

Business Professional Office Land

404 Lithia Pinecrest Road, Brandon, FL 33511



**BERKSHIRE
HATHAWAY**
HomeServices

Florida Properties Group

COMMERCIAL DIVISION



For Sale

- **Busy corner of Lithia Pinecrest and Bryan Road**
- **Excellent exposure and visibility**
- **Traffic counts of 13,000± cars daily**
- **Zoned RSC-6 with a Commercial Overlay R-BPO (Business Professional Office)**
- **.52± acres or 22,561± SF parcel**
- **Priced to sell at \$275,000**



KIM LOHRY

Sales Associate
klohry@bhhsflpg.com
727-488-5421

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7916 Evolutions Way, Suite 210, Trinity, FL 34655 | 4950 West Kennedy Boulevard, Suite 300, Tampa, FL 33609

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**BERKSHIRE
HATHAWAY**

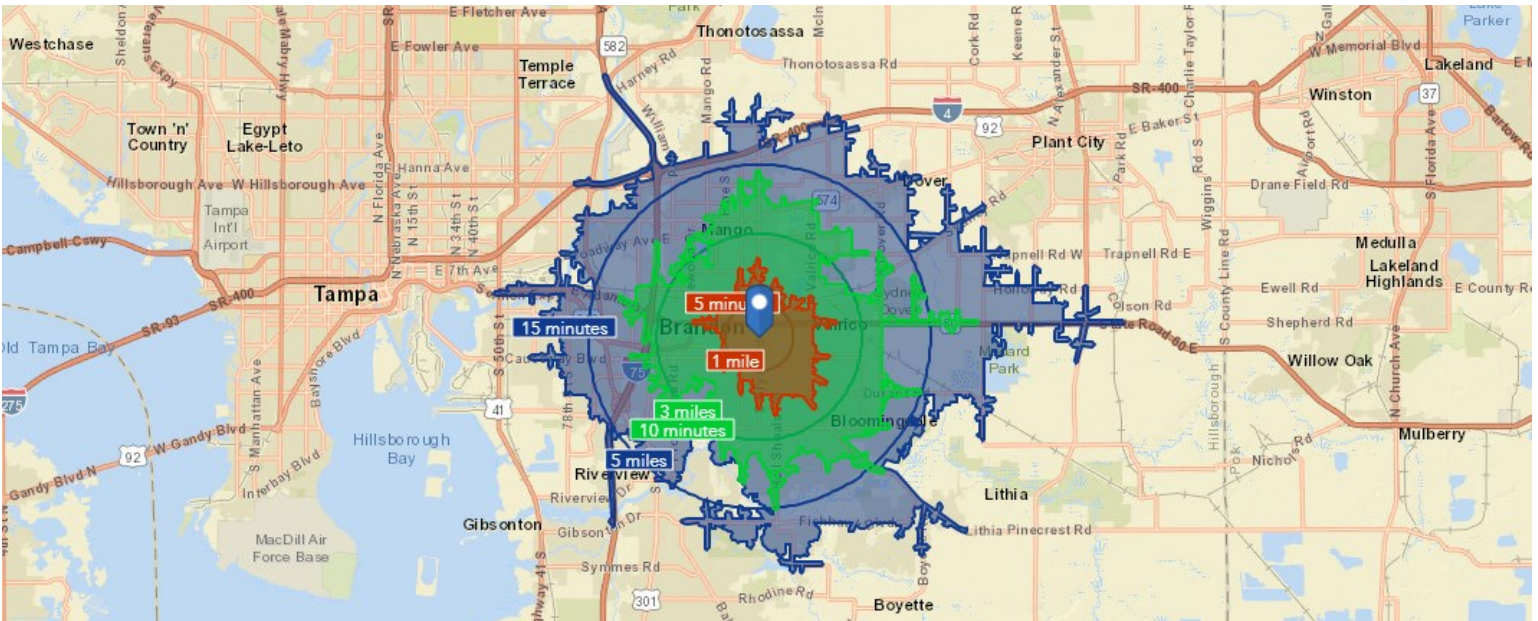
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DEMOGRAPHICS BY MILE

	1 MILE	3 MILES	5 MILES
Total Population	8,334	97,368	209,880
Total Households	3,237	36,451	78,448
Daytime Population	13,651	89,152	178,345
Pop. Growth Rate 2017-2022	1.39	1.31	1.47
Median Age	38.6	38.7	37.4
Ave. HH Income	\$71,792	\$76,283	\$78,284

DEMOGRAPHICS BY DRIVE TIME

	5 MIN	10 MIN	15 MIN
Total Population	23,677	130,293	243,220
Total Households	8,947	48,526	89,304
Daytime Population	27,740	112,418	214,198
Pop. Growth Rate 2017-2022	1.29	1.29	1.52
Median Age	40.2	38.7	36.9
Ave. HH Income	\$77,021	\$78,237	\$78,805

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