

RETAIL FOR LEASE

ERINDALE PLAZA

3646 LITHIA PINECREST ROAD, VALRICO, FL 33596



FOR LEASE

KW CLASSIC GROUP
3355 Clark Road
Sarasota, FL 34231



Each Office Independently Owned and Operated

PRESENTED BY:

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EXECUTIVE SUMMARY

3646 LITHIA PINECREST ROAD



OFFERING SUMMARY

AVAILABLE SF:	2,100
LEASE RATE:	\$25.00
LEASE TERM:	60
FRONTAGE:	388
YEAR BUILT:	1988
RENOVATED:	1988
PARKING:	81
PARKING RATIO:	3.68
ZONING:	PD

Property Overview

Welcome to Valrico's landmark neighborhood retail center, renowned for its high visibility and exceptional location. This bustling plaza, boasting a diverse mix of long-term tenants, benefits from easy access and consistently attracts significant foot traffic. With an impressive 20,000 cars passing by daily, the center offers unparalleled exposure for businesses. Its well-maintained premises and vibrant community atmosphere make it an ideal spot for any retail or service-oriented venture looking to thrive in a dynamic and established environment. Don't miss the opportunity to join this successful and beloved retail destination.

Location Overview

This prime property is located on bustling Lithia Pinecrest, strategically positioned to attract customers from Valrico, Bloomingdale, Fishhawk, Lithia, and Riverhills. Its central location in a high-traffic area ensures maximum visibility and easy accessibility, making it an ideal spot for businesses looking to serve these vibrant communities. The property benefits from the constant flow of local and commuter traffic, providing a steady stream of potential customers.

AVAILABLE SPACES

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RETAIL

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Space Description

Unit 3634 was formerly a dentist office. The space has been returned to "grey shell" condition and can be repurposed for other retail or medical office use.

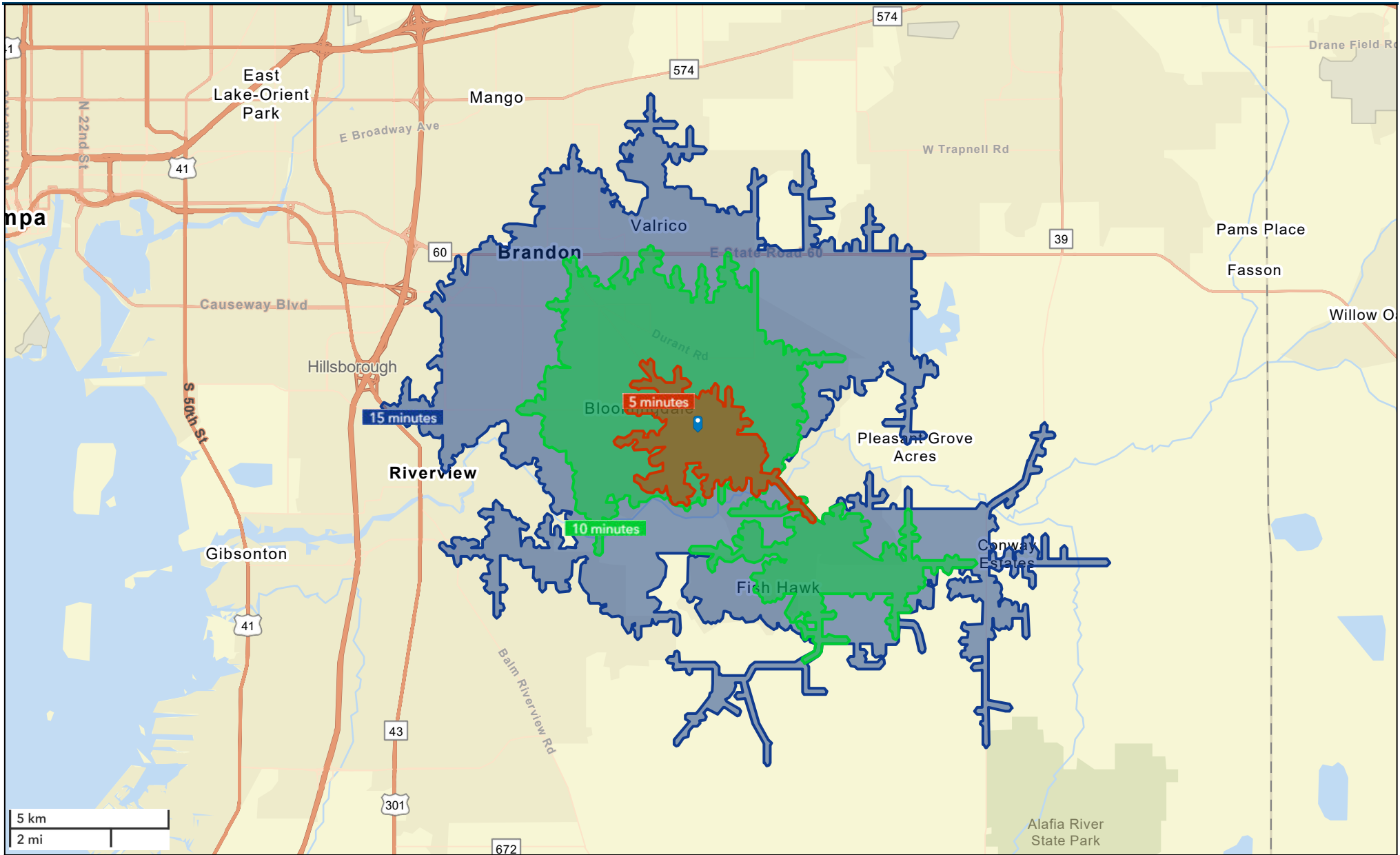
Unit 3654 is available for any type of retail or medical office use. The space will need complete demolition and can be reconfigured to fit your new business.

