



Retail Property For Lease

Fishhawk Area Riverhills Plaza Medical Professional Office
4325 Lynx Paw Trail, Valrico, FL 33596

For More Information:

813-254-6756 | EXT 21

Michael Braccia, P.A. | mike@baystreetcommercial.com





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Executive Summary



OFFERING SUMMARY

Available SF:	1,273 SF
Lease Rate:	\$28 SF/yr (NNN)
Lot Size:	179,467 SF
Building Size:	34,650 SF
Market:	Tampa-St. Petersburg- Clearwater

PROPERTY OVERVIEW

Lease space available in the River Hills Plaza in Fishhawk. Suite 4325 (1,273 SF) is a medical suite located in an endcap unit in Riverhills Plaza adjacent to the Riverhills community of Valrico and just outside of Fishhawk. This suite enjoys one of the best locations in the center situated directly at the entrance to the plaza. The suite has a small waiting room which will comfortably accommodate eight guests. There is a large reception office with check-in and check-out windows and three workstations. There are three large, plumbed exam rooms, two private offices, a plumbed lab, a plumbed common break area with cabinetry and an ADA restroom. Currently occupied by a dermatology practice, this is the perfect single provider office and is ideally designed to maximize functional space. Join our popular anchor restaurant tenants; The Brunchery, The Landing Bar & Grill and La Villa Mexican Restaurant, which draw consumers from the beautiful surrounding subdivisions of Fishhawk Trails, Fishhawk Ranch and River Hills. As one of the only few plazas in the area serving this highly desirable demographic, River Hills Plaza has the perfect mix of commercial uses including restaurants, medical, retail, professional office, and fitness. Estimated 2026 CAM: \$9.50
Suite 4325 - 1,273 SF - \$28.00 sf/yr NNN + CAM: \$9.50 - Initial estimated monthly rent: \$3,978 (base rate + CAM) plus applicable sales tax

LOCATION OVERVIEW

Located in the FishHawk area in River Hills along Lithia Pinecrest Road.



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Additional Photos





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Suite 4325 - 1,273 SF



Bay Street Commercial | 611 West Bay Street | Tampa, FL 33606 | 813.625.2375 | www.baystreetcommercial.com

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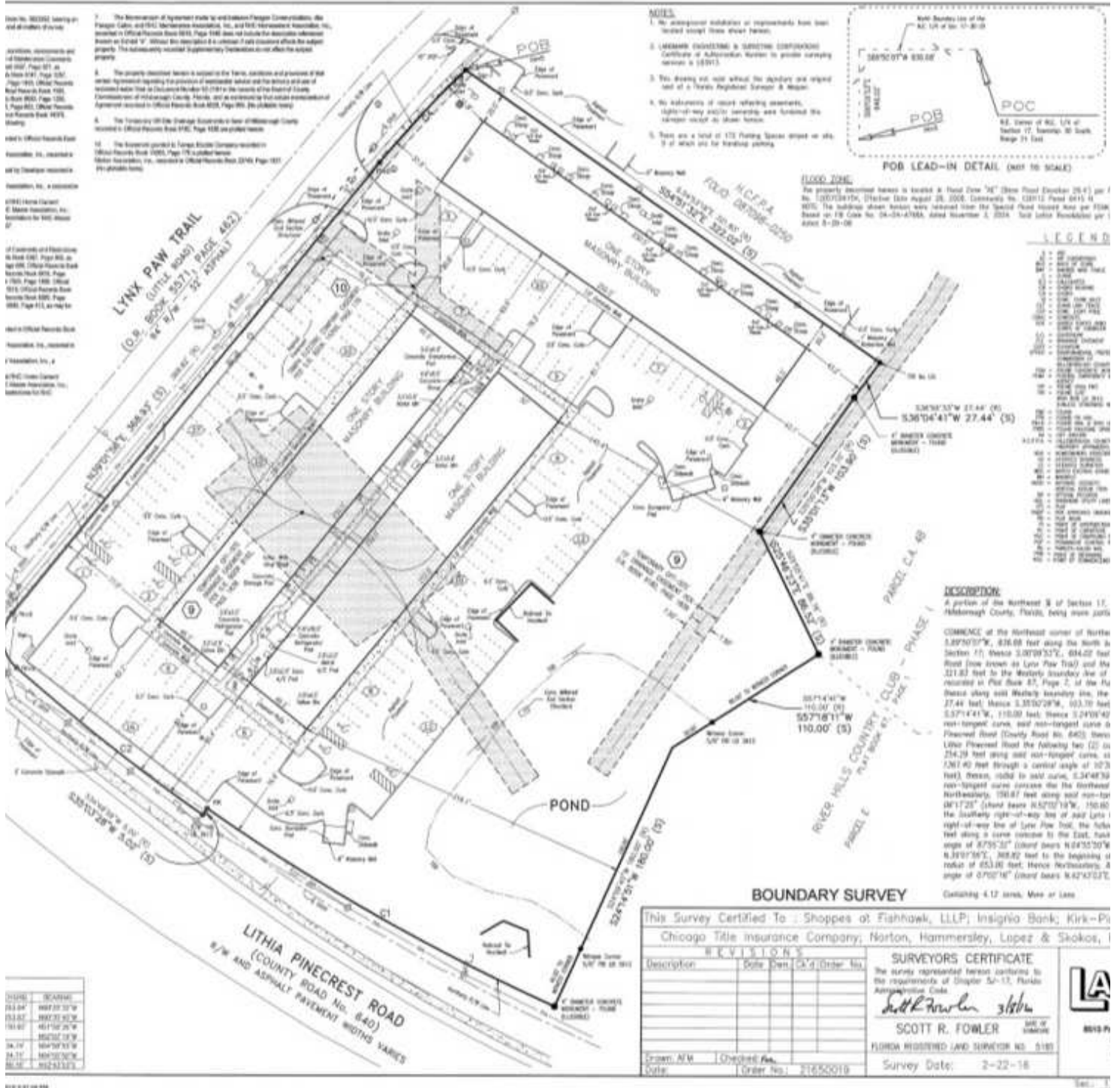




