



OFFERING MEMORANDUM

# 1.47 ACRES CIRCA FISHHAWK COMMERCIAL

5801 VILLAGE CENTER DRIVE, LITHIA, FL 33547

**RYAN SAMPSON, CCIM, ALC**  
Principal  
D. 813.287.8787 x4  
M. 813.417.5928  
Ryan@TheDirtDog.com

**Eshenbaugh**  
**LAND COMPANY**  
Celebrating 25 Years

All materials and information received or derived from Eshenbaugh Land Company 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 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 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 makes no warranties and/or representations

regarding the veracity, completeness, or relevance of any financial data or assumptions. Eshenbaugh Land Company 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 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.



## PROPERTY DESCRIPTION

The opportunity is for a developer or user to purchase the newly released commercial parcel within the Circa Fishhawk West Town Center. The parcel is 1.47 acres for use including but not limited to office and retail. The parcel has retention off-site and utilities to the perimeter.

## LOCATION DESCRIPTION

Circa Fishhawk is the latest neighborhood to break ground within the award winning Fishhawk Ranch master planned community. The commercial parcel available is within this neighborhood, located on the south side of Fishhawk Blvd., just east of Bell Shoals Road in Lithia, FL. Fishhawk Ranch is a quick 30-minute drive to downtown Tampa and only 15 minutes from Brandon, FL.

## PROPERTY SIZE

1.47 Acres

## ZONING

PD for retail and office uses

## PARCEL ID

076828-0100

## PRICE

\$705,000

## BROKER CONTACT INFO

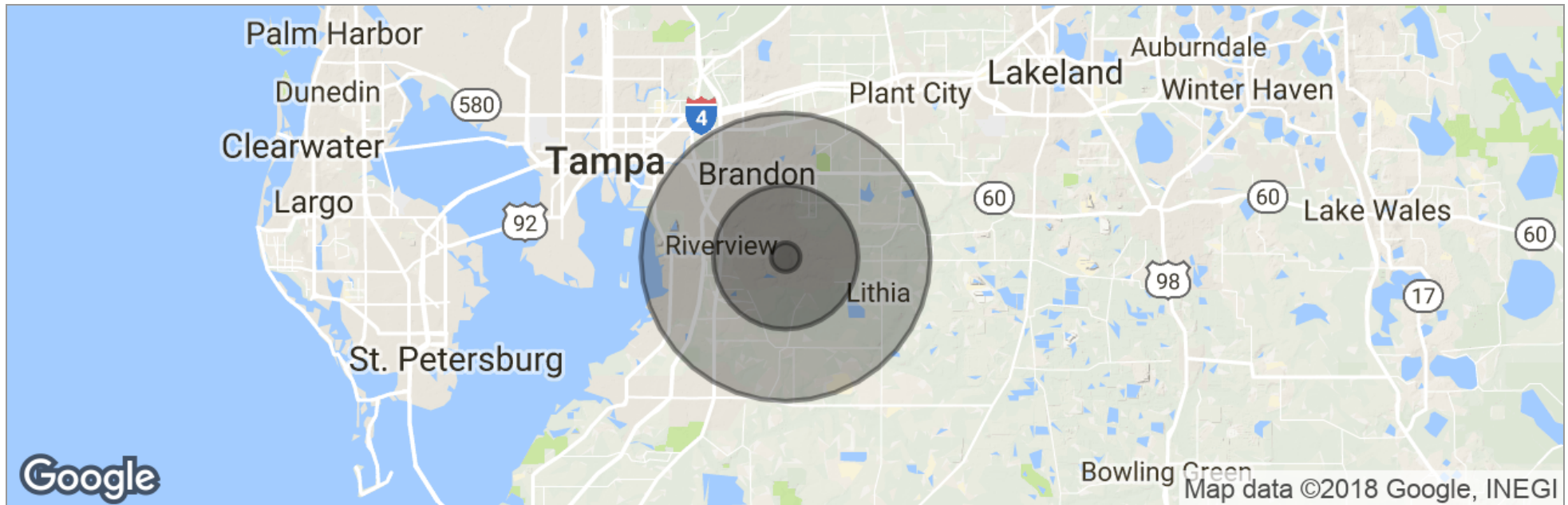
**Ryan Sampson, CCIM, ALC**  
Principal  
813.287.8787 x4  
[Ryan@TheDirtDog.com](mailto:Ryan@TheDirtDog.com)











	<b>1 Mile</b>	<b>5 Miles</b>	<b>10 Miles</b>
Total Population	2,497	114,916	328,599
Population Density	795	1,463	1,046
Median Age	34.0	37.8	35.6
Median Age (Male)	31.8	37.3	34.7
Median Age (Female)	34.4	37.8	36.2
Total Households	731	39,000	117,980
# of Persons Per HH	3.4	2.9	2.8
Average HH Income	\$128,759	\$91,716	\$73,232
Average House Value	\$364,976	\$270,342	\$241,017

\* Demographic data derived from 2010 US Census