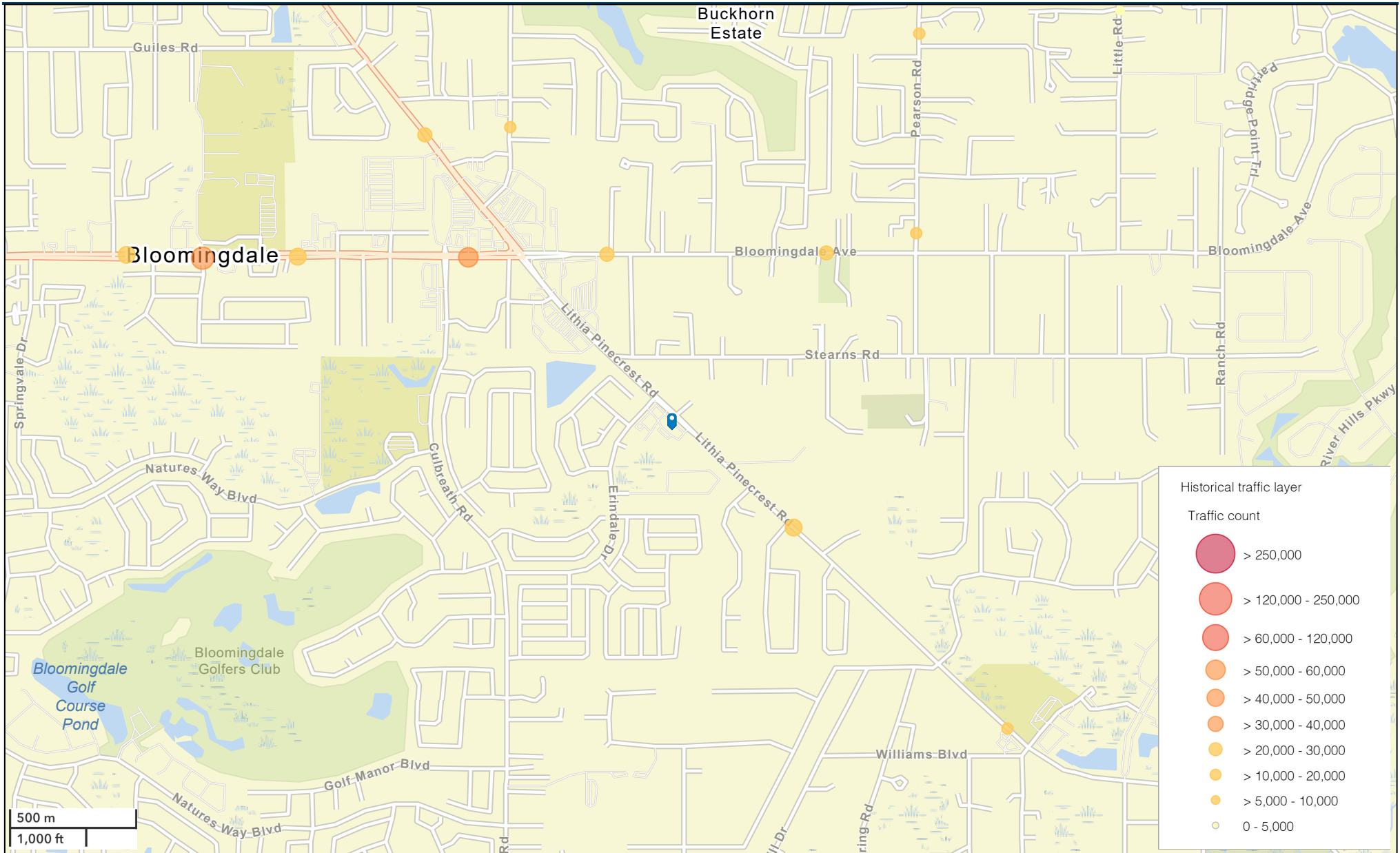
The Landlord is offering generous build-out terms for prospective tenants, with flexibility based on the lease duration and the tenant's financial strength. This unique opportunity allows businesses to customize their space to suit their needs, ensuring a tailored fit that supports long-term success.

