

ERINDALE PLAZA

3658 Lithia Pinecrest Blvd | Valrico, FL
FOR LEASE



gomerritt.com



THE SPACE

Location	3658 Lithia Pinecrest Blvd Valrico, FL 33596
County	Hillsborough
APN	0873960400
Cross Street	Erindale Drive
Traffic Count	20000
Size	3,750 SF
Space	Great Space Available
Lease Rate	\$22.00 PSF (Yearly)
Lease Type	NNN

Notes CAM \$5.33 per square foot

HIGHLIGHTS

- 3,750 sf retail, medial or professional office
- Strong tenant mix in the plaza
- Excellent Visibility from Lithia Pinecrest
- Flexible build-out opportunity
- Great location pulling from Valrico, Bloomindale, and FishHawk



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
6,119	65,232	158,333

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$149,114	\$162,853	\$144,743

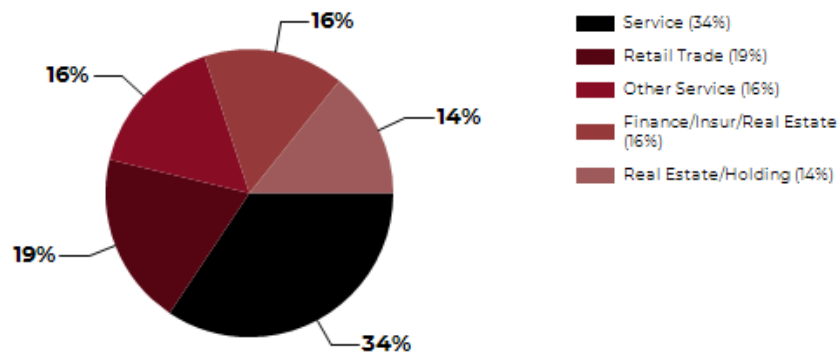
NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
2,114	22,579	56,794

Great Location

- Erindale Plaza is strategically located along Lithia Pinecrest Road in Valrico, just south of Bloomingdale Avenue, providing convenient access to the established Bloomingdale, Valrico and FishHawk communities. The property benefits from strong visibility along a well-traveled commercial corridor, approximately 20,000 vehicles per day, and is surrounded by dense residential neighborhoods with more than 58,000 residents within three miles. The location offers an attractive combination of visibility, accessibility and a strong neighborhood customer base for retail, medical, professional and service-oriented businesses.

