



Fischbach
LAND COMPANY

Lithia Pinecrest Rd
16,910 ADT

Boyette Rd

**LITHIA PINECREST &
BOYETTE COMMERCIAL
OPPORTUNITY**

2.92± ACRES

Property Overview

Positioned along the highly trafficked Lithia Pinecrest Road corridor, this 2.92± acre site offers a prime infill development opportunity in one of Southeast Hillsborough County's most established growth areas. The property features 405 feet of frontage on Lithia Pinecrest Road and 74 feet on Boyette Road, and is ideally located just off a signalized intersection, providing strong visibility and access without the limitations of a hard corner.

Currently zoned for a church, the site offers compelling upside through potential rezoning to Commercial Neighborhood (CN) or Business Professional Office (BPO). The CN designation supports neighborhood-serving retail and service uses such as cafés, boutique retail, and personal services, while BPO allows for professional and medical office development including clinics, financial services, and executive offices.

The property features a 10-inch water main and a 4-inch water main at the site, supporting a wide range of commercial development options. Surrounded by established residential communities and ongoing growth, the property is well-positioned for a variety of development concepts, including a neighborhood retail center, office campus, or a blended commercial project tailored to meet increasing local demand.



www.FischbachLandComany.com/LithiaPinecrestandBoyetteCommercialOpportunity

Property Highlights



Frontage on 2 Roads



High Visibility Corner

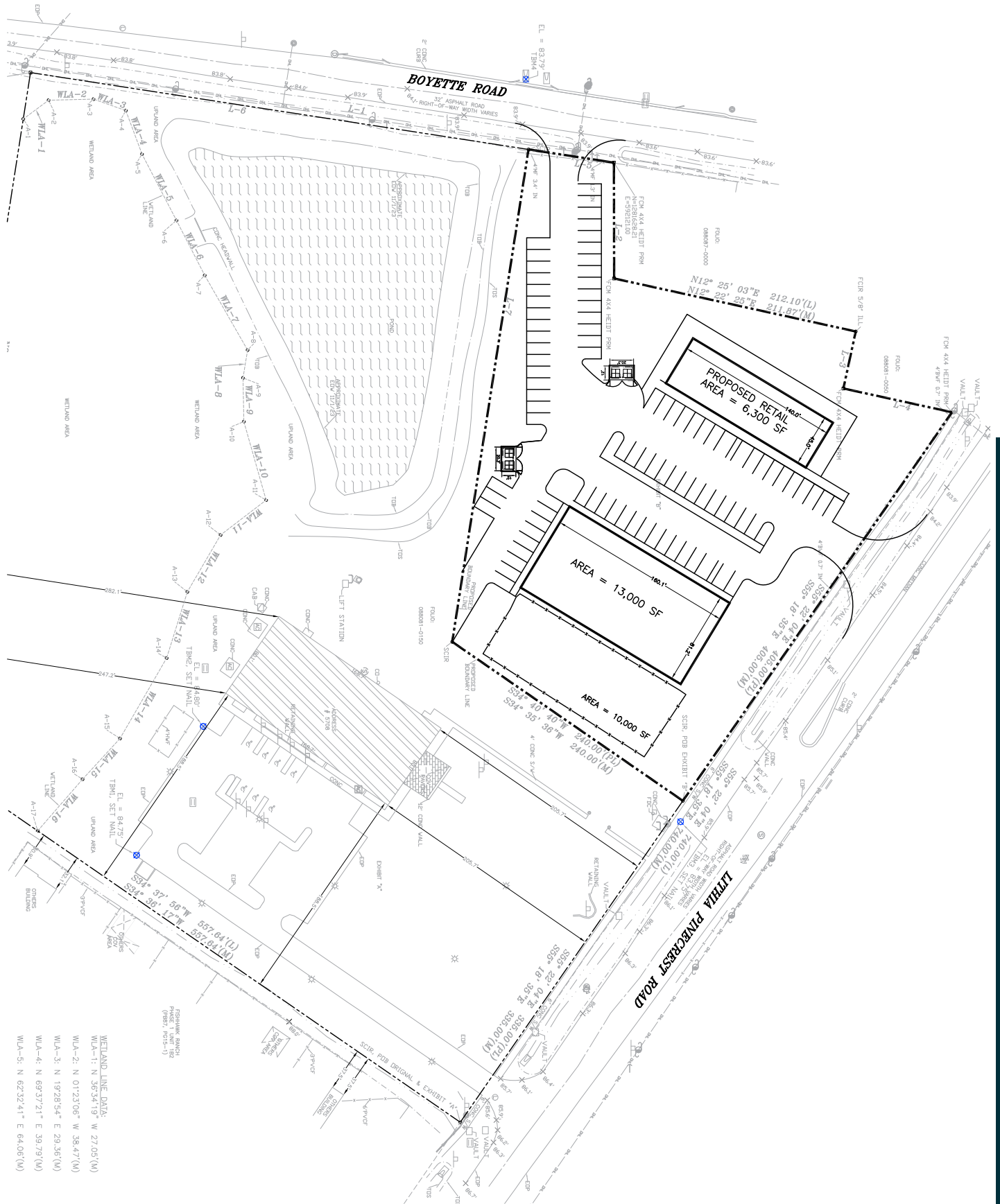


High Growth Infill Location

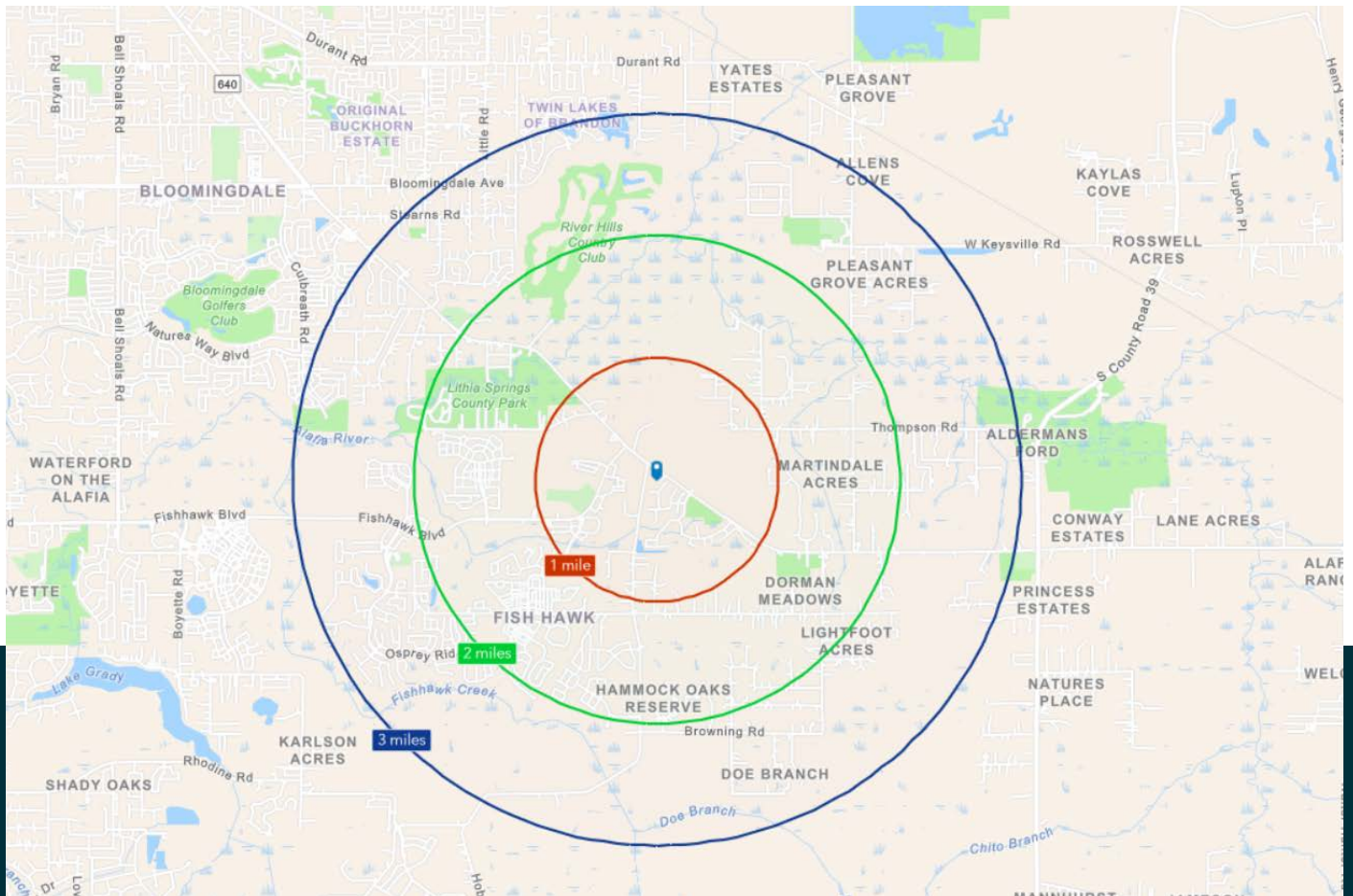


Price	\$925,000	County	Hillsborough
Property Type	Commercial Land	Folio/Parcel ID	To be assigned (a portion of 088081-0150)
Size	2.92± Acres	STR	22-30-21
Zoning	PD 89-0098	Utilities	10-inch Water main 4-inch Force main
Future Land Use	RP-2	Road Frontage	405 feet on Lithia Pinecrest Rd and 74' on Boyette Rd
Property Address	5708 Lithia Pinecrest Road, Lithia, FL 33547		