Space	Size	Rate	Use	Available
3634	2,000	\$20.00 /sf/yr	Retail/Medical	Now
3654	2,200	\$20.00 /sf/yr	Retail/Medical	Now

Highlights

- Great visibility
- Easy Access to the Property
- Blank Canvass for Build-out
- Ample Parking
- Established Businesses in Center that Draw Traffic
- CAM \$5.33 psf





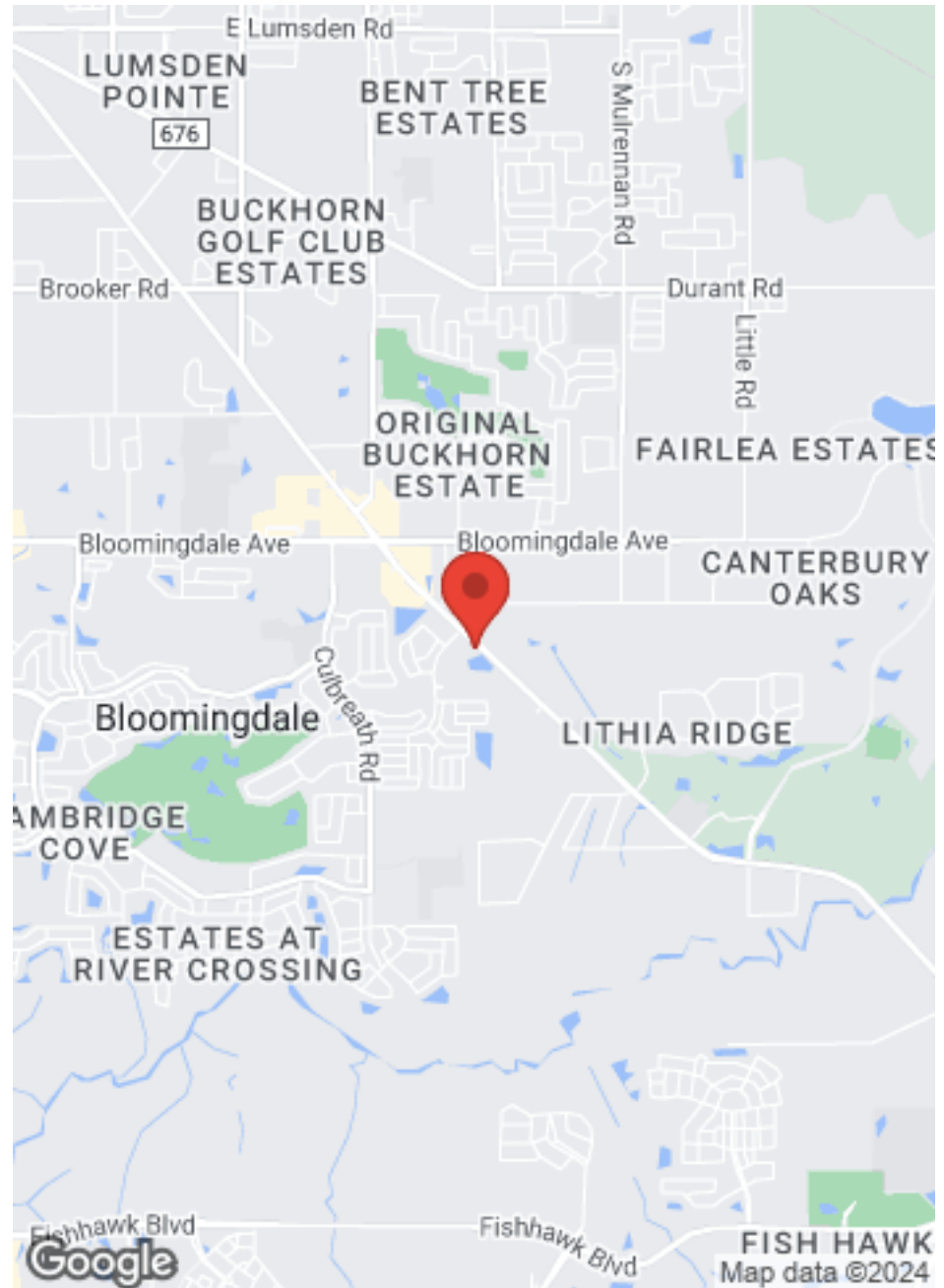
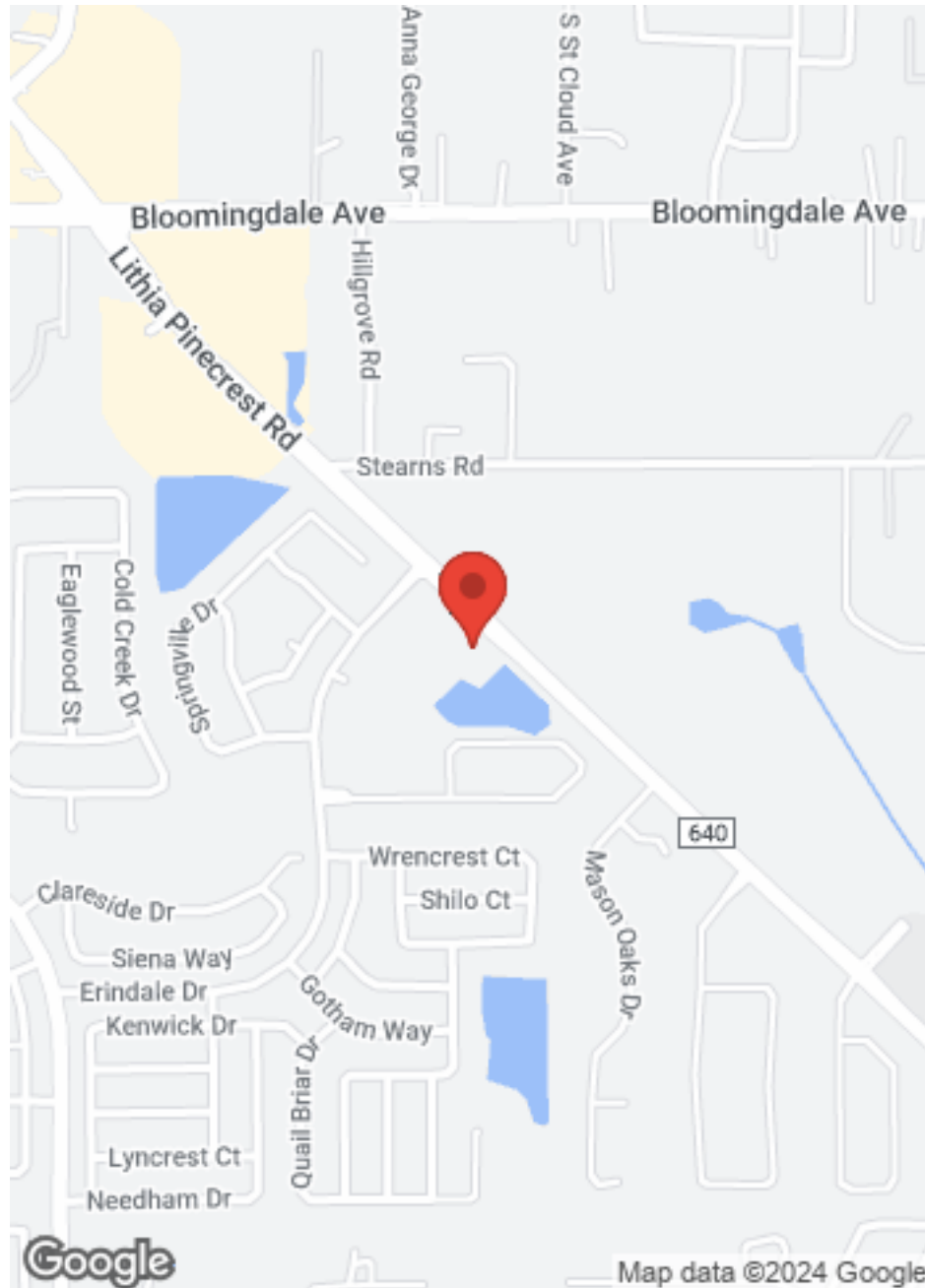
PROPERTY PHOTOS

