



Office Building For Sale

FishHawk Professional Office

5476 Lithia Pinecrest Rd, Lithia, FL 33547

For More Information:

813-254-6756 | EXT 85

Scott Shimberg | scott@baystreetcommercial.com

Michael Braccia, P.A. | mike@baystreetcommercial.com





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Executive Summary



OFFERING SUMMARY

Sale Price: \$550,000

Price / SF: \$152.78

Parking Ratio: 5.6 : 1,000 SF

Building Size: 3,600 SF

Market: FL-Tampa/St.
Petersburg

Submarket: Lithia/FishHawk

PROPERTY OVERVIEW

This 3,600 sf Lithia Professional Office is located within FishHawk Professional Center among a variety of professional and medical users which include an eye doctor, an urgent care center, a women's center, a pediatrics office, an animal clinic, and a dentist's office. This space includes 12 private offices, reception area, conference room, fax/copy room, and a separate data/communications equipment room.

LOCATION OVERVIEW

FishHawk Professional Center is located on Lithia Pinecrest Road. This site has great access and ample parking to accommodate high traffic users and is situated near several national retailers, banks, schools, churches and restaurants in the heart of the thriving FishHawk Ranch market.



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Additional Photos





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Additional Photos



Bay Street Commercial | 611 West Bay Street | Tampa, FL 33606 | 813.625.2375 | www.baystreetcommercial.com

4

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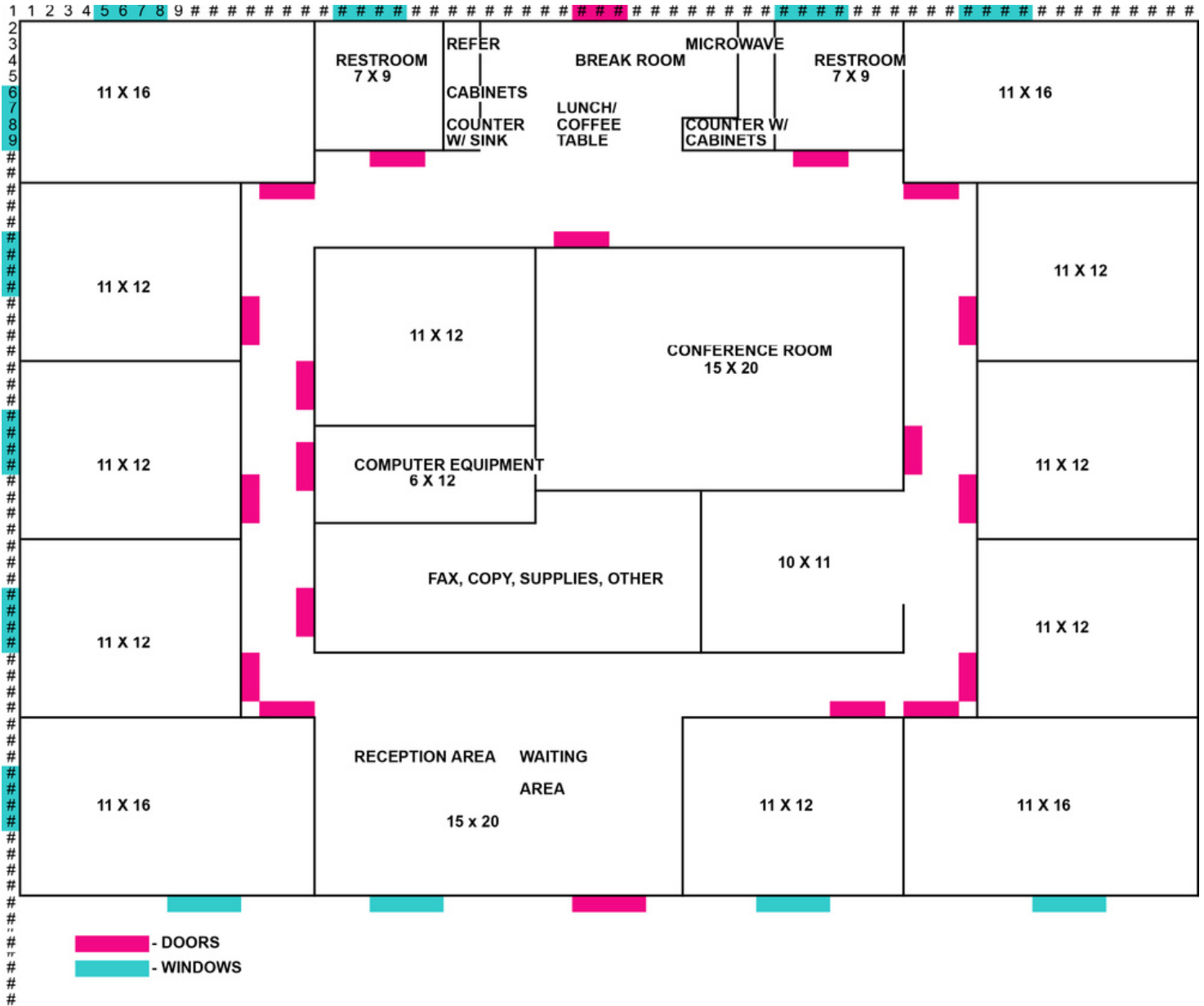




