

2224 LITHIA CENTER LANE

VALRICO, FLORIDA 33596

OFFICE SPACE FOR LEASE

Office is being totally renovated
inside – everything new



AVAILABLE
4TH QUARTER 2026

Move-in ready professional
office space in Valrico



PROPERTY OVERVIEW

Establish your business in one of Valrico's most desirable professional office locations. Situated within an affluent and rapidly growing demographic area, the Lithia Center Lane office park offers a professional environment surrounded by executive housing, established neighborhoods, medical providers, and thriving local businesses.

Whether serving clients throughout Brandon, Valrico, FishHawk, and Lithia, or seeking a prestigious office address, this location provides the accessibility, visibility, and professional image today's businesses demand.

NOW LEASING

751 SF OFFICE SUITE

\$24.00 PSF
(MG)

Modified Gross Rate includes Operating Expenses such as real estate taxes, building insurance and common area maintenance. Also includes water/sewer and trash service.

TOTAL MONTHLY RENT

\$1,502.00

IDEAL USES



MEDICAL



WELLNESS



PROFESSIONAL
OFFICE



REAL ESTATE



INSURANCE



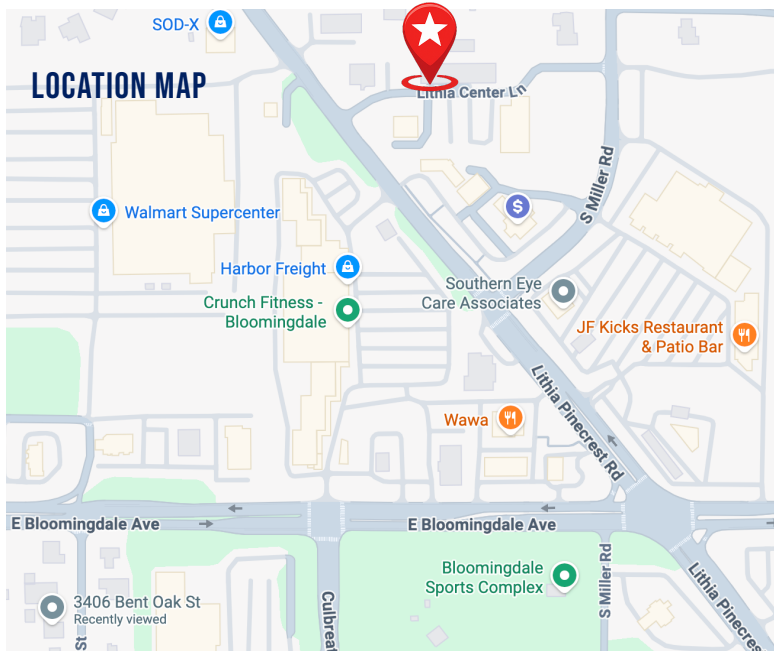
LEGAL
SERVICES



COUNSELING



ACCOUNTING &
FINANCIAL



VALRICO 33596 MARKET DEMOGRAPHICS

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Estimated Population	14,800	82,400	188,900
Average Household Income	\$121,500	\$116,800	\$108,900
Median Household Income	\$103,400	\$99,700	\$92,600
Total Households	5,200	30,900	71,400
Daytime Population	11,900	63,500	151,200
Bachelor's Degree or Higher	39%	38%	36%
Median Age	41.8	41.2	40.7

Source: Esri 2025 | Rings centered on Valrico, FL 33596

FOR MORE INFORMATION, CONTACT:

Carl Stickeler
(813) 390-0951

cstickeler@gmail.com



**HILLSBOROUGH'S FINEST
REAL ESTATE TEAM**
Your Success is Our Goal!

TURNER COLE COMPANY
REAL ESTATE SERVICES



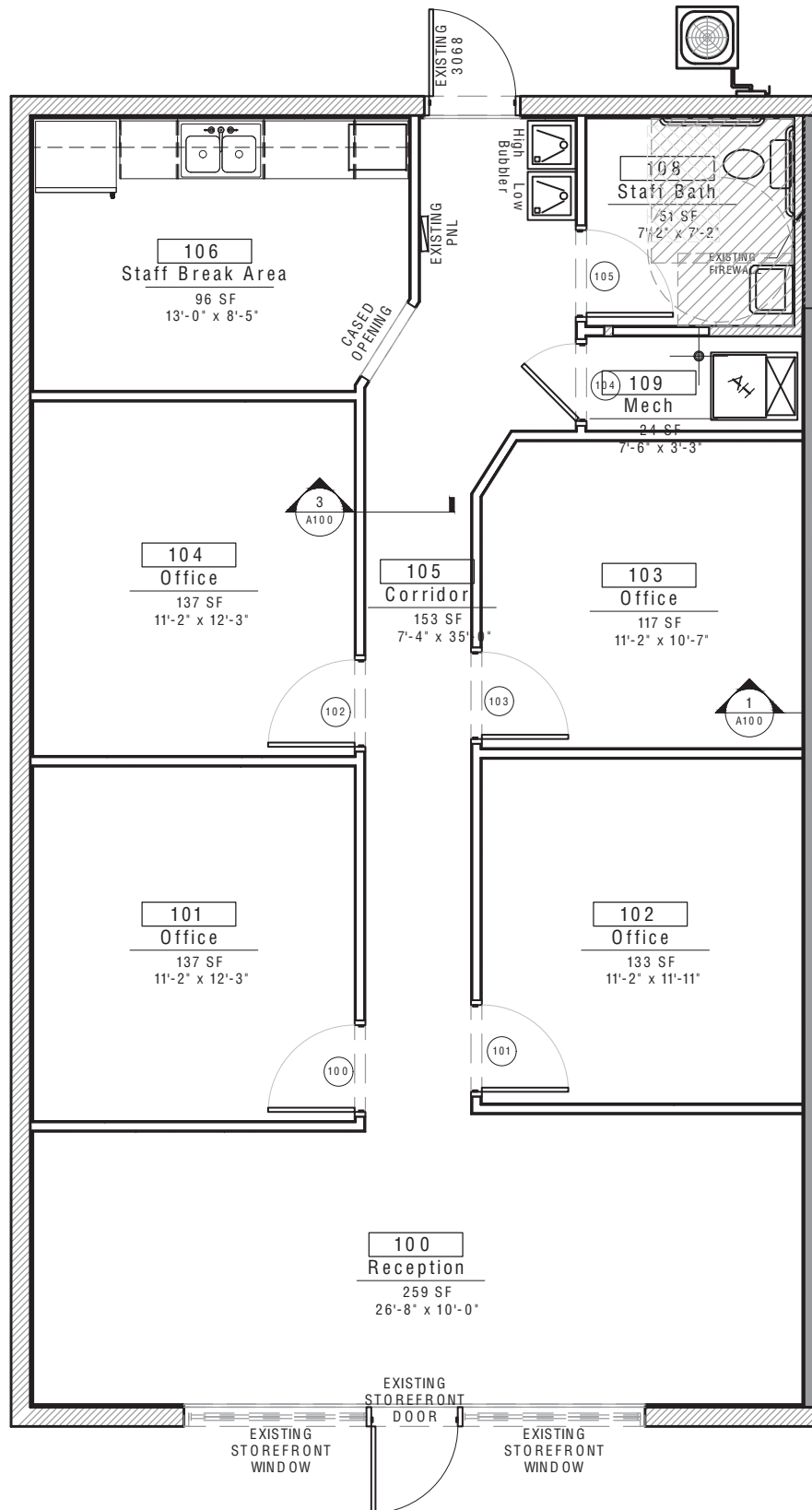
www.TurnerCole.com

2224 LITHIA CENTER LANE

VALRICO, FLORIDA 33596

FLOOR PLAN

751 SF



NO WARRANTY OR REPRESENTATION, EXPRESSED OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIFIC LISTING CONDITIONS, IMPOSED BY OUR PRINCIPALS.