

**Publix #0878 - Shoppes of Lithia**  
 3461 Lithia Pinecrest Road  
 Valrico, FL 33596  
 Lat 27.891, Long -82.242

## DEMOGRAPHICS

	1-Mile Radius	3-Mile Radius	5-Mile Radius
2019 Population	8,348	69,202	171,216
2024 Population	8,759	74,065	185,424
2019 Average HH Income	\$121,457	\$112,964	\$98,208
2019 Median HH Income	\$98,472	\$90,404	\$76,955

## PROPERTY HIGHLIGHTS

- Publix Anchored Center
- Located at the high traffic signalized intersection of Bloomingdale Avenue and Lithia Pinecrest Road
- 3.5 Miles North of Fishhawk Blvd
- 5 Miles South of Brandon Blvd
- 7 Miles East of I-95
- 7 Miles West of County Road 39
- Densely Populated Trade Area
- High Income Area over \$110,000 in a 1-Mile & 3-Mile Radius
- Combined Traffic Count (2019): 51,114

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 Licensed Real Estate Broker

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3461 Lithia Pinecrest Road

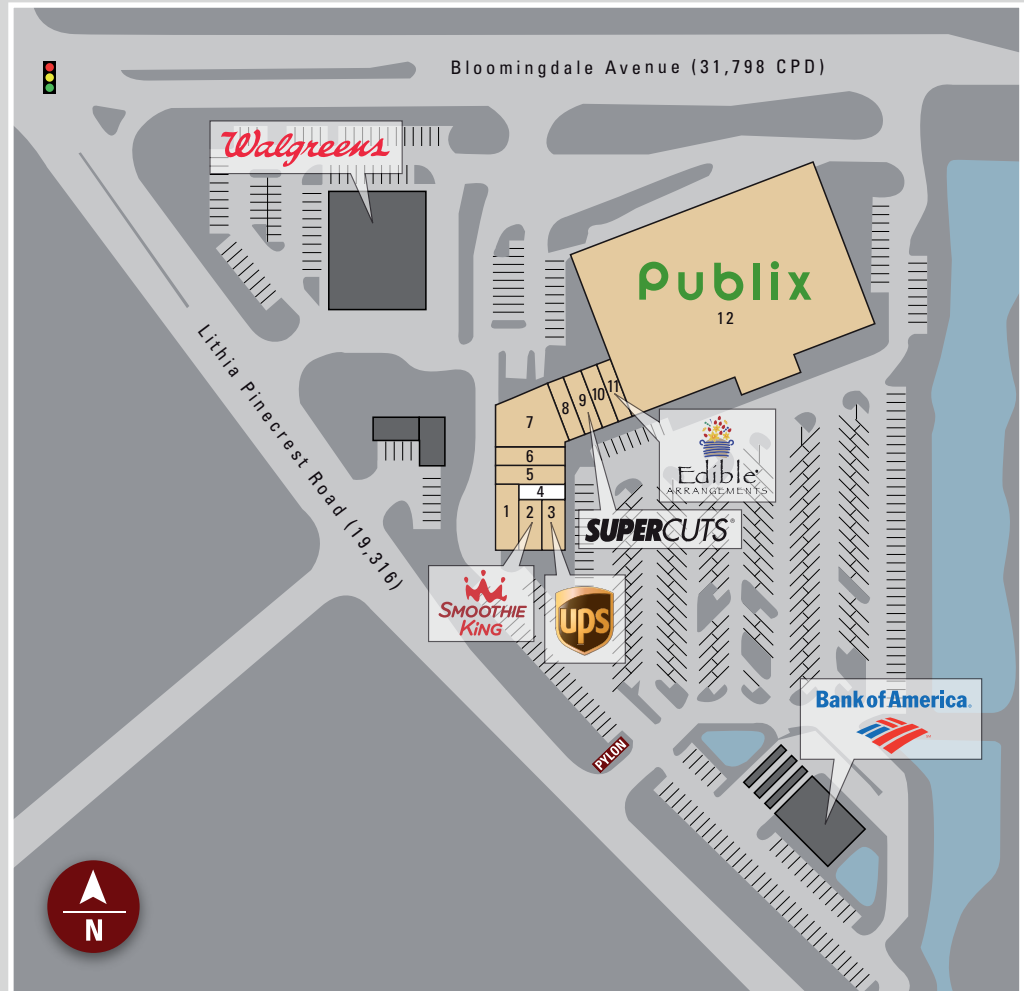
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## SITE PLAN

STE	TENANT	SIZE
12	Publix	54,379
1	Majik Touch Cleaners	1,400
2	Smoothie King	1,250
3	The UPS Store	1,250
4	AVAILABLE	1,000
5	Rosati's Pizza	1,540
6	Fantastic Nails	1,726
7	AJ's Fine Wines and Liquor	3,197
8	Golden Bowl Chinese Restaurant	1,499
9	Supercuts	1,050
10	Bleu Salon	1,760
11	Edible Arrangements	1,400
<b>TOTAL</b>		<b>71,470</b>

AVAILABLE  NOT OWNED



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