



Retail Property For Lease

The Shoppes of FishHawk

**16719 Fishhawk Blvd, Lithia, FL 33547**

**For More Information:**

813-254-6756 | EXT 17

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







## The Shoppes of FishHawk

# 16719 Fishhawk Blvd, Lithia, FL 33547

### Executive Summary



### OFFERING SUMMARY

Available SF:	2,184 SF
Lease Rate:	\$27.00 SF/yr (NNN)
Lot Size:	280,526 SF
Year Built:	2000
Building Size:	73,695 SF
Zoning:	CG
Market:	FL-Tampa/St. Petersburg
Submarket:	Brandon
Traffic Count:	32,500

### PROPERTY OVERVIEW

Retail space is available in The Shoppes of FishHawk. Unit 16741 is a 2,184 SF space with a large open area. Formerly home to a liquor store. Storage in the rear with private restrooms. Located in an Aldi anchored neighborhood shopping center adjacent to FishHawk Ranch. There is ample parking with 5 per 1,000. Located in an extremely coveted high income demographic.

Estimated CAM: \$8.39

Unit 16741 - 2,184 SF - Initial estimated monthly rent: \$6,441 (includes base rate + CAM) plus applicable sales tax

### LOCATION OVERVIEW

Located east of Tampa near the intersection of FishHawk Boulevard and Lithia Pinecrest Road. East of I-75 and 301 and south of 60 and I-4, offering easy access to all surrounding areas.





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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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Property Webpage: [www.properties.baystreetcommercial.com/158526-lease](http://www.properties.baystreetcommercial.com/158526-lease)