Proposed Site Plan



Demographics and Traffic Count



1 MILE



3,593
Population



183
Total Businesses



\$166,777
Avg Household Income

2 MILES



14,611
Population



318
Total Businesses



\$159,149
Avg Household Income

3 MILES



31,292
Population



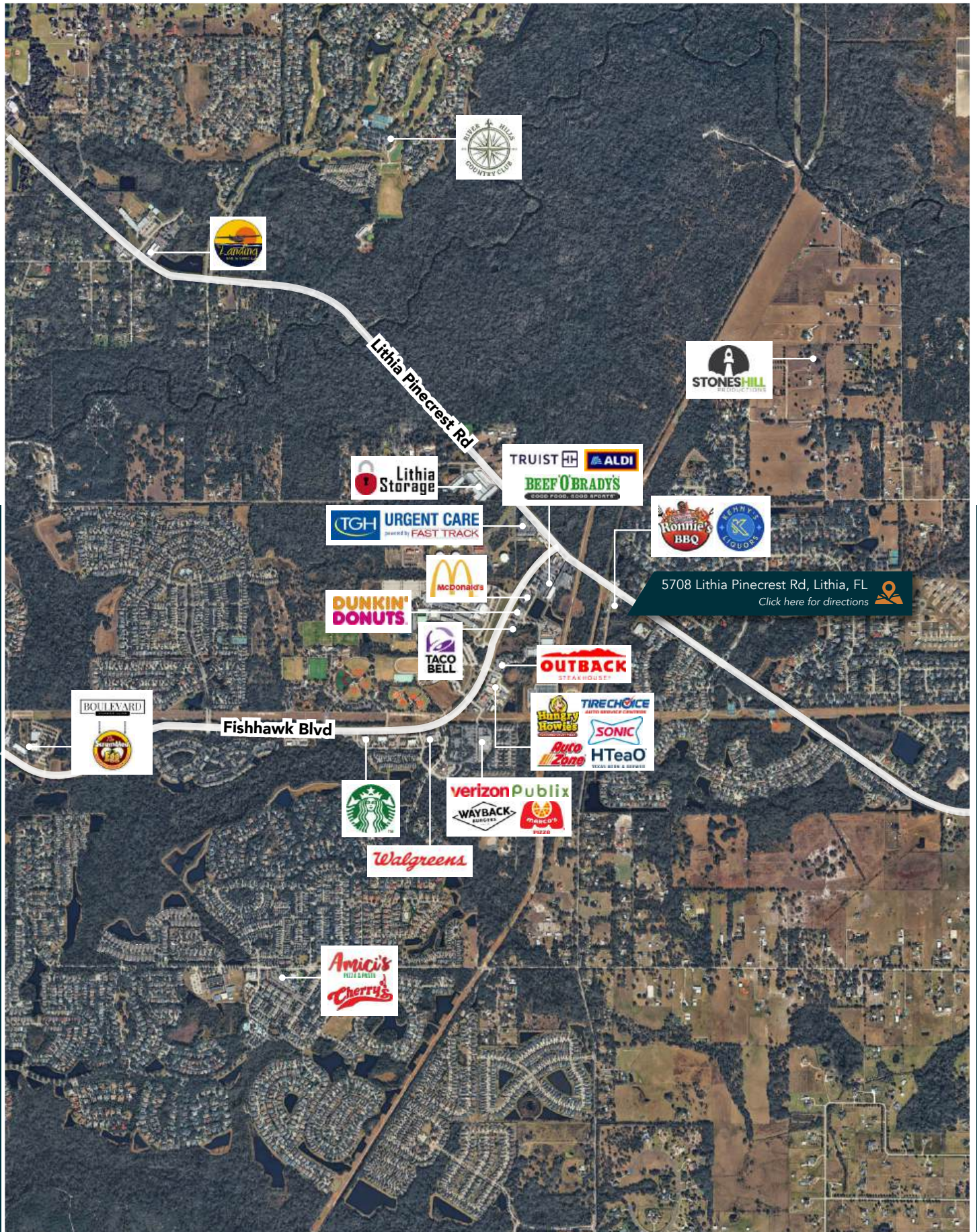
591
Total Businesses



\$144,198
Avg Household Income



Retail Map



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