



Office Building For Sale

FishHawk Medical Office - Lease Opportunity

**5454 Lithia Pinecrest Rd, Lithia, FL 33547**

**For More Information:**

813-254-6756 | EXT 40

**Scott Shimberg** | [scott@baystreetcommercial.com](mailto:scott@baystreetcommercial.com)

**Michael Braccia, P.A.** | [mike@baystreetcommercial.com](mailto:mike@baystreetcommercial.com)





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### Executive Summary



### OFFERING SUMMARY

**Available SF:**

**Lease Rate:** Negotiable

**Year Built:** 2005

**Building Size:** 4,950 SF

**Zoning:** PD - Planned Development

**Market:** FL-Tampa/St. Petersburg

**Submarket:** Brandon

### PROPERTY OVERVIEW

This 4950 sf medical office, formerly home to Pediatric Healthcare Alliance, is perfectly suited for most medical users, with minor aesthetic modifications to suit an individual practice. The space is well-designed with a small waiting room (newborn) and two large waiting rooms (sick and well), a large administrative / reception office, file room and a staff break room. The suite also has 13 plumbed exam rooms, 2 large physician's offices, a large plumbed lab area with nurse's stations and multiple storage rooms.

### 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 nearby 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](http://www.baystreetcommercial.com)

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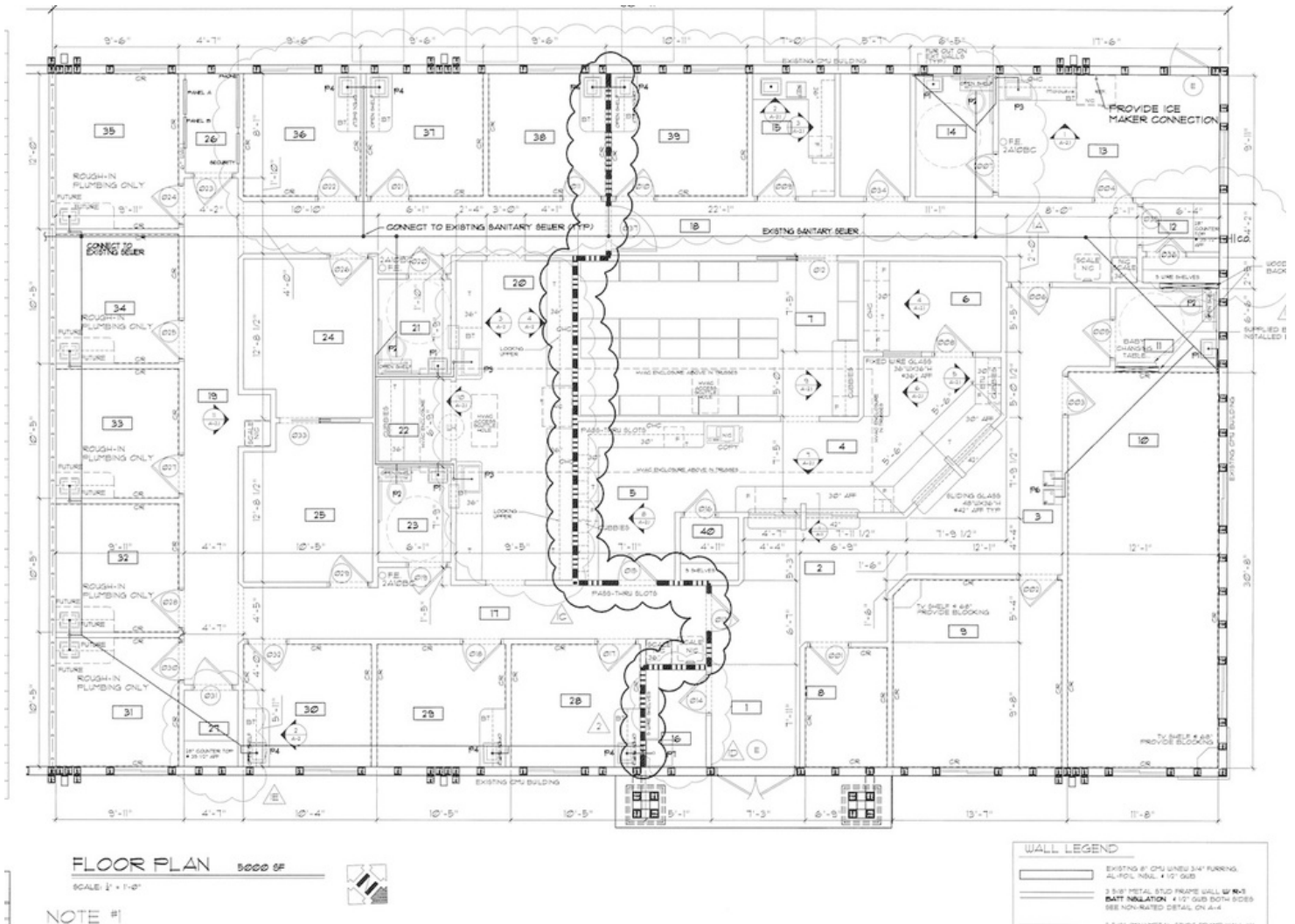