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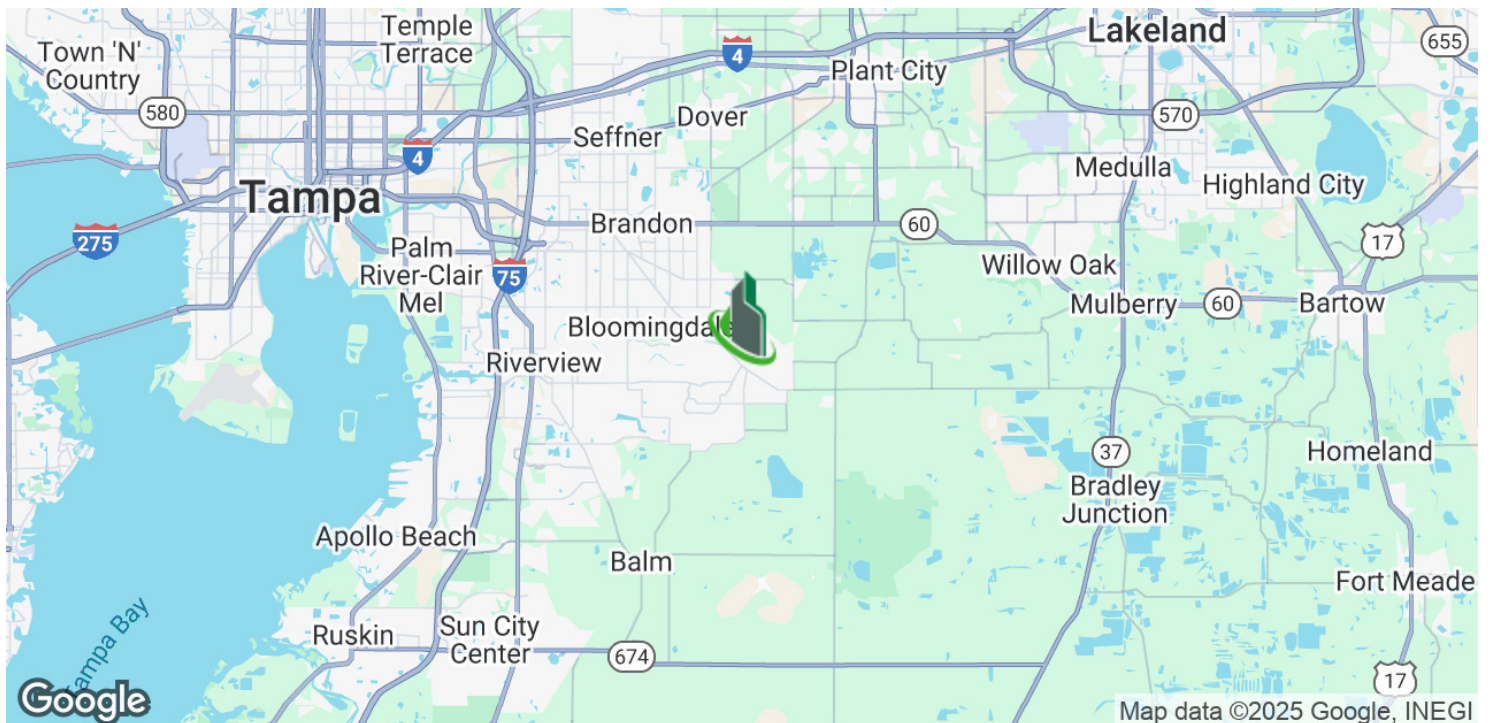
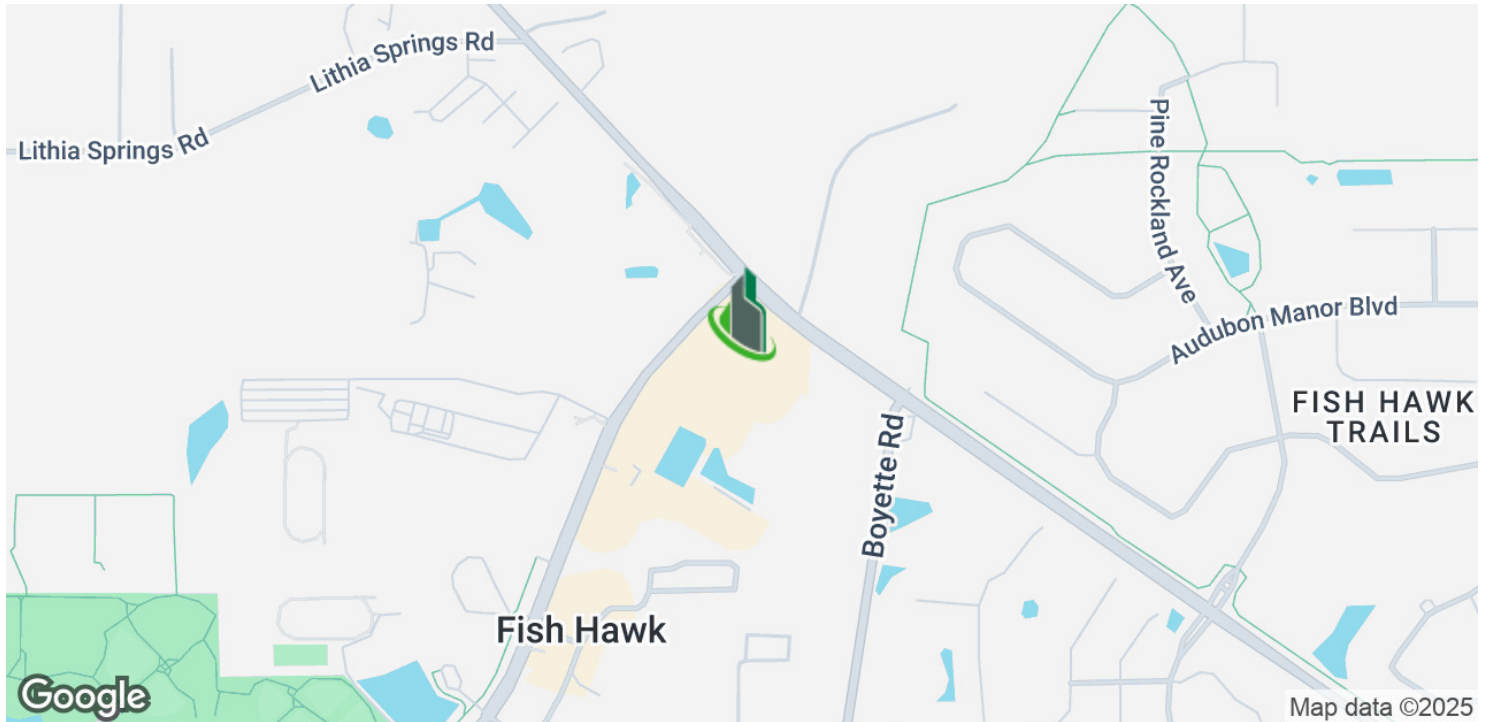




