

ROYAL OAKS

3210 LITHIA PINECREST RD | VALRICO, FL 33596

RETAIL SPACE
AVAILABLE



PROPERTY DETAILS

- +/- 3,150 SF Available. Last Space.
- Anchored by Crunch Fitness & Harbor Freight Tools
- Prominently located directly across from Sprouts Farmers Market
- Situated in an affluent area with average household income over \$111,000 within a 1-mile radius

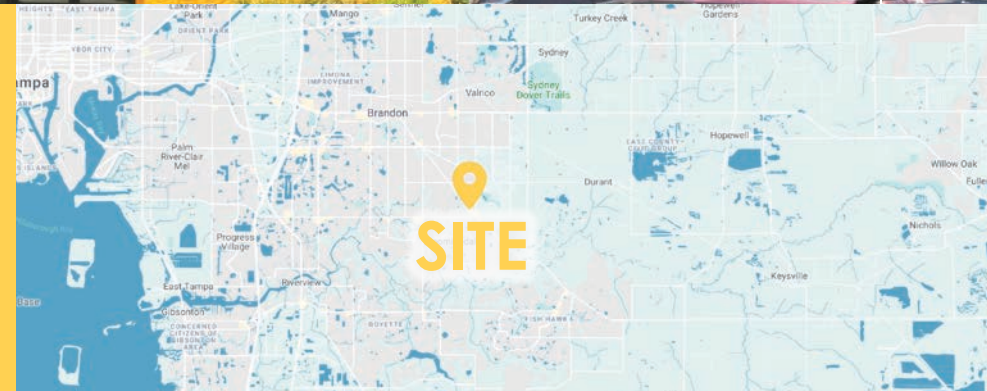
NEARBY RETAILERS



TRAFFIC COUNTS

LITHIA PINECREST RD - 6,100 VPD

BLOOMINGDAL AVE - 51,500 VPD



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	8,424	75,620	188,471
Households	2,893	26,275	67,097
Average Household Income	\$128,253	\$111,584	\$98,981
Daytime Employees	3,326	13,282	41,288

CONTACT FOR LEASING

JANNIE HUETING

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CECI TRICOLI

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CASEY KEY

(724) 263-8991

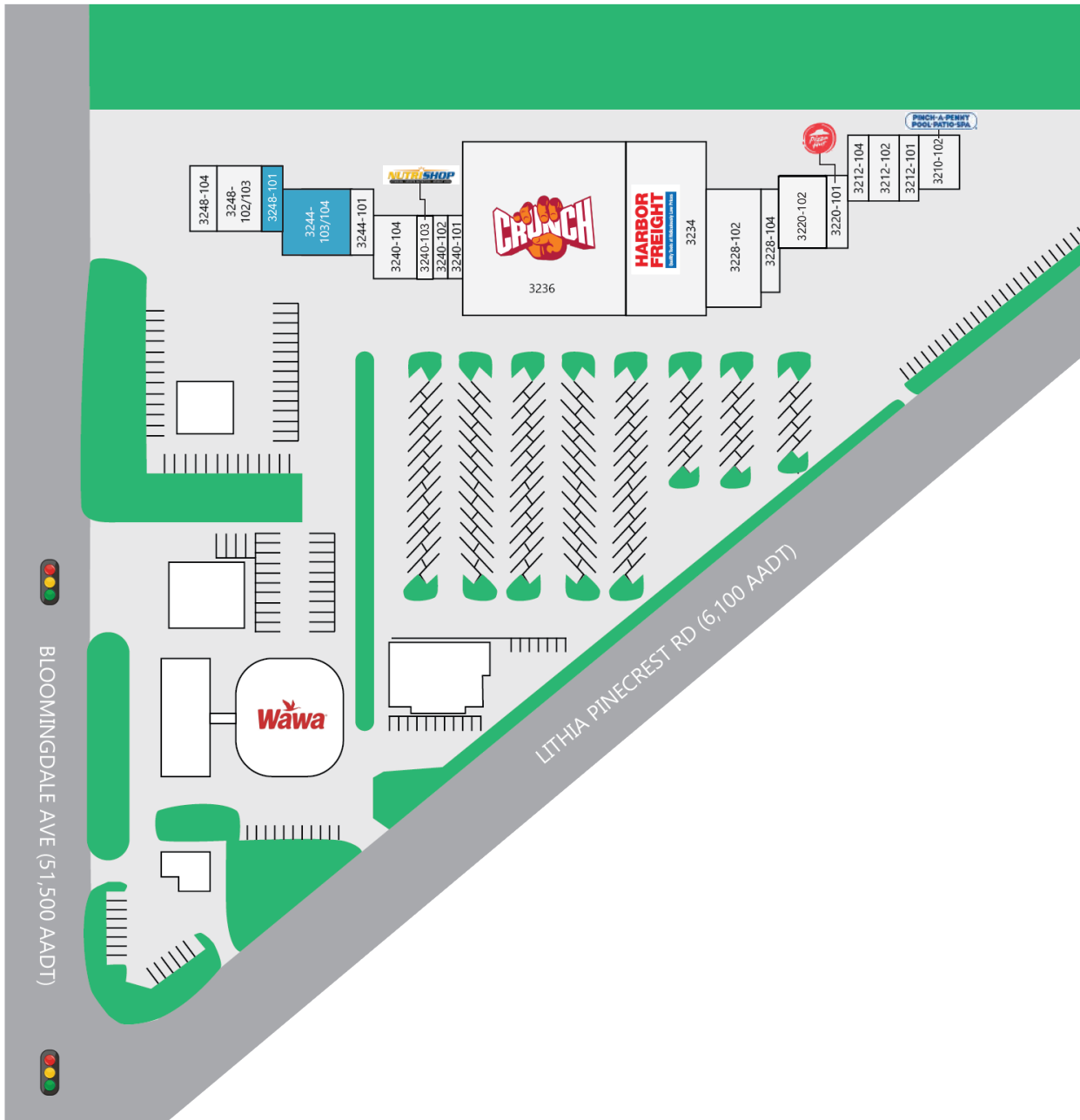
ckey@northbridgecreg.com

4693 Van Dyke Rd.

Lutz, FL 33558

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TENANT ROSTER

UNIT	TENANT	SF
3248-104	Sage Dry Cleaners	2,100 SF
3248-102/103	Cora Health	3,850 SF
3248-101	Aquatic World	1,050 SF
3244-103	Available	3,150 SF
3244-104	Augment	2,500 SF
3244-101	Rice Bowl	1,350 SF
3240-104	Raccoons Restaurant & Bar	3,500 SF
3240-103	NutriShop	1,079 SF
3240-102	Solar Nail Salon	1,050 SF
3240-101	Cafe Cuba	1,400 SF
3234	Harbor Freight Tools	15,075 SF
3236	Crunch Fitness	31,855 SF
3228-102	Berkshire Hathaway Home Svcs	6,720 SF
3228-104	Matthew A. Fox, DDS	2,280 SF
3220-102	Adorable Ankle Biters Doggie Daycare	3,850 SF
3220-101	Pizza Hut	1,400 SF
3212-104	Adorable Pets	1,404 SF
3212-102	Freedom Martial Arts (FMA)	2,570 SF
3212-101	Synergy Salon and Spa	1,583 SF
3210-102	Pinch A Penny Pool-Party-Six	2,000 SF
OP	Toppers Ice Cream	

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