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Survey



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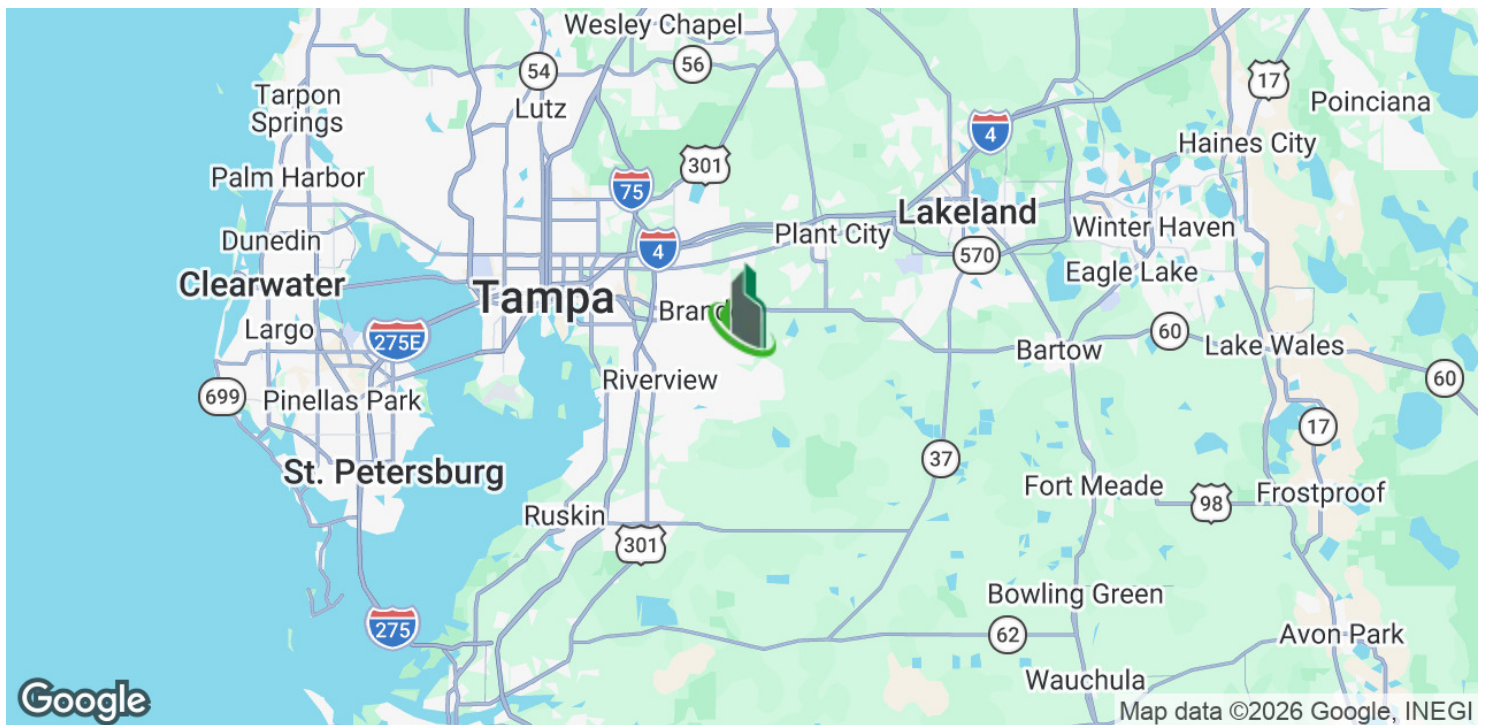
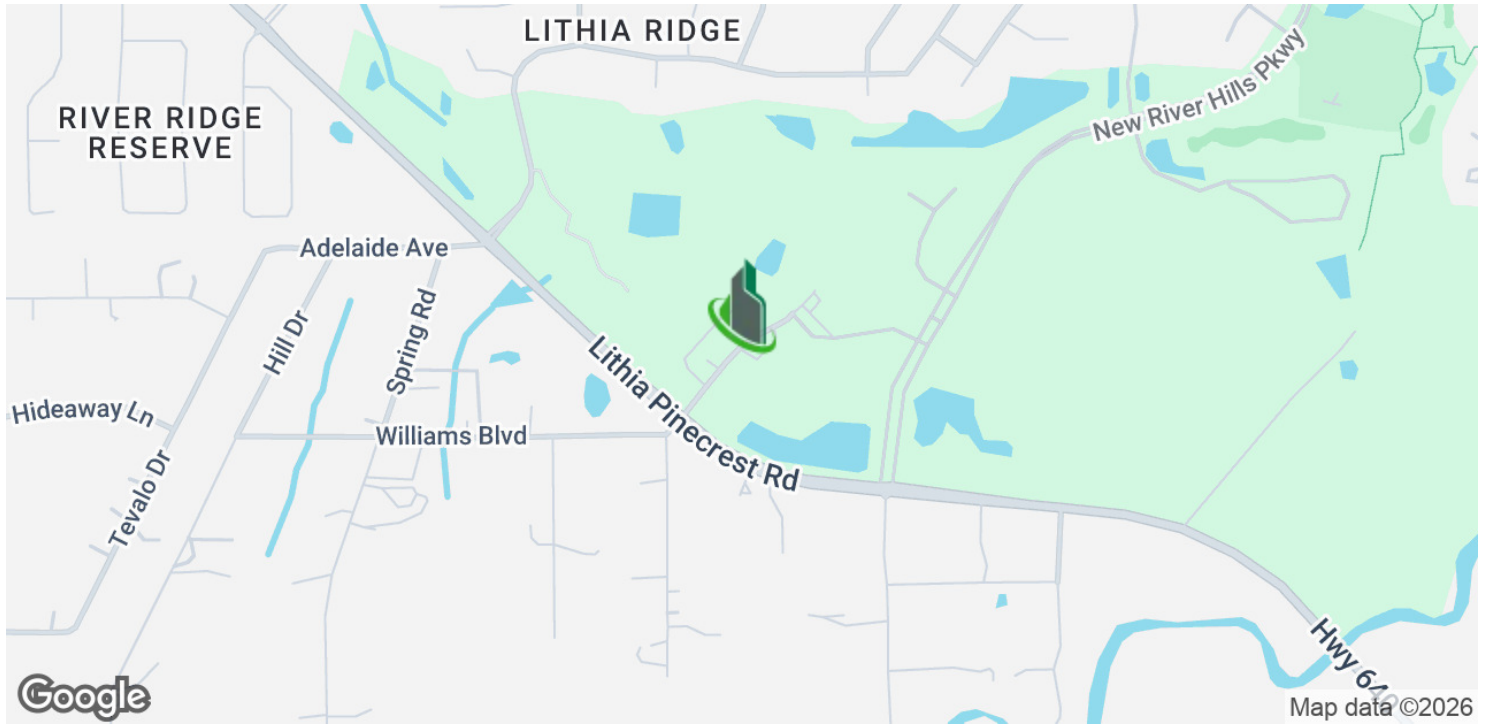