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Location Map







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### Retailer Map



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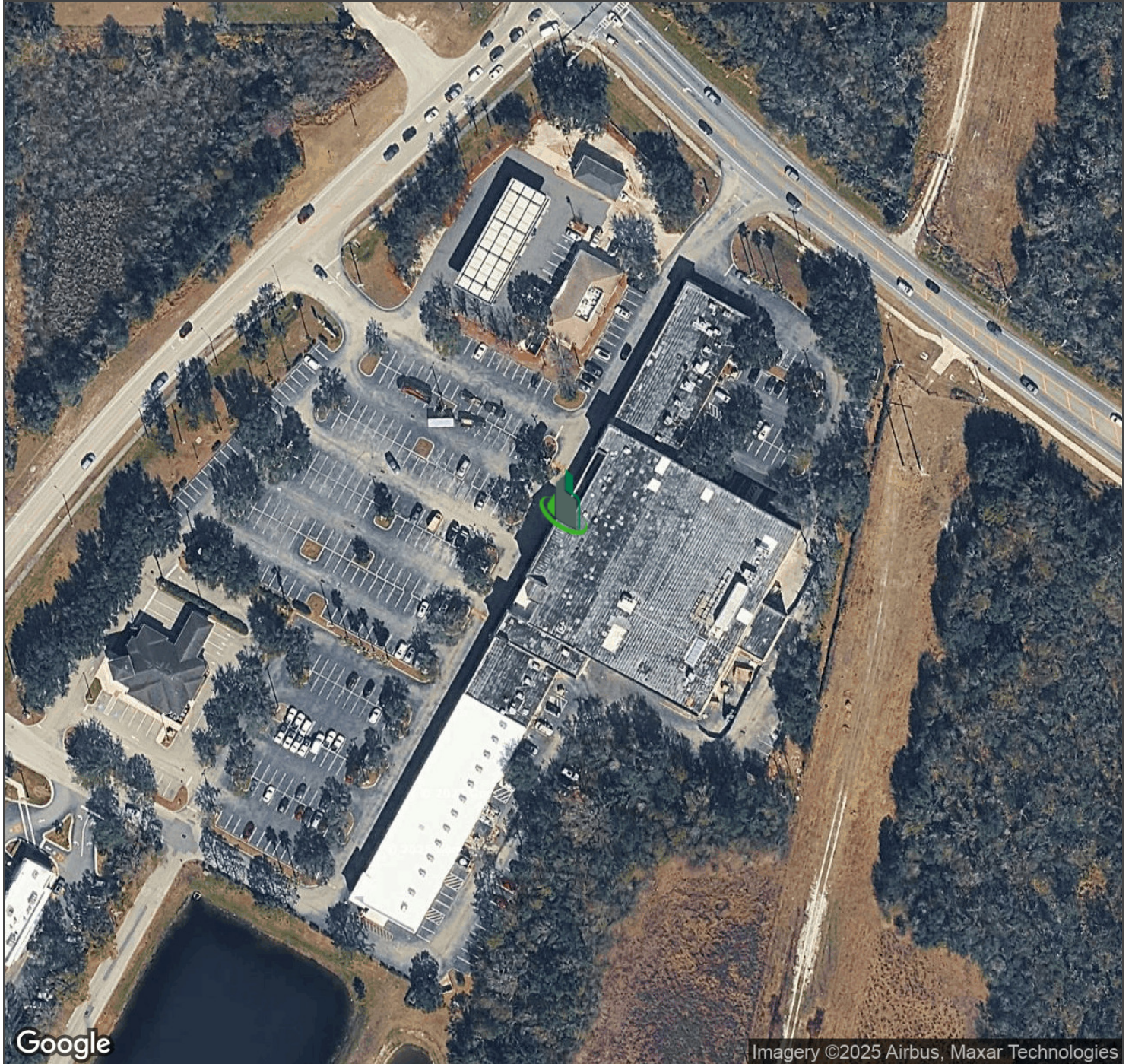




