

# FREE-STANDING RETAIL OR LIGHT COMMERCIAL FOR SALE

3407 LITHIA PINECREST ROAD  
VALRICO, FL 33596

DOYLE &  
MCGRATH  
REAL ESTATE



Stunning, stand-alone retail space on high traffic, upscale Lithia Pinecrest Road, just S of Bloomingdale Ave in Valrico. Upgrades galore, every interior surface has been upgraded. Building includes on-site kitchen and 10x14 foot storage shed. In addition to retail use, building can be used for light commercial or office. Building can be split into 2 units. Current tenant is Chill Cawfee - Caw-fee Cannabinoids and Wellness.

**2,551 SF on 0.43 Acres**

**Price:**  
**\$1,199,000.00**

**Mike Mauger**

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**DOYLE & MCGRATH**  
REAL ESTATE & PROPERTY MANAGEMENT

No warranty or representation expressed or implied is made as to the accuracy of this information contained herein, and same is submitted subject to errors, omissions, changes of price, rental or other conditions, and to special conditions imposed by our principals.



## Property Highlights:

- Great location between Publix and Walgreens.
- Signage and ample parking
- Great demographics
- 2,551 square feet on 0.43 acres

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Call today for more information!

