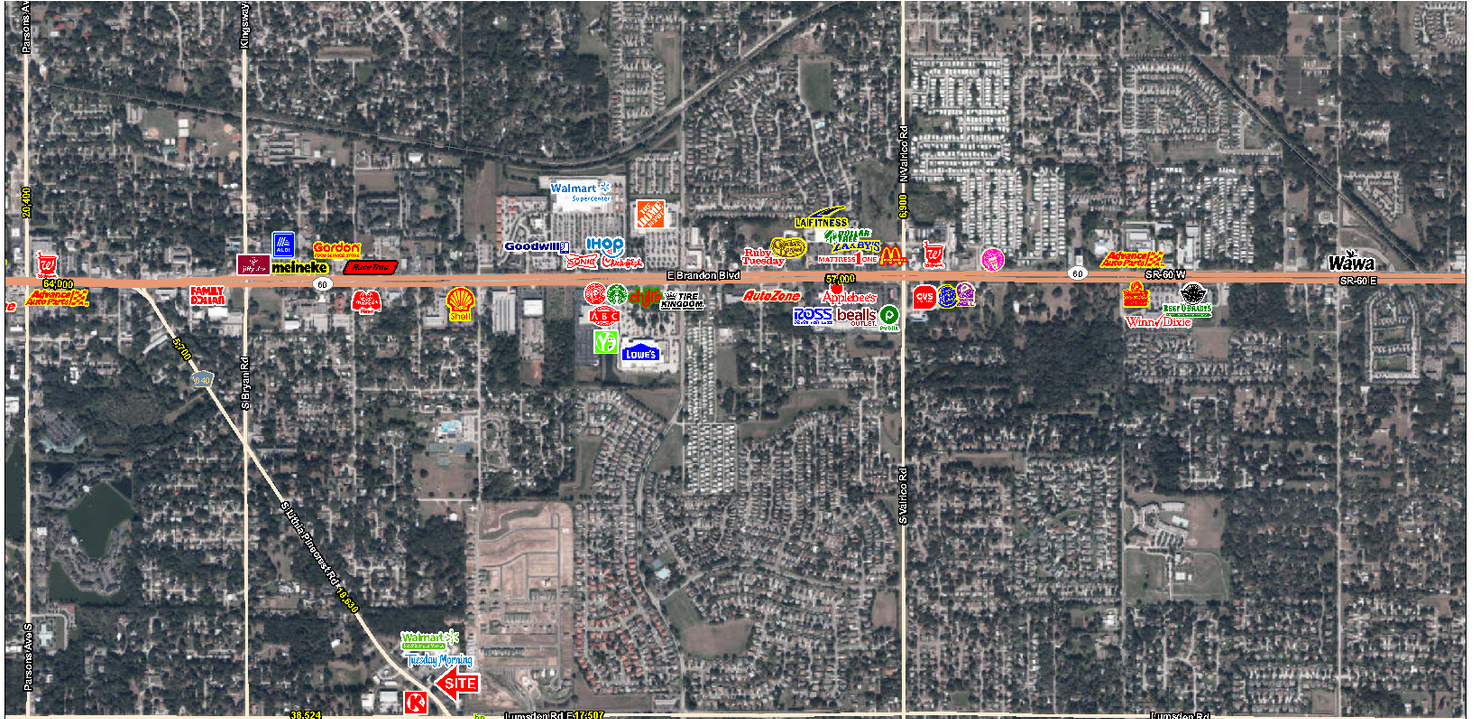


HAVOLINE XPRESS LUBE SURPLUS - BRANDON

933 Lithia Pinecrest Rd, Brandon, FL 33511

EXECUTIVE SUMMARY



LOCATION OVERVIEW

NEQ of Lithia Pinecrest Road & Lumsden Road

PROPERTY HIGHLIGHTS

- BLDG GLA: 3,183 SF
- PARCEL: 0.23 AC
- Located on the outparcel of a Walmart Neighborhood Market anchored center
- Excellent visibility and access at a prominent intersection in the Brandon market
- Traffic Counts (AADT): 5,700 Lithia Pinecrest Road - 5,700 and Lumsden Road - 38,524
- Area retailers include: Walmart Neighborhood Market, Tuesday Morning, CVS, HomeGoods, buybuyBABY, Aldi, Lowe's, Publix, Office Depot, Badcock Furniture, and more

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Population	10,321	99,894	207,322
Daytime Population	8,494	85,352	168,056
Households	3,773	36,647	78,129
Average HH Income (\$)	86,124	80,527	82,876



EXCLUSIVE AGENT(S)

JACLYN LANGHOLZ • Jaclyn.Langholz@tscg.com • 813.961.1812

NATALIE PUCCINI • Natalie.Puccini@tscg.com • 863.354.8367