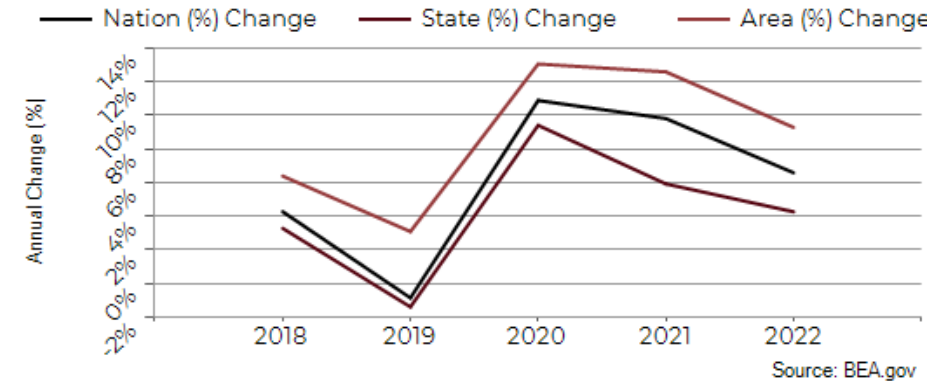
Major Industries by Employee Count

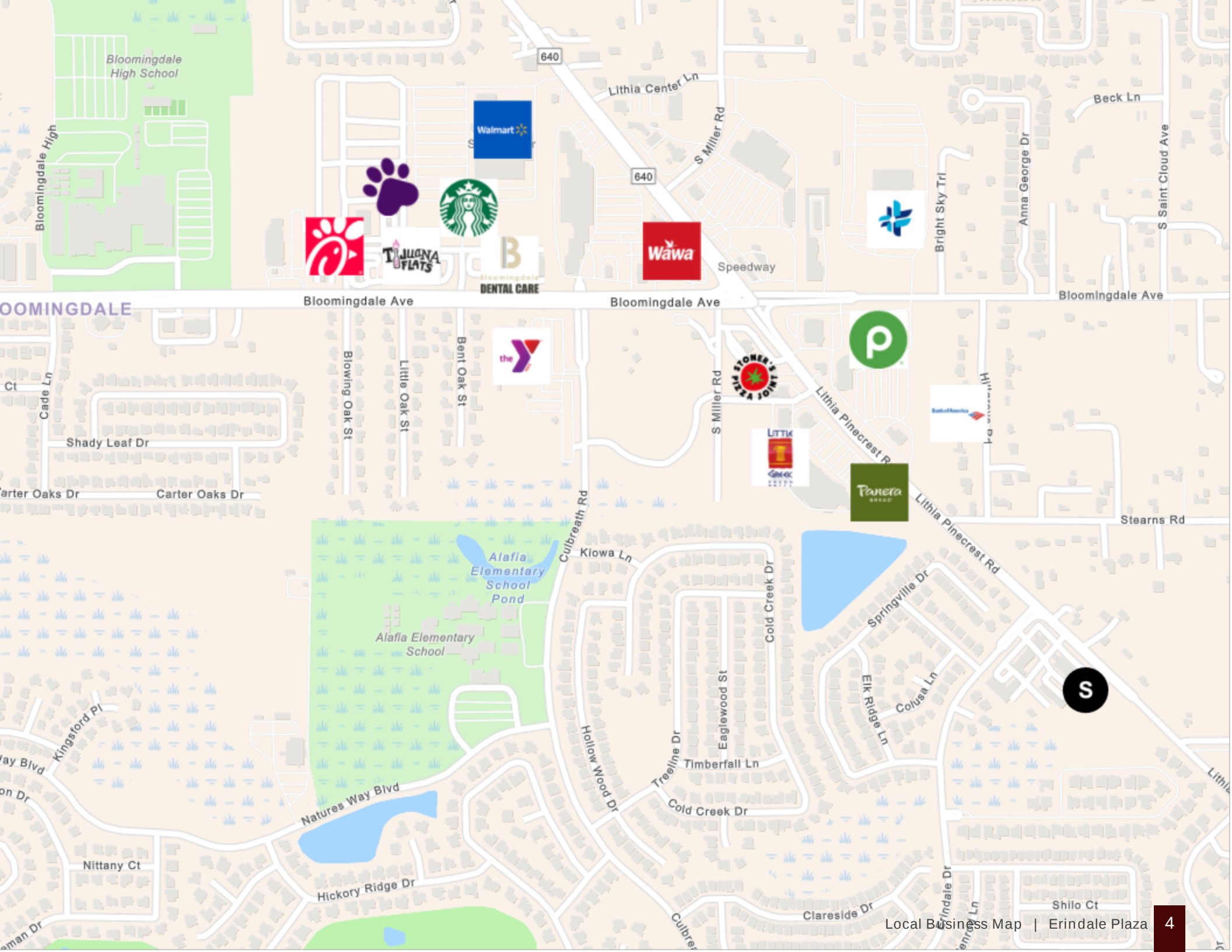


Largest Employers

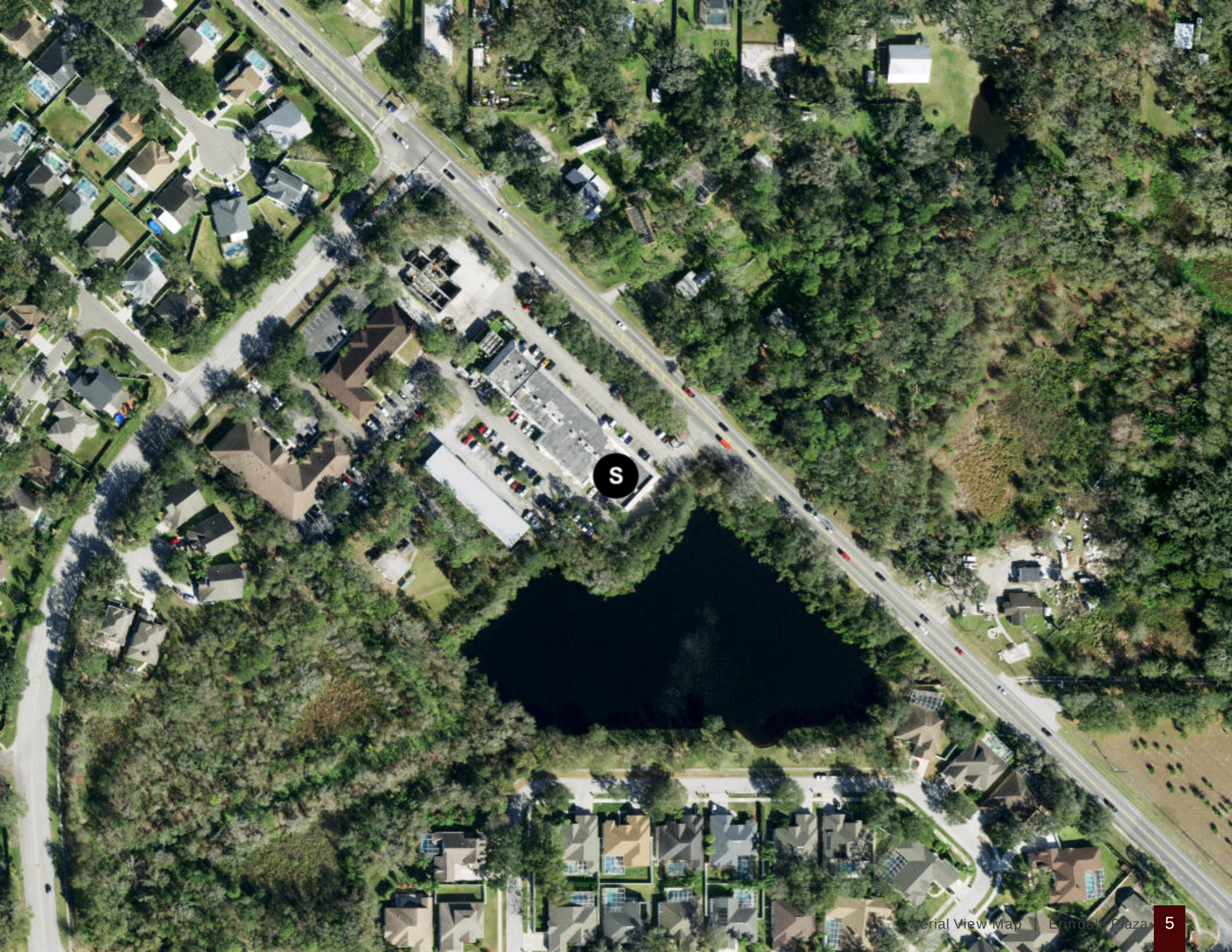
MacDill Air Force Base	15,000
Florida Hospital Tampa	2,500
Brandon Regional Hospital	1,200
Walmart Supercenter	300
Publix Super Market at Shoppes of Lithia	125
Publix Super Market at Bloomingdale Square	125
Publix Super Market at Alafia Commons	125
Publix Super Market at Lithia Crossing	125