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Location Maps



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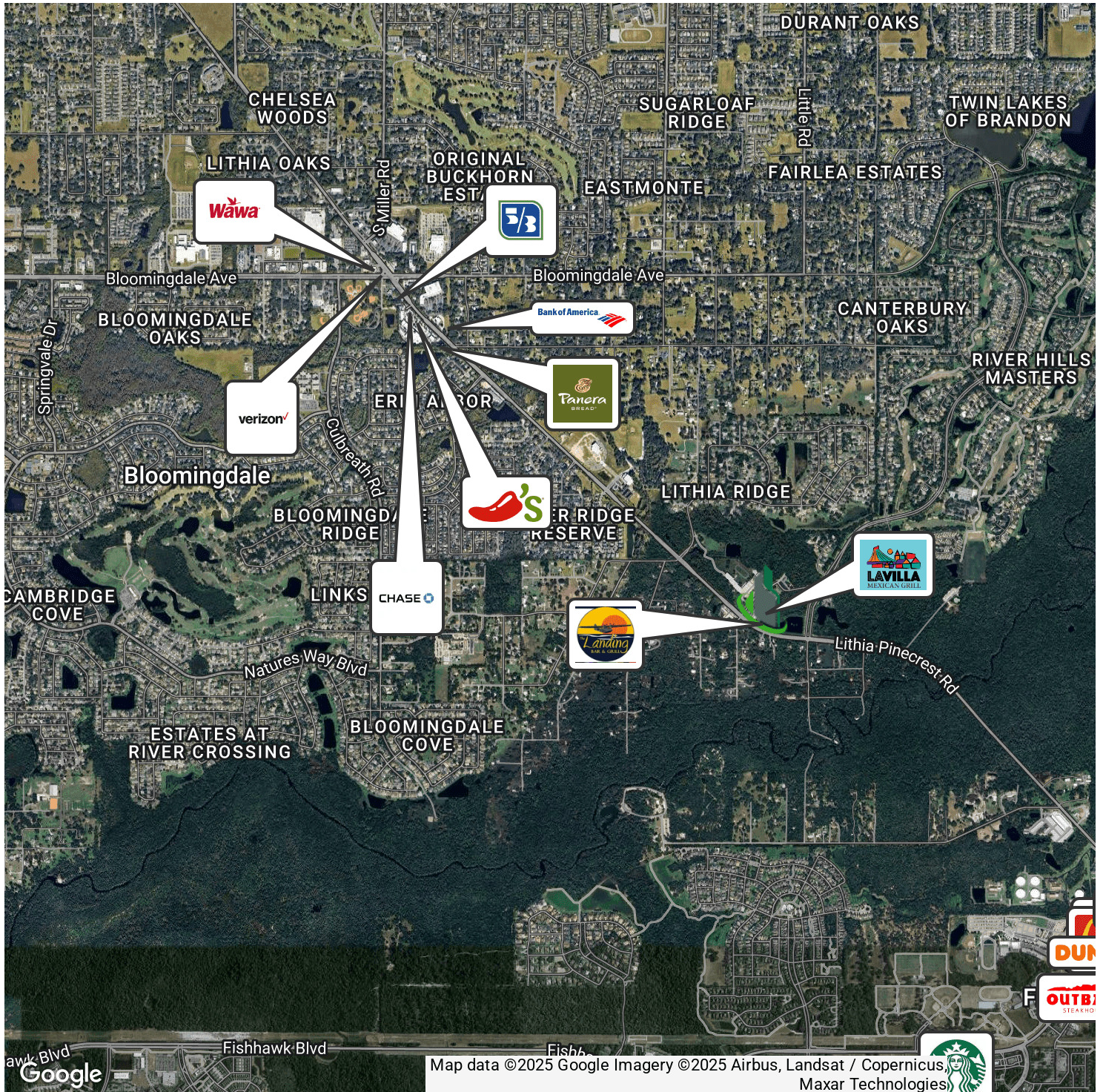