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### Floor Plans



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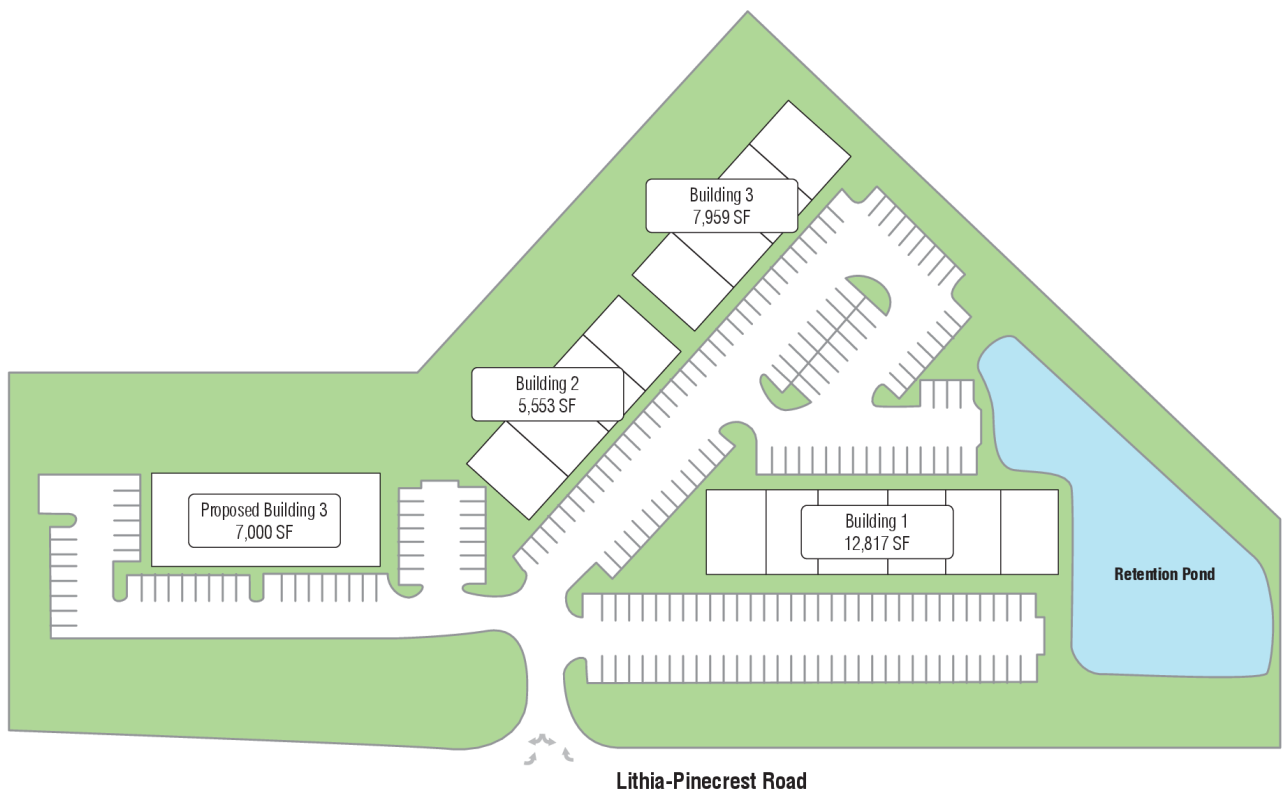