3646 LITHIA PINECREST ROAD



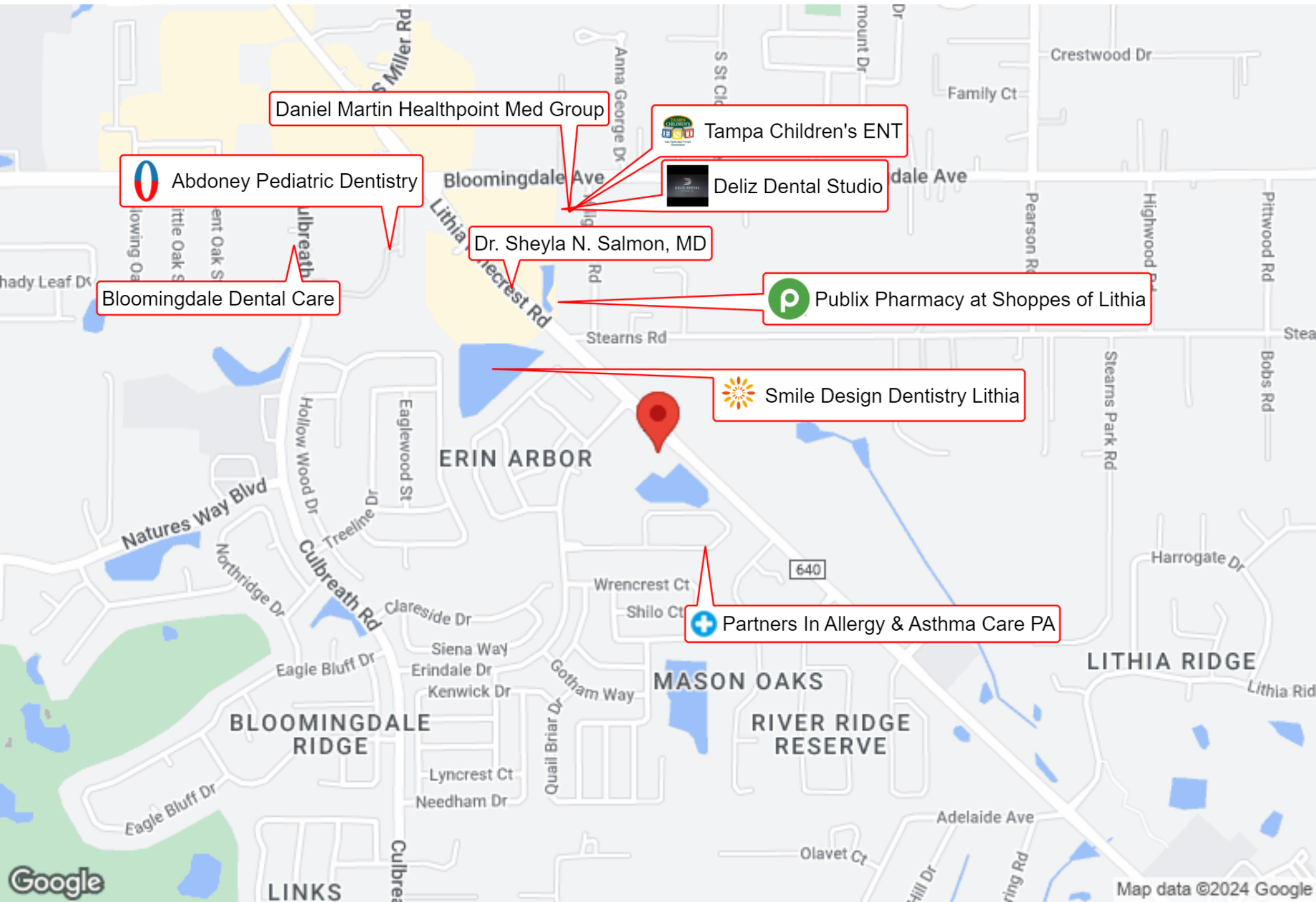
LOCATION MAPS

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BUSINESS MAP


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Daniel Martin Healthpoint Med Group


