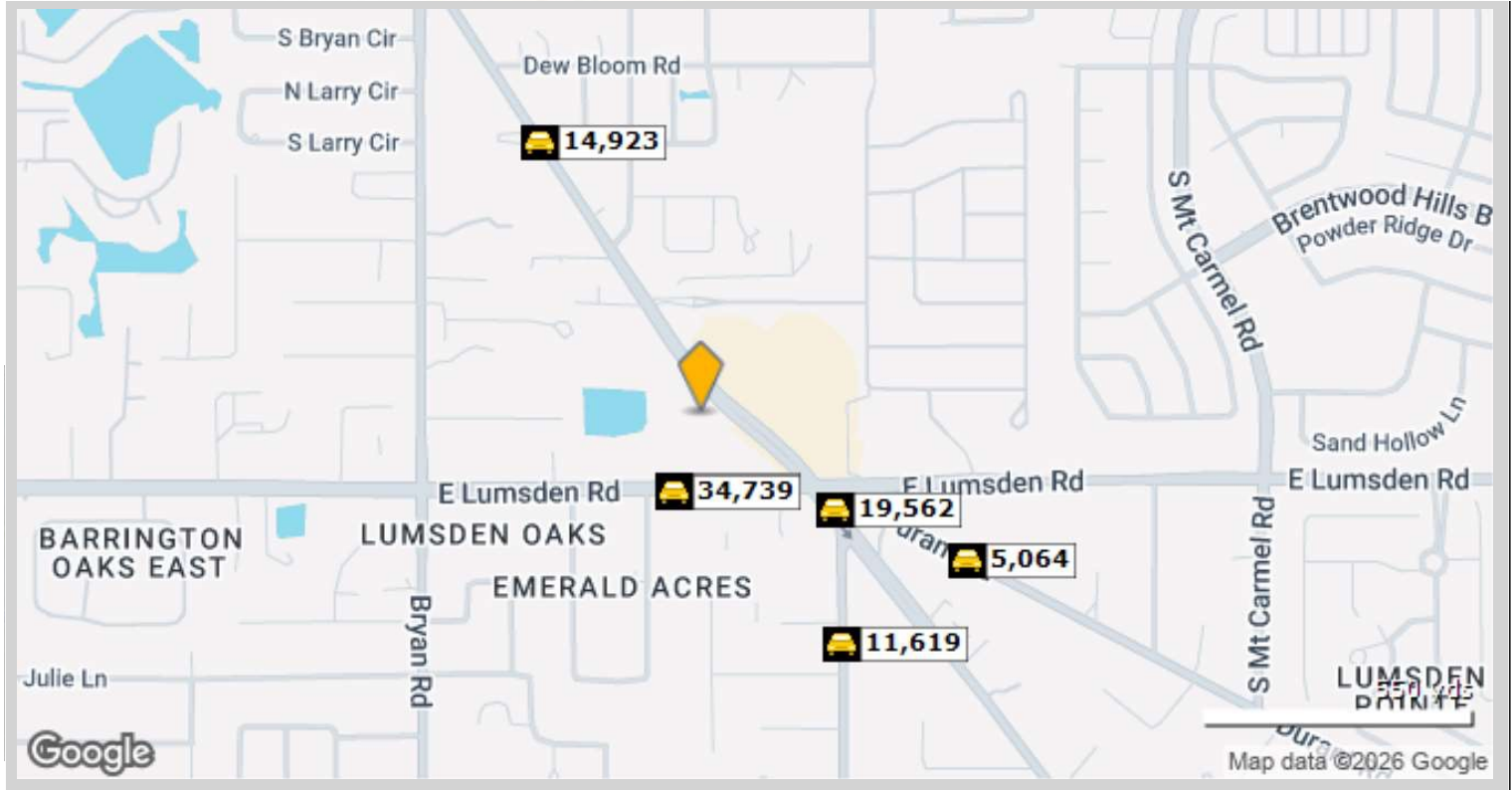


FIVE POINTS BUSINESS CENTER



900-918 LITHIA PINECREST ROAD
BRANDON, FL 33511

TRAFFIC COUNT REPORT



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	E Lumsden Rd	Emerald Dr	0.03 W	2024	34,944	MPSI	.09
2	E Lumsden Rd	Emerald Dr	0.03 W	2025	34,739	MPSI	.09
3	Lithia Pinecrest Rd	Bell Shoals Rd	0.02 SE	2024	19,636	MPSI	.20
4	Lithia Pinecrest Rd	Bell Shoals Rd	0.02 SE	2025	19,552	MPSI	.20
5	Lithia Pinecrest Rd	Bell Shoals Rd	0.02 SE	2024	19,562	MPSI	.20
6	Bell Shoals Rd	Valmar St	0.04 S	2025	11,581	MPSI	.32
7	Bell Shoals Rd	Valmar St	0.04 S	2024	11,619	MPSI	.32
8	Durant Rd	Mandalay Dr	0.25 SE	2018	5,865	MPSI	.36
9	Durant Rd	Mandalay Dr	0.25 SE	2025	5,064	MPSI	.36
10	Lithia Pinecrest Rd	Dew Bloom Rd	0.11 NW	2025	14,923	MPSI	.38



HIGH VISIBILITY
Along Lithia Pinecrest
Road corridor



STRONG TRAFFIC COUNTS
Consistent daily traffic
driving exposure



PREMIER LOCATION
Excellent access to
Brandon, Valrico,
Riverview & Tampa

WELL POSITIONED. WELL CONNECTED. WELL COUNTED.
A STRATEGIC LOCATION FOR YOUR BUSINESS.