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Retailer Map



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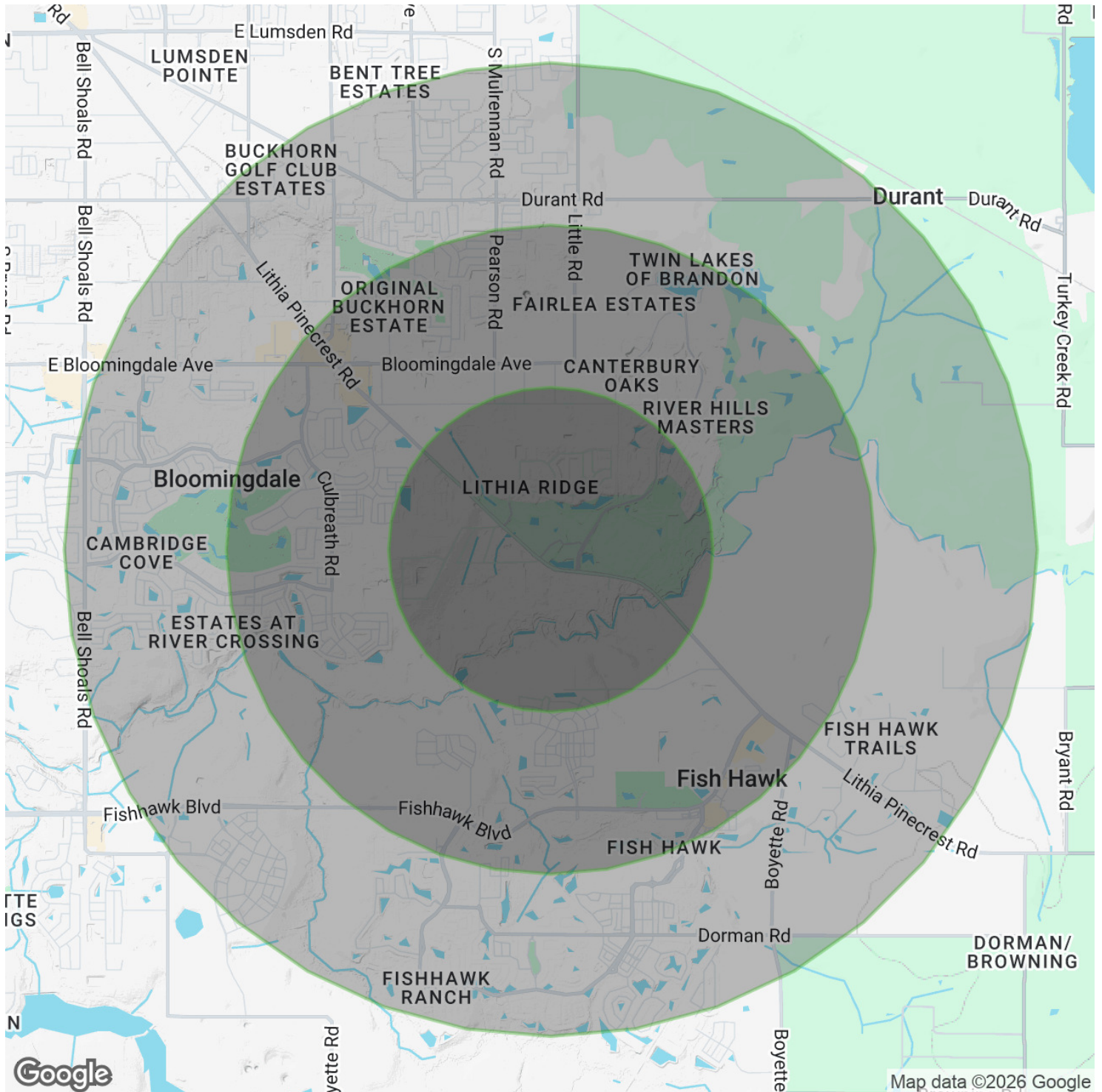
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Demographics Map & Report



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Demographics Map & Report

POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	5,139	18,876	42,040
Average age	40.7	39.8	38.8
Average age (Male)	41.0	40.0	38.6
Average age (Female)	39.9	38.9	38.2

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total households	1,628	6,135	13,794
# of persons per HH	3.2	3.1	3.0
Average HH income	\$121,322	\$116,336	\$110,715
Average house value	\$354,628	\$318,565	\$307,207

ETHNICITY (%)

	1 MILE	2 MILES	3 MILES
Hispanic	8.3%	9.9%	11.5%

RACE

	1 MILE	2 MILES	3 MILES
Total Population - White	4,367	16,177	36,197
% White	85.0%	85.7%	86.1%
Total Population - Black	245	1,102	2,751
% Black	4.8%	5.8%	6.5%
Total Population - Asian	195	577	1,196
% Asian	3.8%	3.1%	2.8%
Total Population - Hawaiian	0	0	0
% Hawaiian	0.0%	0.0%	0.0%
Total Population - American Indian	3	20	84
% American Indian	0.1%	0.1%	0.2%
Total Population - Other	63	252	563
% Other	1.2%	1.3%	1.3%

TRAFFIC COUNTS

Lynx Paw Trail & Lithia Pinecrest Rd 6,100/day

** Demographic data derived from 2020 ACS - US Census*

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