

16301 Fishhawk Blvd
Lithia FL 33547

4,610 SF

**Medical Office
For Lease**



- Suite A - Prime 4,610 SF available for lease
- Class A build-out, wet exam rooms
- Rental Rate - \$30.00 psf / NNN
- 54 parking stalls - 7.6/1,000
- Private Physician access
- Excellent condition
- Built in 2015
- Building & pylon signage available

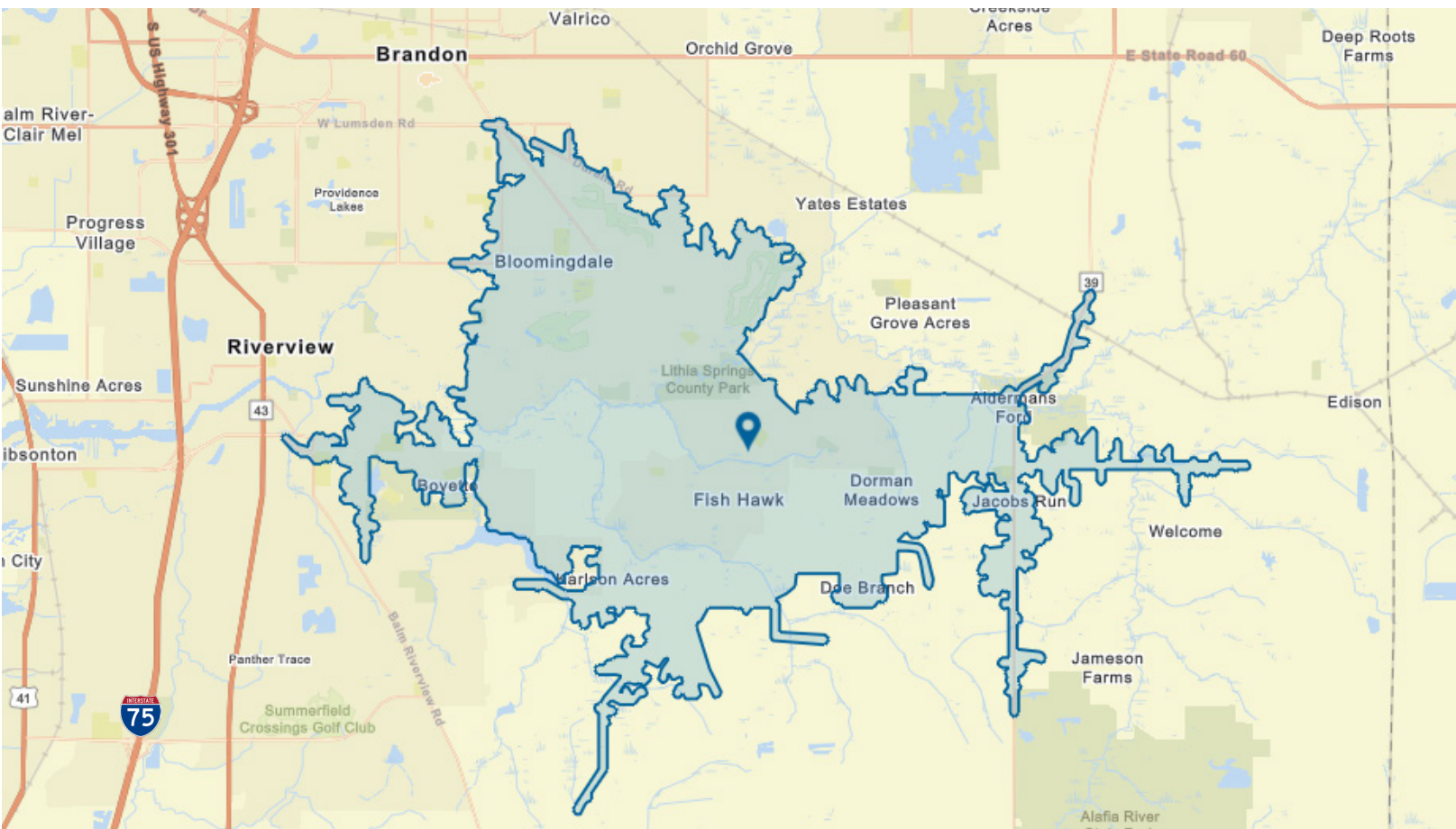


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15 MINUTE DRIVE TIME MAP



DEMOGRAPHICS



2025 - 70,083
2030 - 72,651



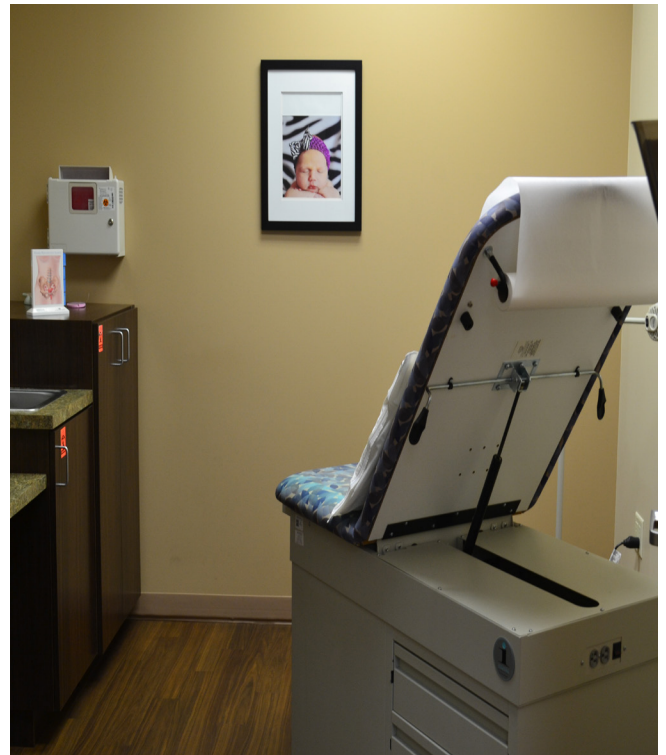
2025 - 23,265
2030 - 24,222



2024 - \$ 157,581
2029 - \$ 176,856



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Lithia is a suburb southeast of Tampa and south of Brandon.

The area is a relaxing balance of open green pastures and well-planned communities with top amenities. Lithia's origins are rich in agriculture like cattle ranching, citrus, and berries, as well as phosphate which are continued to the present day. Families are drawn to the area for A+ school ratings and a warm sense of community. Lithia has a variety of homes ranging from large sprawling estates to quaint new build townhomes.

Lithia's most popular community is FishHawk which was ranked #2 on the list of best suburbs in Florida to raise a family, according to niche.com.



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