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Aerial Map



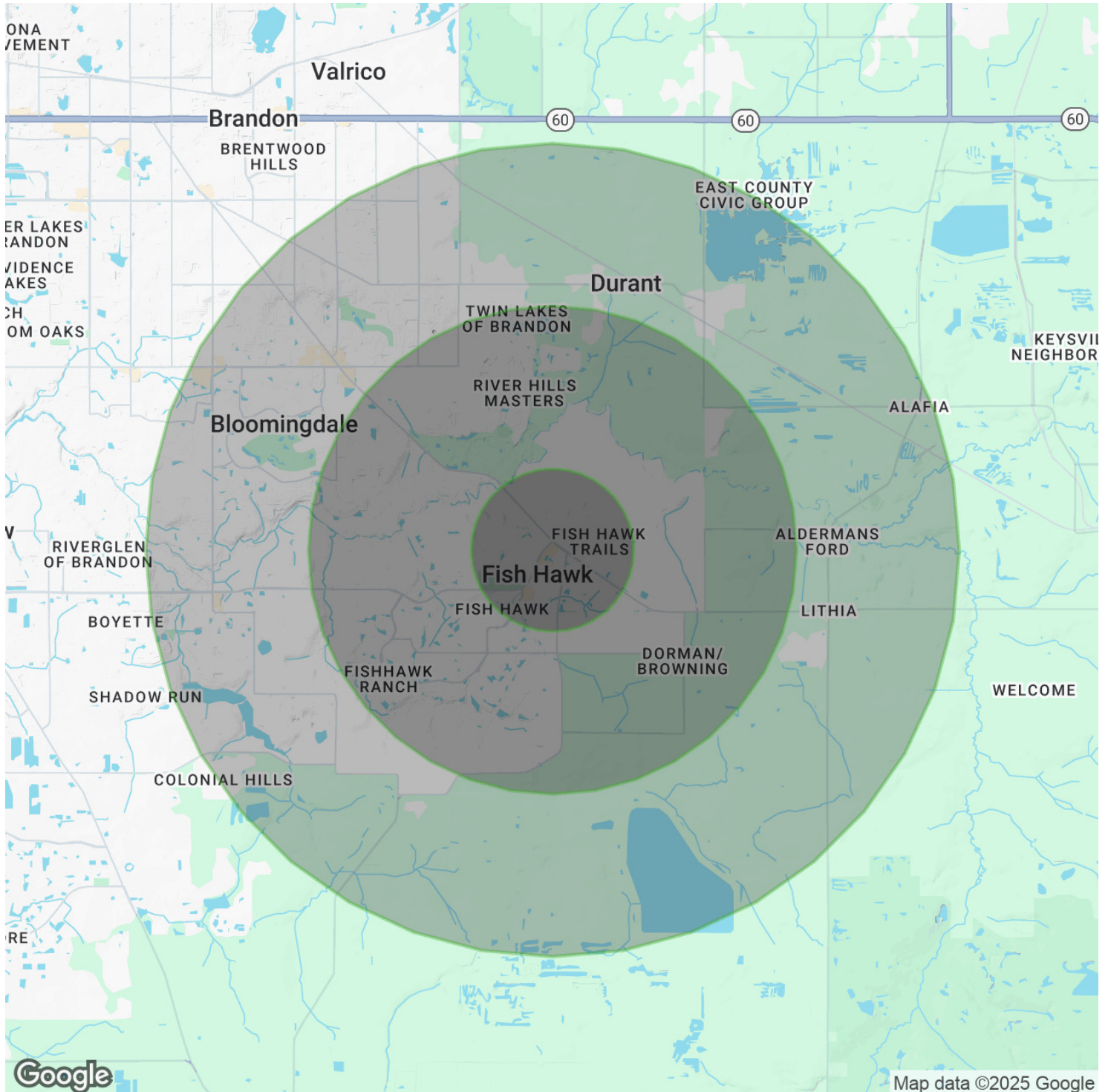




The Shoppes of FishHawk

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### Demographics Map & Report







## The Shoppes of FishHawk

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### Demographics Map & Report

#### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	2,871	22,663	62,454
Average Age	33.7	36.8	37.9
Average Age (Male)	31.3	35.7	37.4
Average Age (Female)	35.0	36.7	37.4

#### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	959	7,137	20,125
# of Persons per HH	3.0	3.2	3.1
Average HH Income	\$116,769	\$121,100	\$107,358
Average House Value	\$357,487	\$361,695	\$306,506

#### ETHNICITY (%)

	1 MILE	3 MILES	5 MILES
Hispanic	12.4%	10.3%	12.7%

#### RACE

	1 MILE	3 MILES	5 MILES
Total Population - White	2,460	19,420	53,699
% White	85.7%	85.7%	86.0%
Total Population - Black	231	1,259	4,104
% Black	8.0%	5.6%	6.6%
Total Population - Asian	33	688	1,759
% Asian	1.1%	3.0%	2.8%
Total Population - Hawaiian	0	0	0
% Hawaiian	0.0%	0.0%	0.0%
Total Population - American Indian	3	35	153
% American Indian	0.1%	0.2%	0.2%
Total Population - Other	97	571	1,086
% Other	3.4%	2.5%	1.7%

#### TRAFFIC COUNTS

FishHawk Blvd and Lithia Pinecrest Rd	32,500/day
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*\* Demographic data derived from 2020 ACS - US Census*