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Site Plan

**Fishhawk Professional** | 5466-5468 LITHIA PINECREST RD | LITHIA, FL 33547



**Stuart S. Golding Co.**

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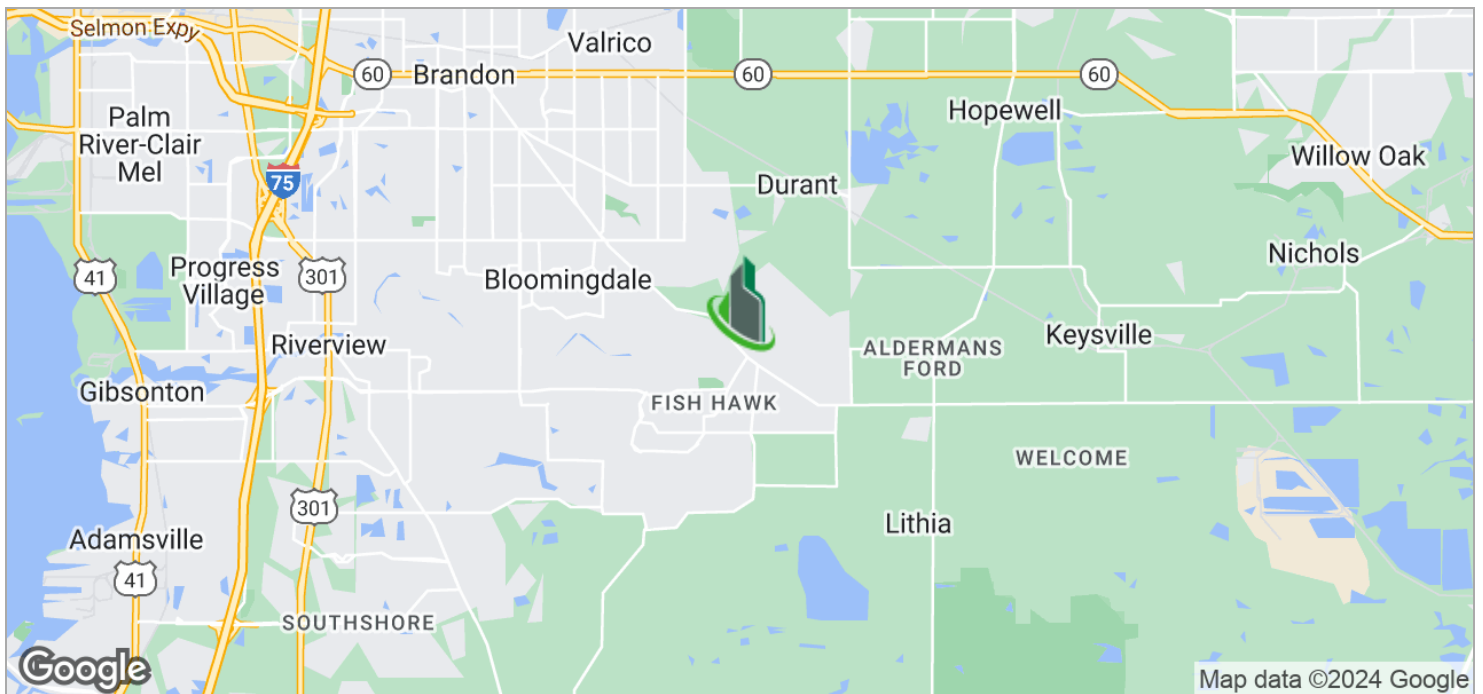
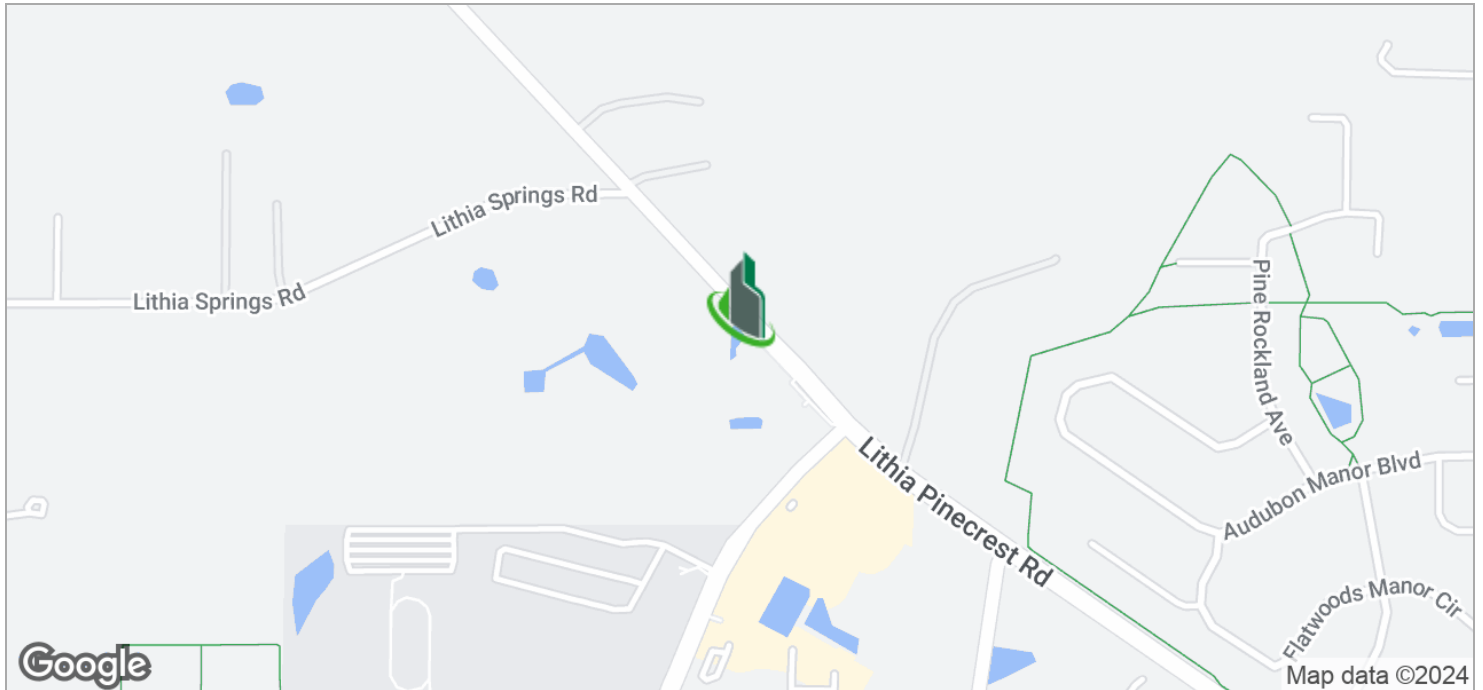




