

COMMERCIAL SITE : FOR SALE

440 S. Lithia Pinecrest Road

Brandon, Florida 33511

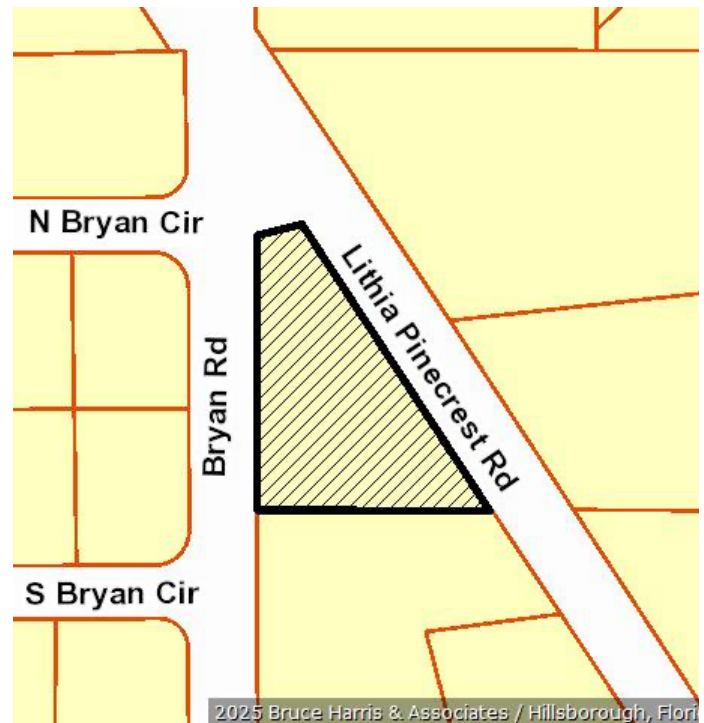
ASKING PRICE:
\$496,000



Don't Miss This –
Prime Brandon Development Opportunity!

PROPERTY FEATURES include:

- **Prime location** – High-visibility frontage, **0.66 acre raw land parcel** on S Lithia Pinecrest Rd, a major thoroughfare in Brandon
- **High Traffic Count** – Excellent exposure with steady daily traffic for maximum business visibility
- **Rapidly Growing Area** – Surrounded by residential neighborhoods and new commercial developments
- **Easy Access** – Close proximity to SR 60, I-75, and major Brandon corridors
- **Nearby Tenants** – Minutes from Publix, Walmart, banks, medical offices, and dining



For information, contact:

Carl Stickeler
(813) 390-0951
cstickeler@gmail.com



PROPERTY DATA:

Hillsborough Co. Folio #: 070344-0000
Size Lot: 0.66 acre raw land parcel
Zoning: RSC-6
2024 R/E Taxes: \$1,364.38

Hillsborough's Finest Real Estate Team

Let us work for you!



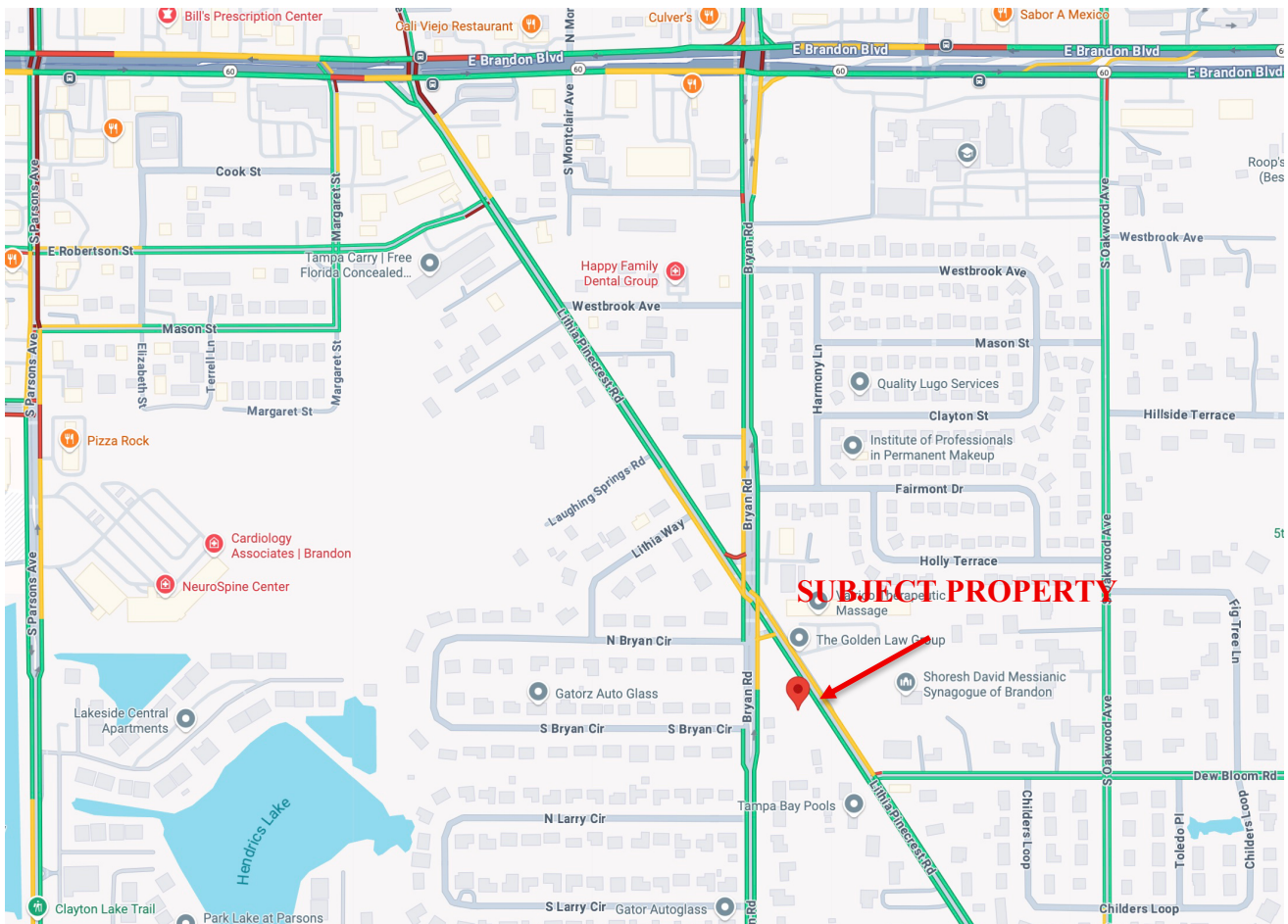
Turner Cole Company

Real Estate Services

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