

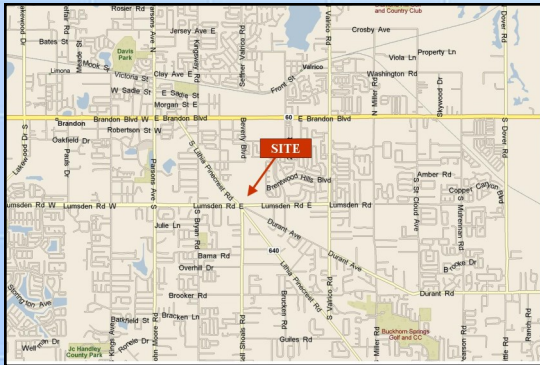
Lithia Square Shopping Center

Lithia Pinecrest Rd. & Lumsden Rd.
Brandon, Florida



JOIN Walmart Neighborhood Market!!!!

Property Highlights:



- ◆ 69,007 GLA
- ◆ **Inline Space Available**
750 SF — 3,600 SF
- ◆ **Excellent Visibility with full access off of Lithia Pinecrest Rd.**
- ◆ **Great Opportunity in high-growth area**
- ◆ **86 Acres adjacent to Site recently developed into 300 single family homes in a gated community with home prices ranging from \$250K—\$700K**

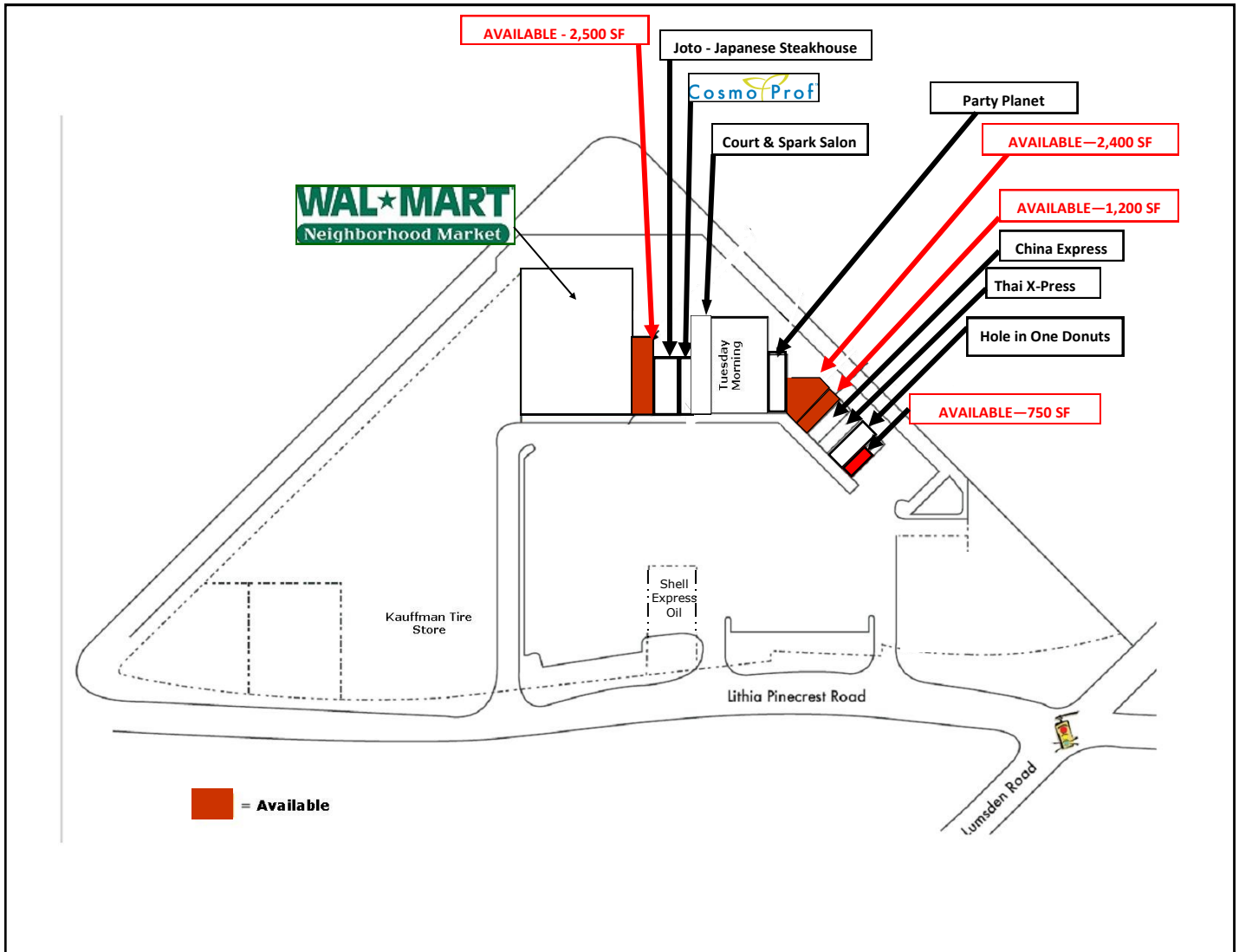
- ◆ **Traffic Counts**
Lithia Pinecrest Rd: 20,205 AADT
Lumsden Rd: 37,209 AADT

Demographics	1-Mile	2-Mile	3-Mile
Population	10,258	38,363	94,926
Average HH Income	\$73,931	\$74,431	\$73,956
Daytime Population	3,359	18,841	31,236



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TENANT	SF
WALMART NEIGHBORHOOD MARKET	36,750
AVAILABLE : UNIT #903	2,500
JO TO'S JAPANESE STEAK HOUSE	4,020
COSMOPROF - BEAUTY SUPPLIES	1,750
COURT & SPARK SALON	3,000
TUESDAY MORNING	10,000
PARTY PLANET	2,400
AVAILABLE : UNIT #915	2,400
AVAILABLE : UNIT #917	1,200
CHINA EXPRESS	1,200
THAI X-PRESS	1,217
HOLE IN ONE DONUTS	1,820
AVAILABLE: UNIT #927	750