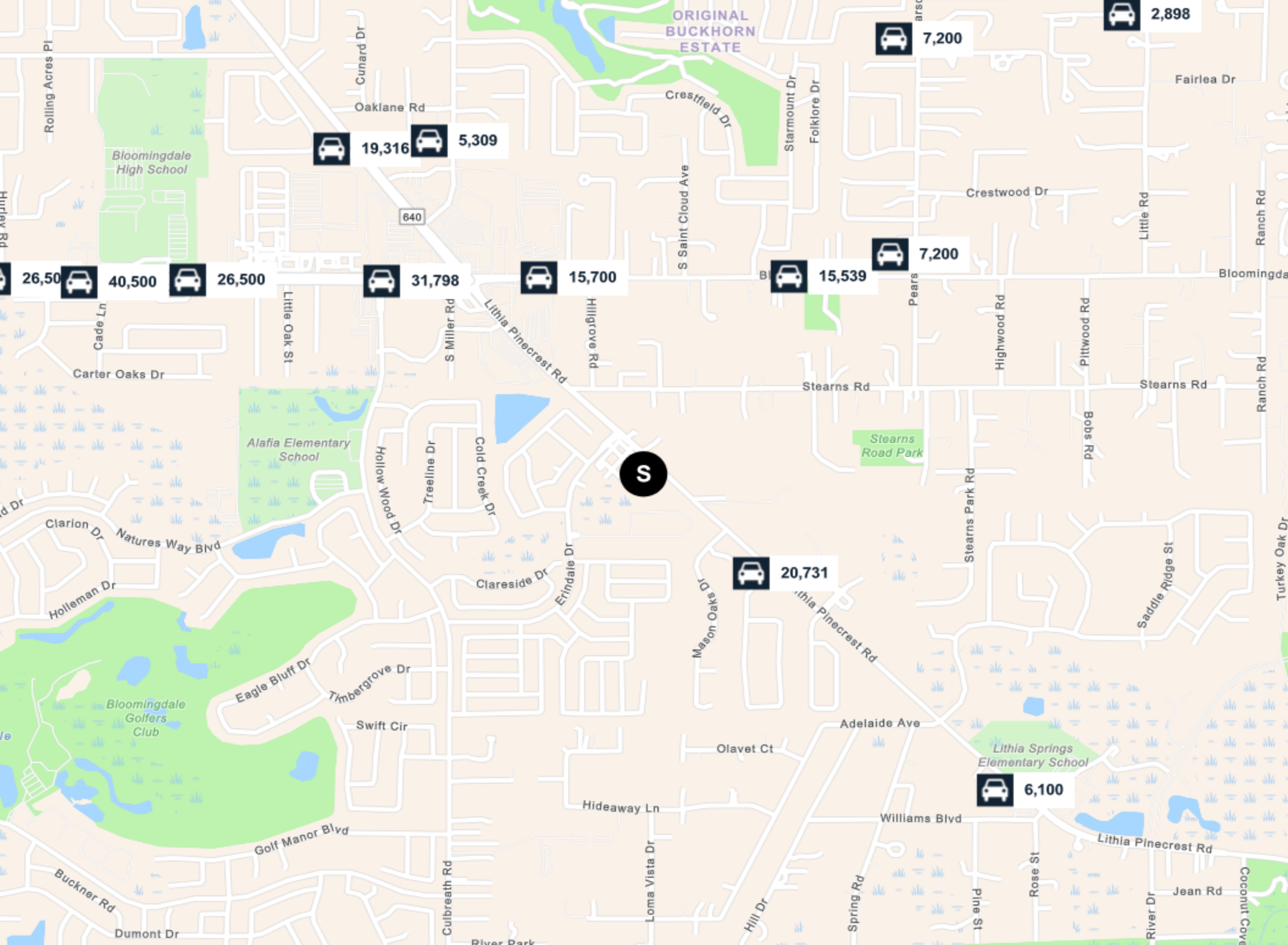
Hillsborough County GDP Trend

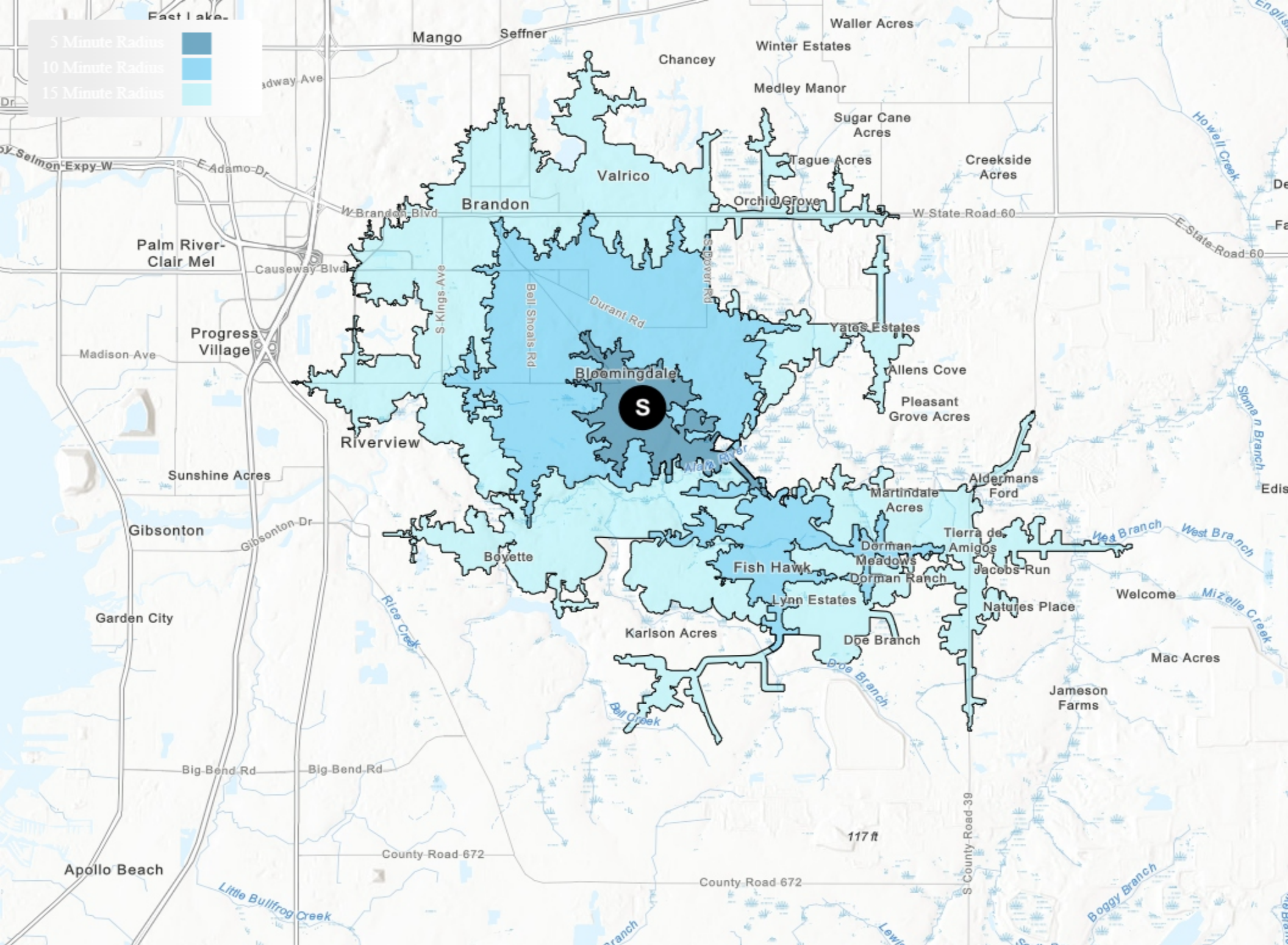




erindale plaza







10' 2" 9' 10 3/4" 8' 5/8" 10' 11 3/8" 8' 7 1/4" 8' 3 1/4" 5' 9 1/8"



10' 2" 64' 4 1/8" 40' 5 1/8" 12' 4 1/2"