 Abdoney Pediatric Dentistry

 Tampa Children's ENT


 Deliz Dental Studio

Dr. Sheyla N. Salmon, MD

Bloomingdale Dental Care

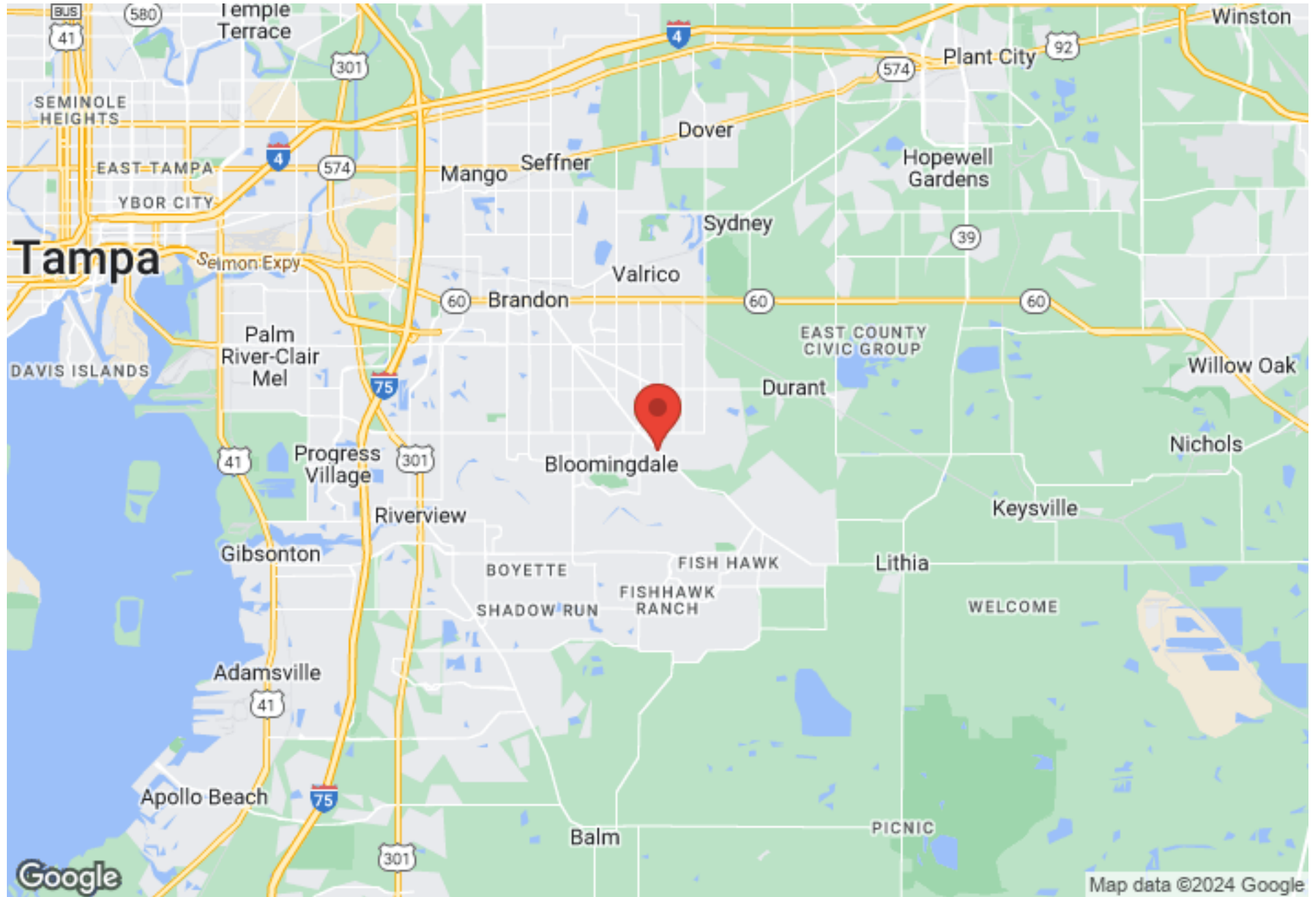
 Publix Pharmacy at Shoppes of Lithia

 Smile Design Dentistry Lithia

 Partners In Allergy & Asthma Care PA

REGIONAL MAP

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AERIAL MAP

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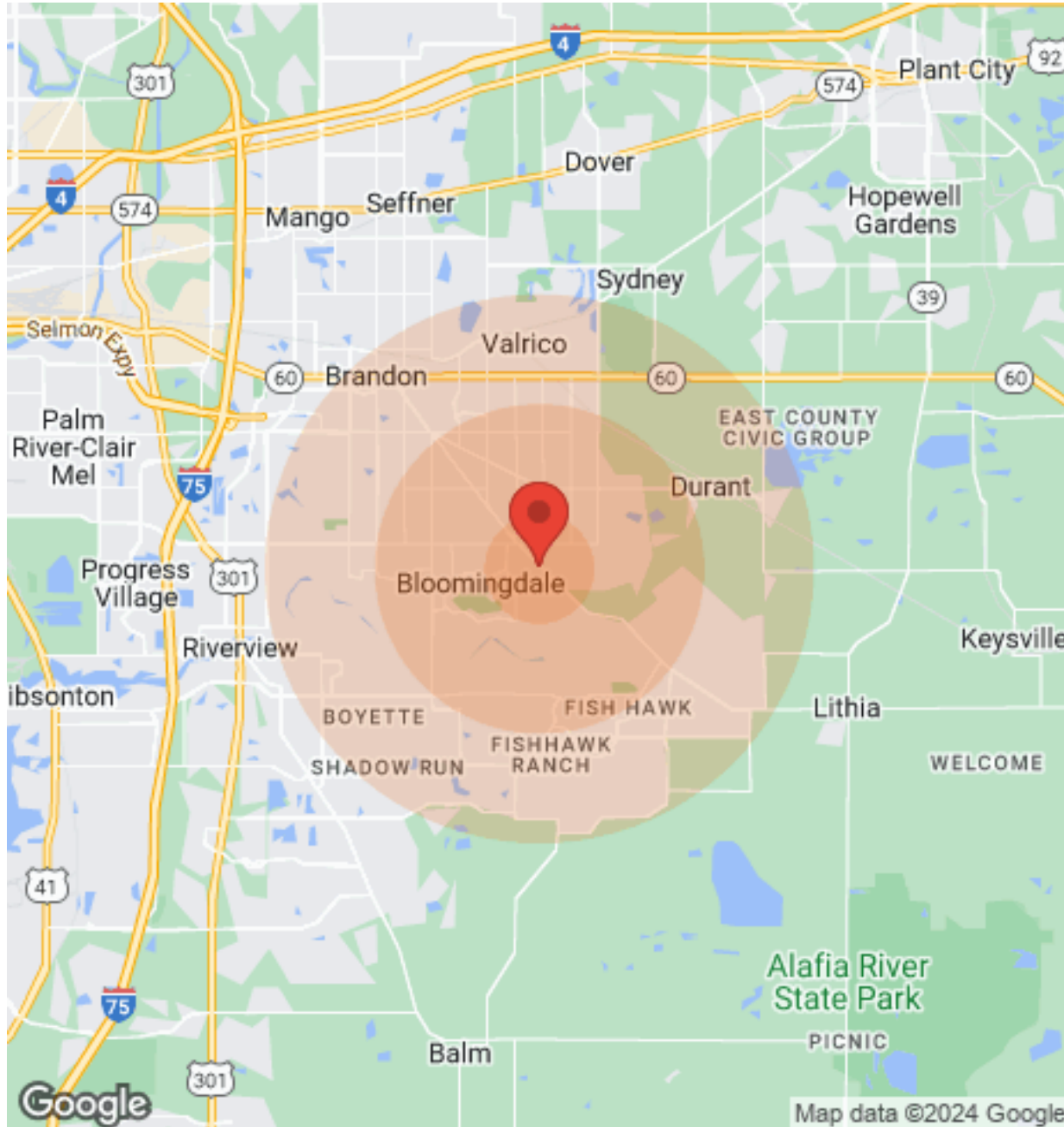


Google

Map data ©2024 Imagery ©2024 Airbus, Maxar Technologies

DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	3,015	29,001	69,470
Female	3,041	29,675	72,492
Total Population	6,056	58,676	141,962

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,135	11,664	28,987
Ages 15-24	939	9,040	21,075
Ages 25-54	2,269	21,464	52,591
Ages 55-64	895	8,219	18,376
Ages 65+	818	8,289	20,933

Race	1 Mile	3 Miles	5 Miles
White	5,564	51,256	118,400
Black	275	3,909	12,388
Am In/AK Nat	N/A	16	66
Hawaiian	7	11	16
Hispanic	592	7,517	23,418
Multi-Racial	288	4,098	15,082

Income	1 Mile	3 Miles	5 Miles
Median	\$85,418	\$88,933	\$75,591
< \$15,000	87	615	3,119
\$15,000-\$24,999	61	762	2,869
\$25,000-\$34,999	52	992	3,751
\$35,000-\$49,999	184	2,049	6,052
\$50,000-\$74,999	412	3,694	9,481
\$75,000-\$99,999	485	3,780	9,342
\$100,000-\$149,999	423	4,661	9,574
\$150,000-\$199,999	219	1,854	3,569
> \$200,000	203	1,670	2,660

Housing	1 Mile	3 Miles	5 Miles
Total Units	2,309	22,049	55,967
Occupied	2,218	20,905	51,966
Owner Occupied	1,999	18,123	40,847
Renter Occupied	219	2,782	11,119
Vacant	91	1,144	4,001