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Location Maps



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Aerial Map



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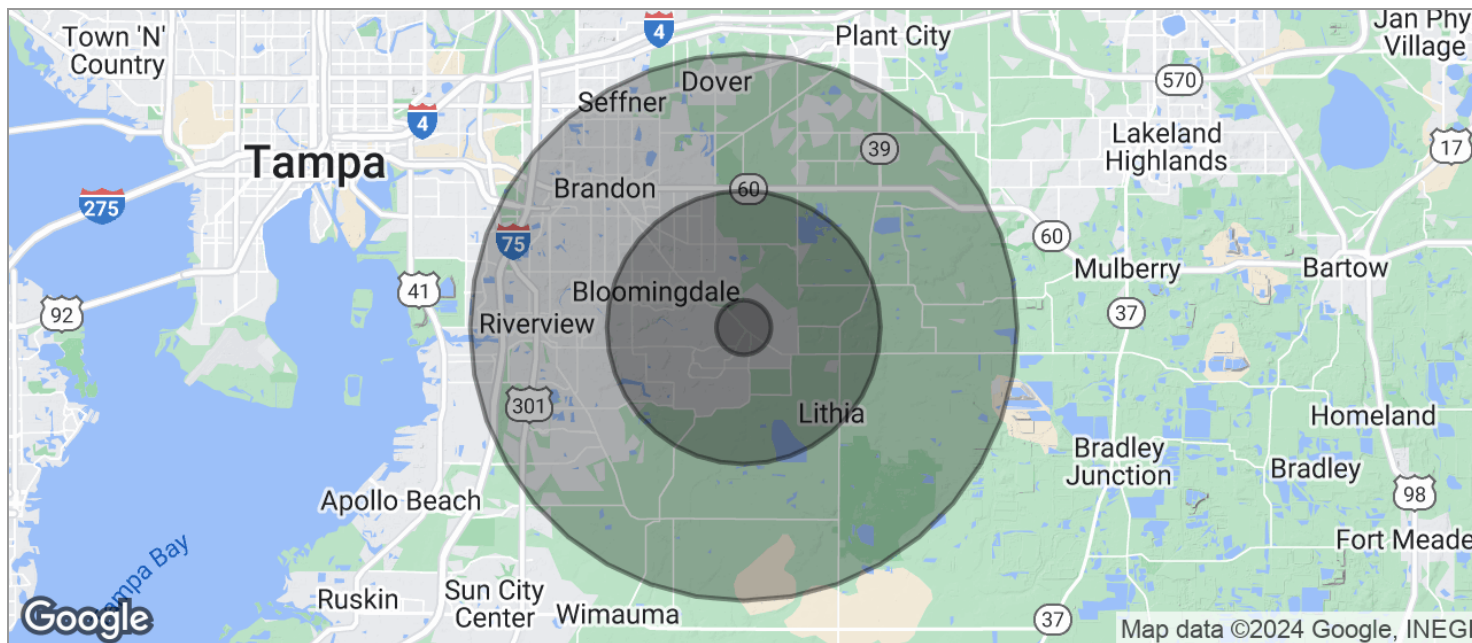




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### Demographics Map



POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	1,778	65,869	284,036
MEDIAN AGE	36.6	38.2	36.1
MEDIAN AGE (MALE)	35.1	37.9	35.3
MEDIAN AGE (FEMALE)	37.3	37.9	36.8
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	593	21,514	101,189
# OF PERSONS PER HH	3.0	3.1	2.8
AVERAGE HH INCOME	\$130,754	\$104,946	\$77,308
AVERAGE HOUSE VALUE	\$359,141	\$307,565	\$249,978
RACE	1 MILE	5 MILES	10 MILES
% WHITE	84.0%	85.9%	79.8%
% BLACK	7.9%	6.6%	10.5%
% ASIAN	1.3%	2.9%	3.4%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.3%	0.2%	0.3%
% OTHER	4.6%	1.6%	2.8%
ETHNICITY	1 MILE	5 MILES	10 MILES
% HISPANIC	14.3%	12.7%	19.8%

\* Demographic data derived from 2020 ACS - US Census

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