

Offering Memorandum



1010 LITHIA PINECREST RD, BRANDON, FL 33511



www.thedirtdog.com

Property Description

PROPERTY DESCRIPTION

Introducing 1010 Lithia Pinecrest Rd, Brandon, FL, 33511 - a prime commercial land opportunity for retail, office, or medical development. This property is available as a ground lease and has been used as a food truck hub historically. It is mostly cleared, making it ideal for a range of development possibilities. With no wetlands, utilities to the site, and great visibility, it offers a solid foundation for success. Zoned CN (Commercial Neighborhood), it is perfectly positioned for expansion and growth.

LOCATION DESCRIPTION

The property is located at 1010 Lithia Pinecrest Road in Brandon, FL. It sits at the intersection of Lithia Pinecrest Rd. and Bell Shoals Rd., between Lumden Rd. and Brooker Road. Access is currently from Bell Shoals Road, and surrounding retailers include Walmart, Dollar Tree, and Christian Brothers Automotive. Brandon is a suburb of Tampa and is approximately 11 miles to downtown Tampa and 16 miles to Tampa International Airport.

MUNICIPALITY

Hillsborough County

PROPERTY SIZE

1.02 Acres

ZONING

CN (Commercial Neighborhood)

FUTURE LAND USE

R-4

PARCEL ID

U-36-29-20-2GN-000000-00010.1, U-36-29-20-2GN-000000-00010.3

PRICING

Available for lease. Lease rate is based on credit and term. Call for details.

BROKER CONTACT INFO

Ryan Sampson, CCIM, ALC

Senior Advisor/Managing Partner

813.287.8787 x104

ryan@thedirt dog.com

Additional Photos



Additional Photos



Additional Photos



Demographics Map & Report

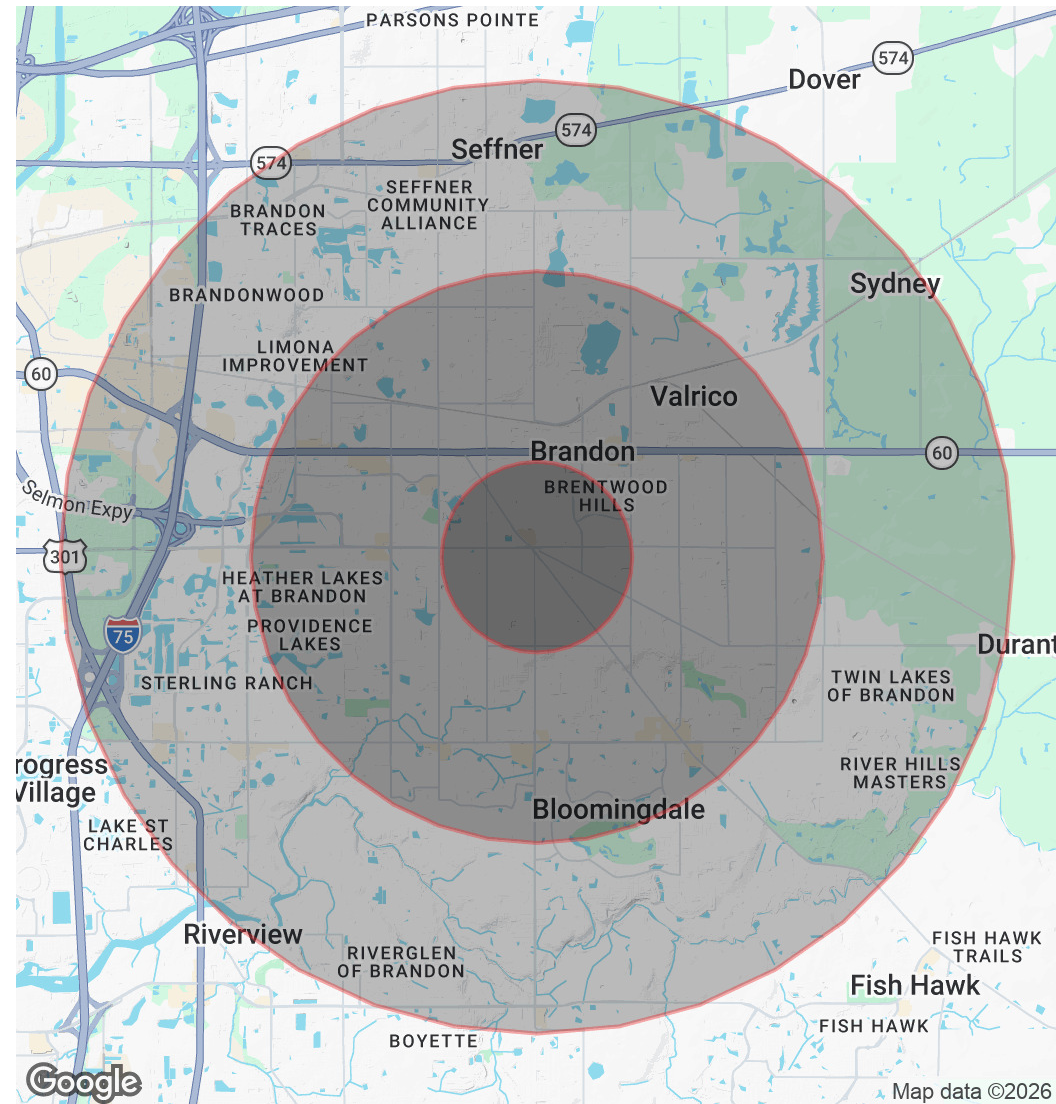
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	10,219	97,828	209,702
Average Age	43.9	42.1	40.8
Average Age (Male)	41.2	40.3	39.3
Average Age (Female)	44.7	43.3	41.5