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Floor Plans



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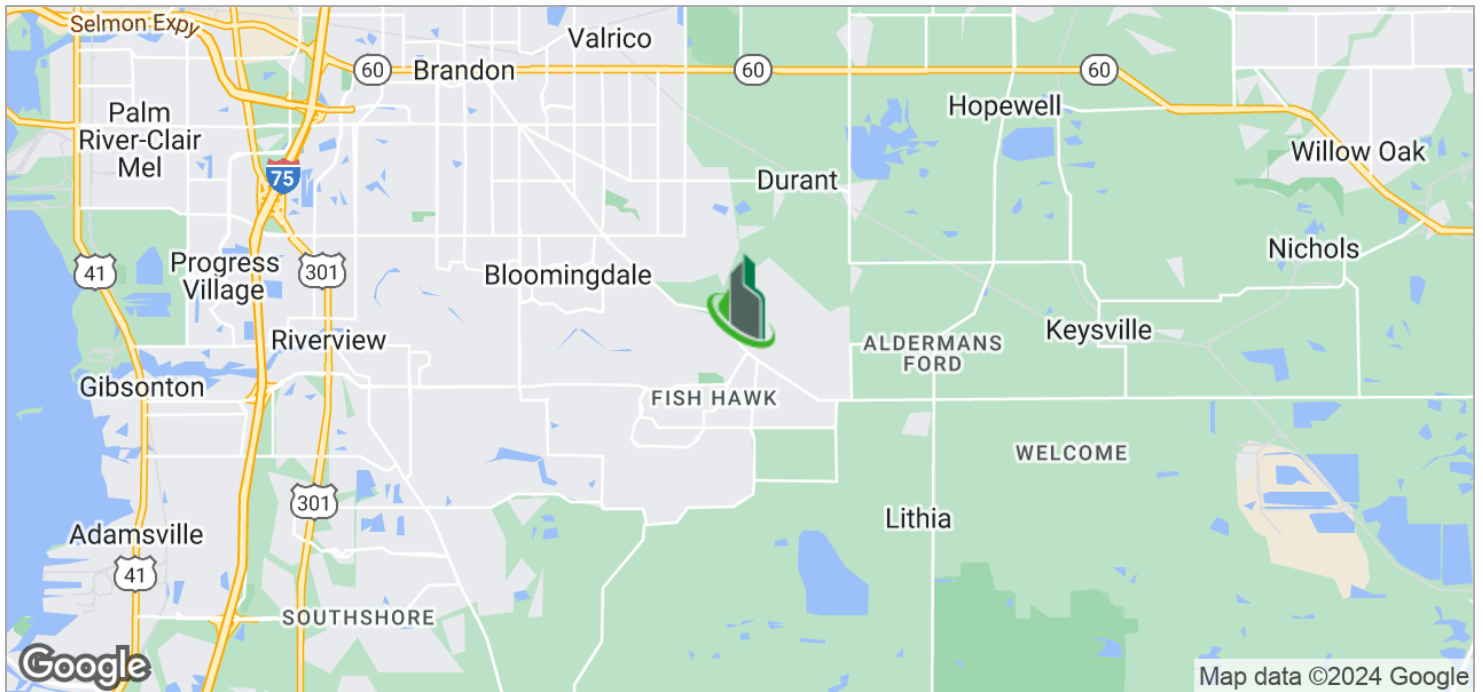
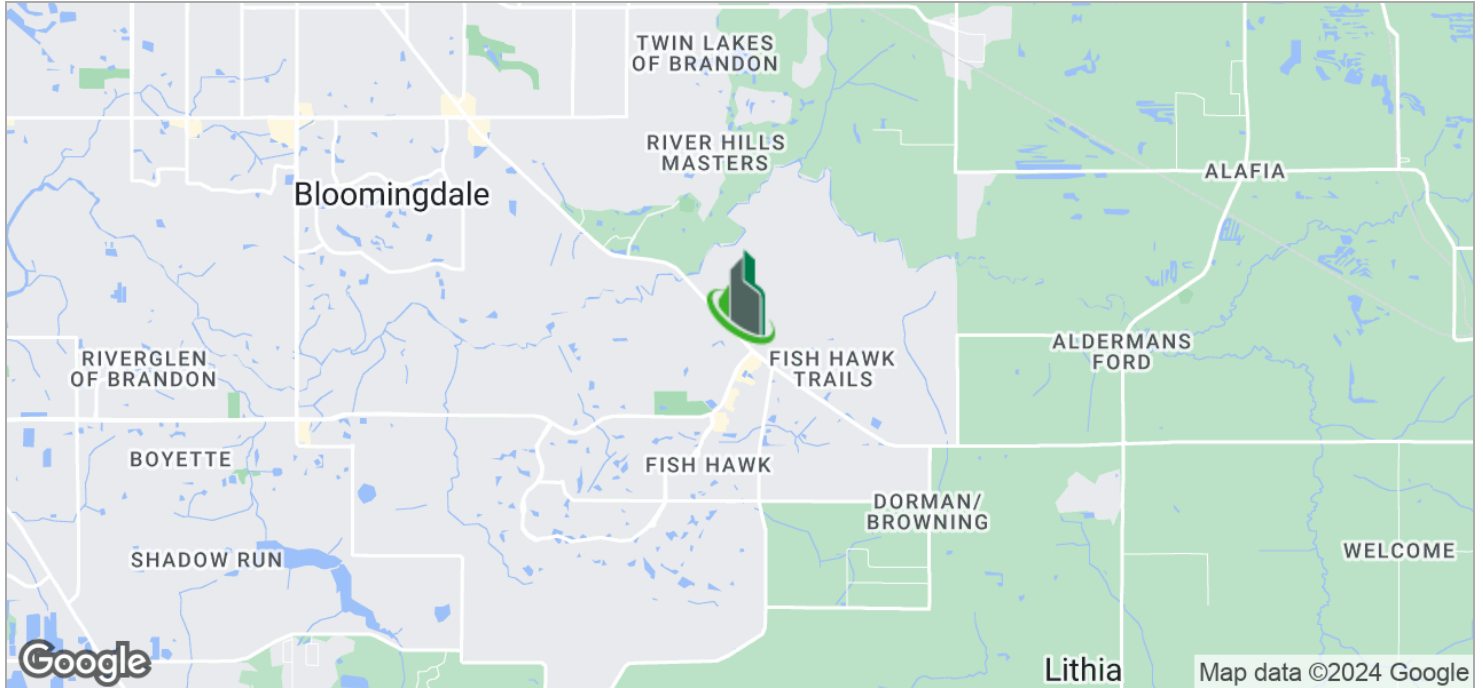
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Location Maps



