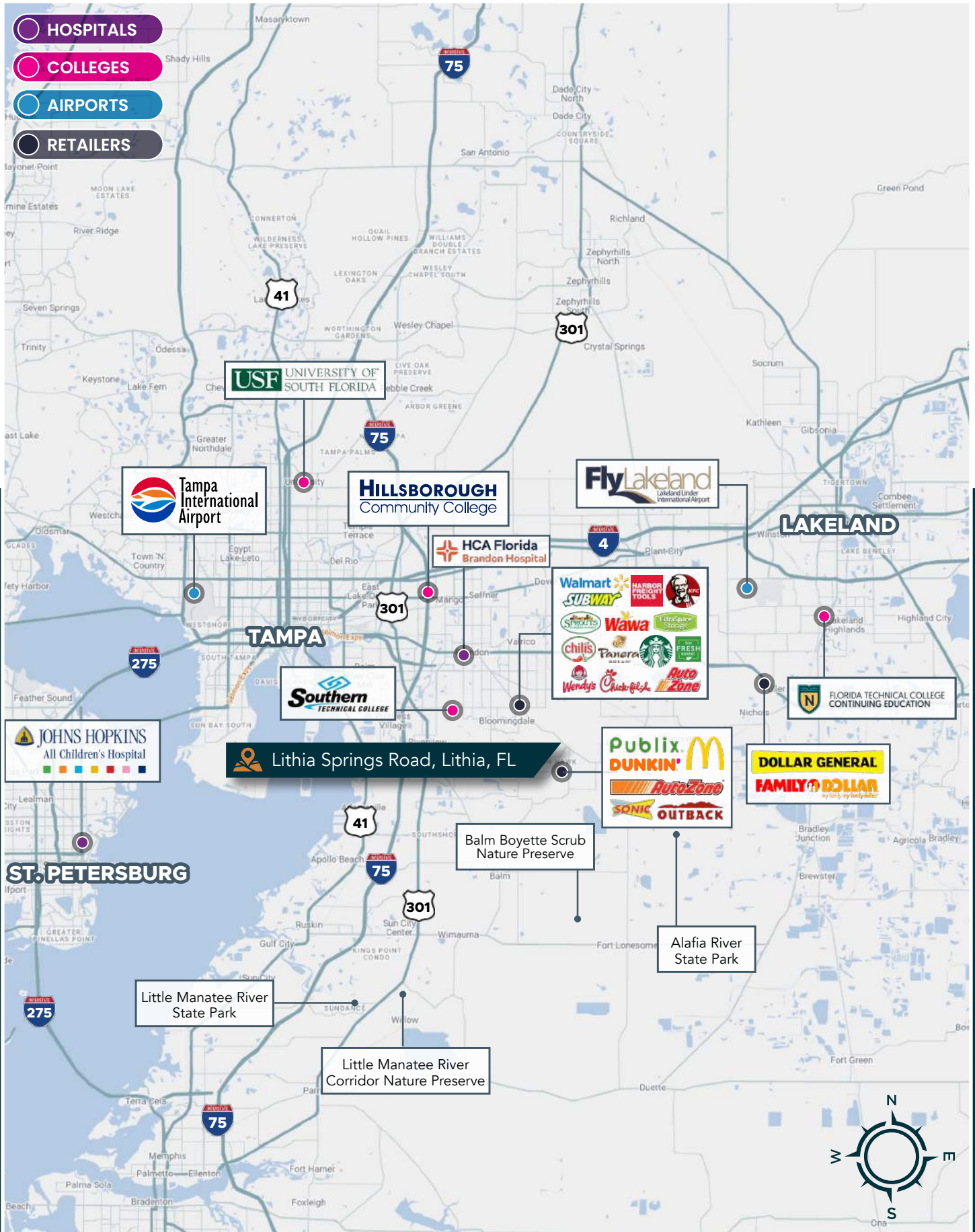
 **\$370,029**  
Median Home Value 2022

 **14,351**  
Total Employees

 **\$138,238**  
Avg Household Income

# Photos







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