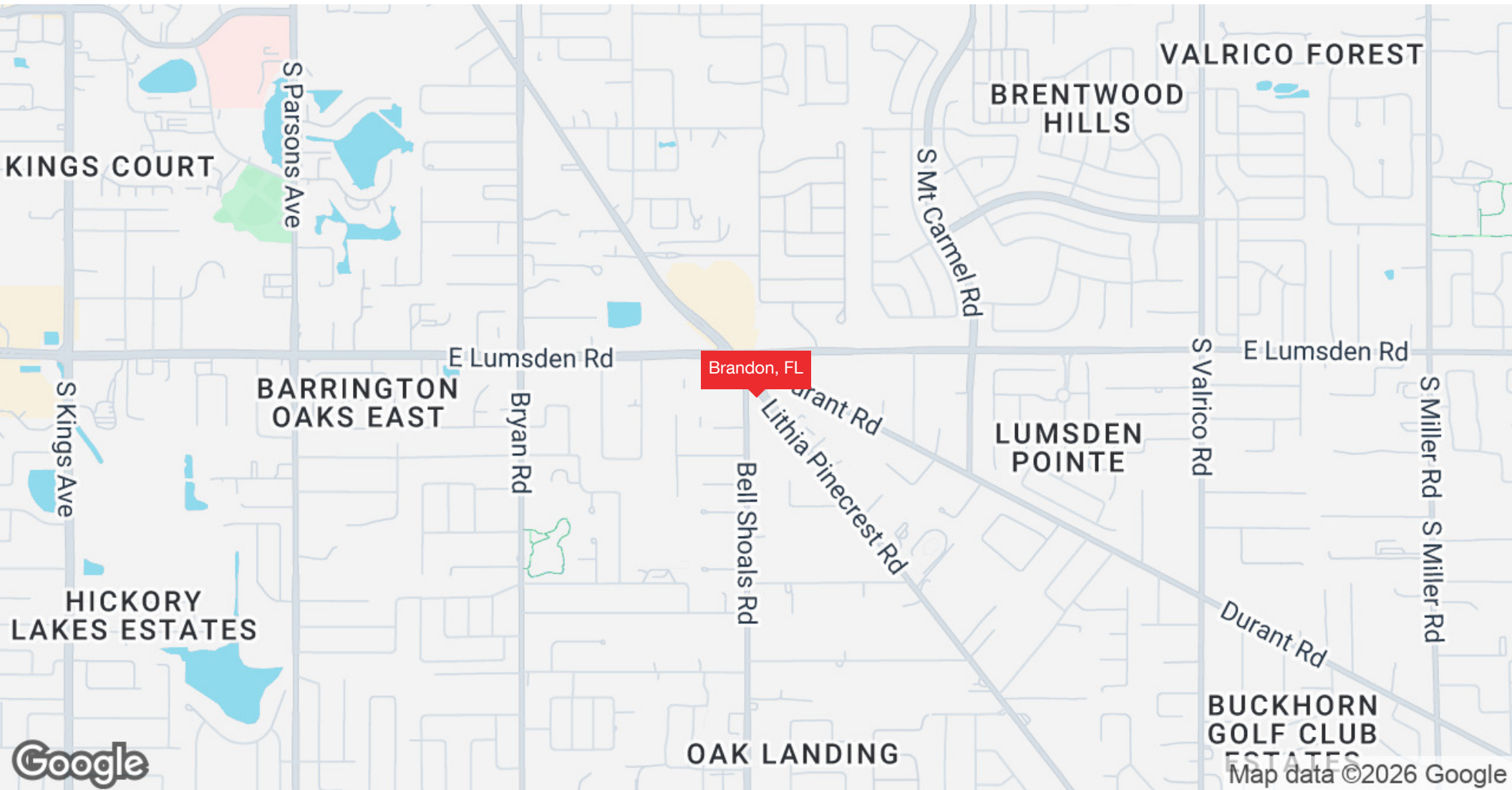
HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,732	36,838	79,265
# of Persons per HH	2.7	2.7	2.6
Average HH Income	\$123,457	\$102,185	\$103,461
Average House Value	\$349,616	\$317,920	\$341,097

