

FIVE POINTS BUSINESS CENTER

MULTI-TENANT OFFICE INVESTMENT OPPORTUNITY

📍 900-918 Lithia Pinecrest Road
Brandon, Florida 33511



\$2,350,000
ASKING PRICE



\$146,218
NOI



6.22%
CAP RATE



11,676 SF
RENTABLE AREA



100%
OCCUPIED



3 BUILDINGS
10 TENANT SUITES



FOR MORE INFORMATION
CONTACT
Carl Stickeler
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TURNER COLE COMPANY
REAL ESTATE SERVICES



www.TurnerCole.com

Investment Opportunity

Five Points Business Center presents the opportunity to acquire a well-maintained multi-tenant office investment strategically located along Lithia Pinecrest Road in the heart of the Brandon market.

The property consists of approximately 11,676 rentable square feet across three office buildings and is 100.0% occupied, providing immediate in-place cash flow with no current vacancy or lease-up requirement.

A key competitive advantage is the property's exceptional parking capability. With an abundant parking ratio of approximately 6:0 spaces per 1,000 square feet. Five Points Business Center offers substantially more than ample parking to accommodate tenants, employees, clients and visitors – a particularly valuable feature for professional, medical, and service-oriented office users.

Recent ownership has completed significant capital improvements, positioning the property for continued operational stability while minimizing near-term capital expenditure requirements.

KEY INVESTMENT ATTRIBUTES



STRONG CASH FLOW

100% occupied with
immediate in-place income



INSTITUTIONAL SCALE

11,676 SF across
three office buildings



VALUE-ADD UPSIDE

Opportunity for
future rent growth



RECENT IMPROVEMENTS

Major capital upgrades
already completed



AMPLE PARKING

6.0 spaces per 1,000 SF



**NOW FULLY
LEASED**

STABILIZED NOI
\$146,218
ANNUALLY



OWNERS CAPITAL IMPROVEMENTS

OVER THE PAST 5 YEARS



2026

- 2 Complete HVAC systems Units 910 and 902
- Rewired frontage signs for LED lighting, and Upgraded signage.

2026 TOTAL TO DATE: **\$20,820.00**



2025

- 3 complete HVAC systems Units 904, 916 and 918
- Seal and stripe driveways

2025 TOTAL: **\$32,345.00**



2024

- Rebuild of major drains in driveways.

2024 TOTAL: **\$8,400.00**



2021

- 1 complete HVAC system Unit 900

2021 TOTAL: **\$8,350.00**



Of the 10 Units, 6 HVAC systems have been replaced during this time frame.

The ages of the other 4 HVAC systems:

- Units 906 and 908 – replaced in 2014
- Unit 912 – replaced in 2017
- Unit 914 – replaced in 2018



All 3 roofs had a Firestone roof-over membrane applied.



The roof has been inspected and maintained annually.



No roof leaks during the last 15 years.



SIGNIFICANT INVESTMENTS. ENHANCED PERFORMANCE.

Substantial capital improvements completed to ensure long-term property performance and reduced near-term capital expenditure needs.

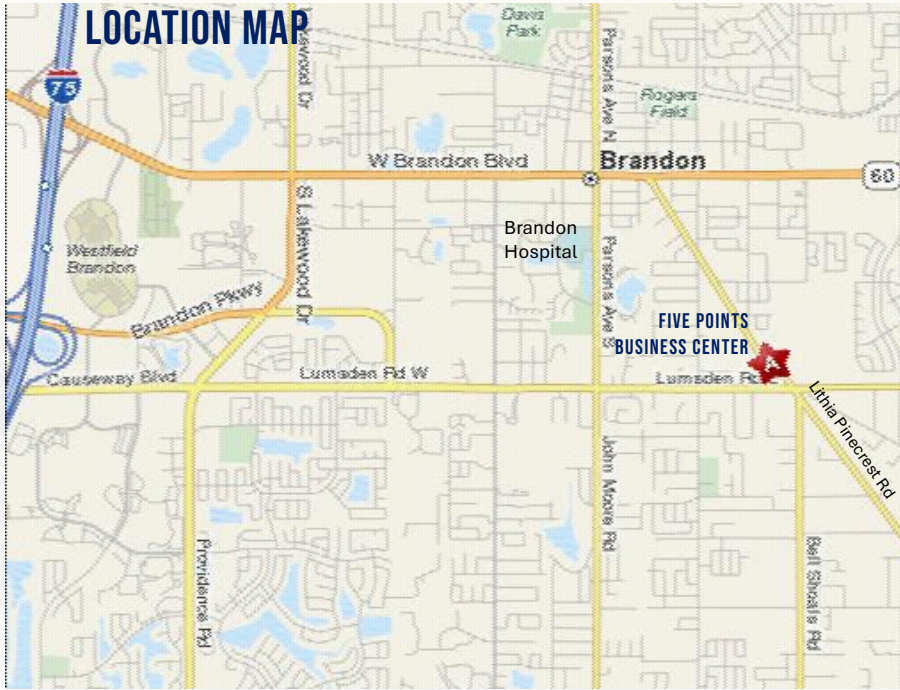


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Location Highlights

- ✓ Frontage on Lithia Pinecrest Road
- ✓ Minutes from Brandon Boulevard (SR 60)
- ✓ Convenient access to I-75 and the Selmon Expressway
- ✓ Surrounded by affluent residential communities
- ✓ Strong demographics and continued population growth
- ✓ Centrally located between Brandon, Valrico, Riverview, and FishHawk Ranch

Prime Location Along Lithia Pinecrest Road

Five Points Business Center is strategically positioned along highly traveled Lithia Pinecrest Road, one of Brandon's primary north-south commercial corridors. The property benefits from exceptional visibility, convenient access, and proximity to many of the area's most established residential communities and business centers.

Located just minutes from Brandon Boulevard (SR 60), Bloomingdale Avenue, State Road 60, Interstate 75, and the Selmon Expressway, the property provides efficient access throughout the Tampa Bay region.

The surrounding area is characterized by strong population growth, affluent residential neighborhoods, and a diverse mix of professional office, medical, retail, and service-oriented businesses. Tenants benefit from immediate access to numerous restaurants, banking institutions, shopping centers, and daily conveniences located within a short drive of the property.