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Aerial Map

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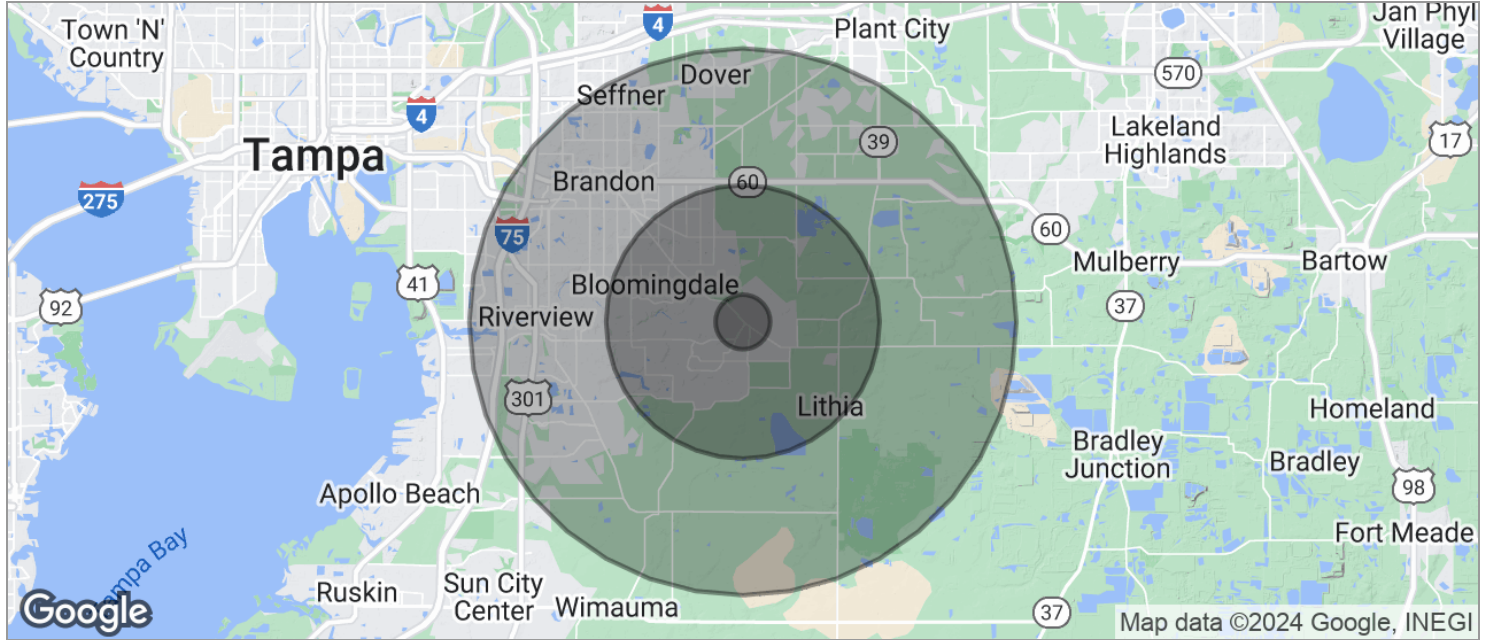
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Demographics Map



POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	1,814	65,073	282,793
MEDIAN AGE	36.0	38.2	36.2
MEDIAN AGE (MALE)	34.4	37.8	35.3
MEDIAN AGE (FEMALE)	36.9	37.8	36.8
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	606	21,206	100,785
# OF PERSONS PER HH	3.0	3.1	2.8
AVERAGE HH INCOME	\$129,062	\$105,543	\$77,266
AVERAGE HOUSE VALUE	\$356,183	\$307,150	\$249,523
RACE	1 MILE	5 MILES	10 MILES
% WHITE	84.3%	86.0%	79.9%
% BLACK	8.1%	6.6%	10.5%
% ASIAN	1.2%	2.9%	3.4%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.3%	0.2%	0.3%
% OTHER	4.4%	1.6%	2.8%
ETHNICITY	1 MILE	5 MILES	10 MILES
% HISPANIC	14.4%	12.8%	19.8%

* Demographic data derived from 2020 ACS - US Census

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