

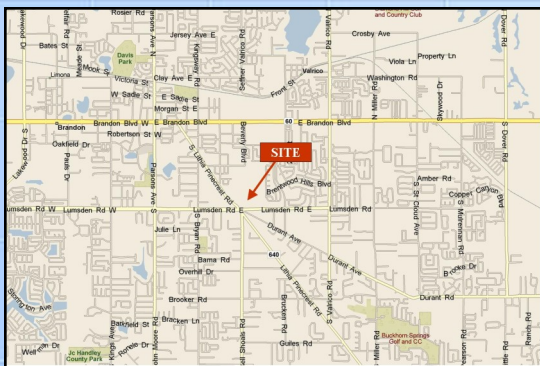
Lithia Square Shopping Center

Lithia Pinecrest Rd. & Lumsden Rd.
Brandon, Florida



Property Highlights:

- ◆ 69,007 GLA
- ◆ **Inline Space Available**
1,200 SF — 2,500 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



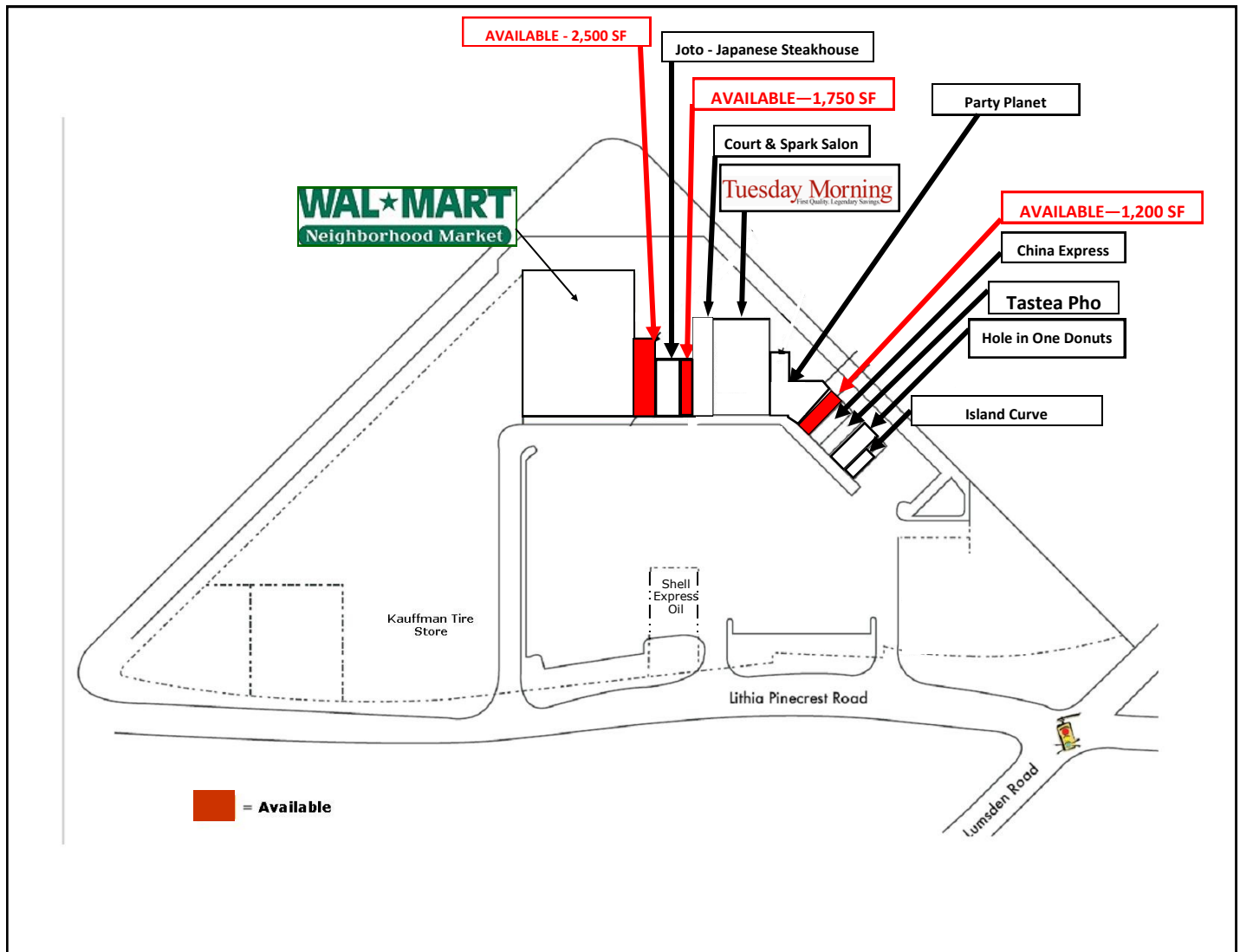
- ◆ **Traffic Counts**
Lithia Pinecrest Rd: 19,639 AADT
Lumsden Rd: 38,524 AADT

Demographics	1-Mile	2-Mile	3-Mile
Population	10,316	41,591	102,564
Average HH Income	\$76,749	\$79,123	\$79,889
Daytime Population	3,629	19,065	33,863



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TENANT	SF
WALMART NEIGHBORHOOD MARKET	36,750
AVAILABLE	2,500
JO TO'S JAPANESE STEAK HOUSE	4,020
AVAILABLE	1,750
COURT & SPARK SALON	3,000
TUESDAY MORNING	10,000
PARTY PLANET	2,400
AVAILABLE	1,200
CHINA EXPRESS	1,200
TASTE PHO	1,217
HOLE IN ONE DONUTS	1,820
ISLAND CURVE	750