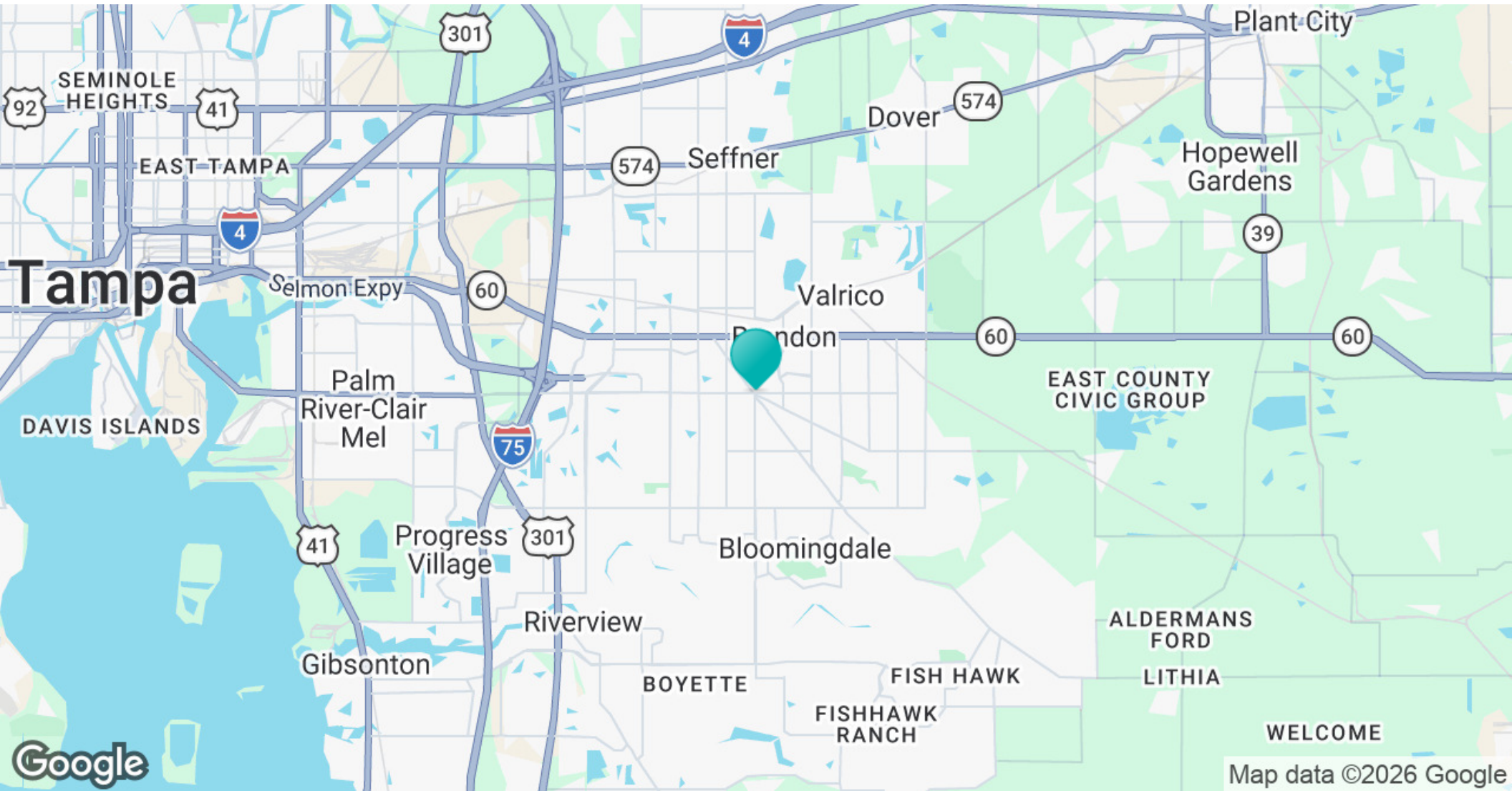
2023 American Community Survey (ACS)



Regional Map



Location Map



Confidentiality & Disclaimer

All materials and information received or derived from Eshenbaugh Land Company, LLC its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Eshenbaugh Land Company, LLC its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Eshenbaugh Land Company, LLC will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Eshenbaugh Land Company, LLC makes no warranties and/or representations

regarding the veracity, completeness, or relevance of any financial data or assumptions. Eshenbaugh Land Company, LLC does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Eshenbaugh Land Company, LLC in compliance with all applicable fair housing and equal opportunity laws.

Eshenbaugh Land Company is a licensed real estate brokerage firm in Florida and William A. Eshenbaugh is the broker of record.



Your Advisors



Ryan Sampson, CCIM, ALC
Senior Advisor/Managing Partner
813.287.8787 x104
ryan@thedirtdog.com

Questions | Give us a call or drop us an email



The Dirt Dog

www.thedirtdog.com