



Bishop Beale Duncan  
COMMERCIAL REAL ESTATE

3467 Lithia Pinecrest Rd.  
Valrico, FL 33596

## PRIME PUBLIX OUTPARCEL AVAILABLE



## GROUND LEASE

- + GL Rate: Call for Pricing
- + Parcel Size: 1.4 Acres
- + Building SF: 4,753 SF
- + Zoning: PD
- + Uses: QSR, Gas, Restaurant, Financial Services

## Highlights

- Superior sub-market demographics - 70,000 population with \$110,000 household income in a 3 mile radius
- Building was a former Bank of America fronting a Publix anchored shopping center
- A traffic light will be installed along Lithia Pinecrest Rd to provide a direct access to the outparcel and Publix
- Frontage: 415' along Lithia Pinecrest Rd
- Co-Tenants include:



**BUFFY GILLETTE**  
Broker Associate  
(407) 734.7205  
Buffy@BBDRE.com



**BISHOP BEALE DUNCAN**  
250 N. Orange Ave., Ste. 1500  
Orlando, FL 32801 + (407) 426.7702

[www.BBDRE.com](http://www.BBDRE.com)





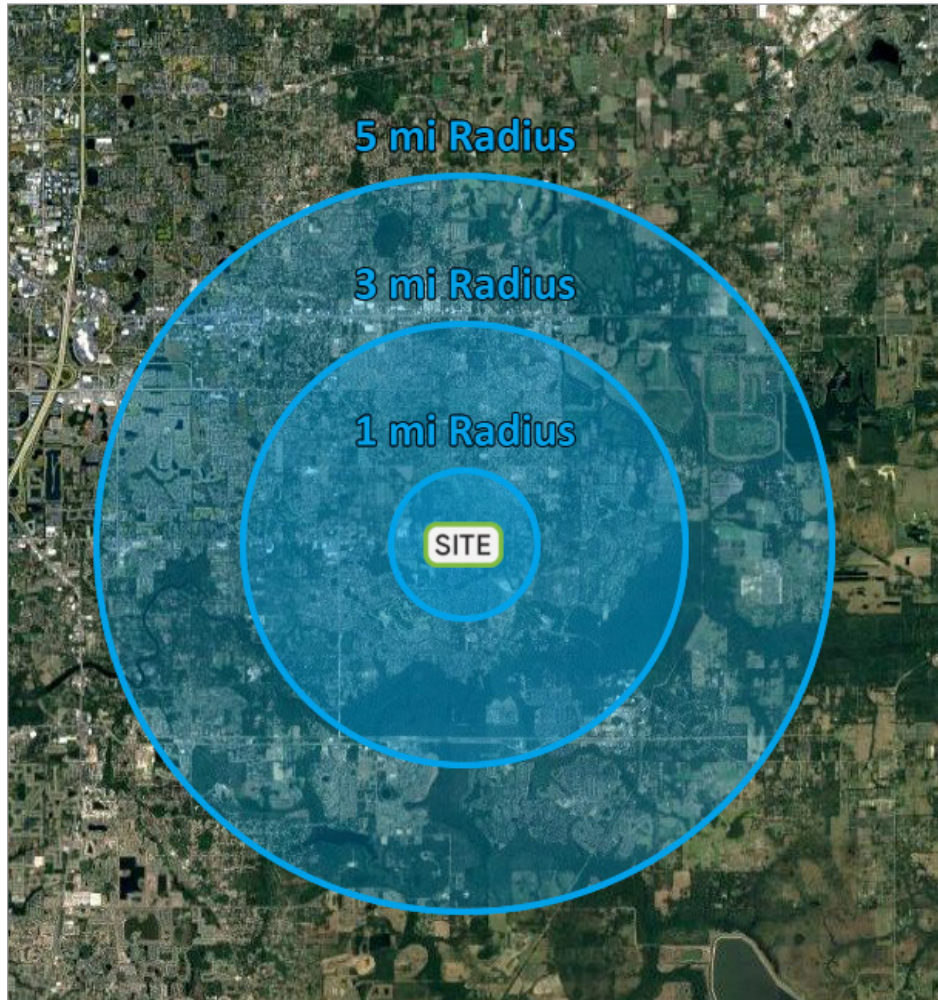


# Points of Interest Map

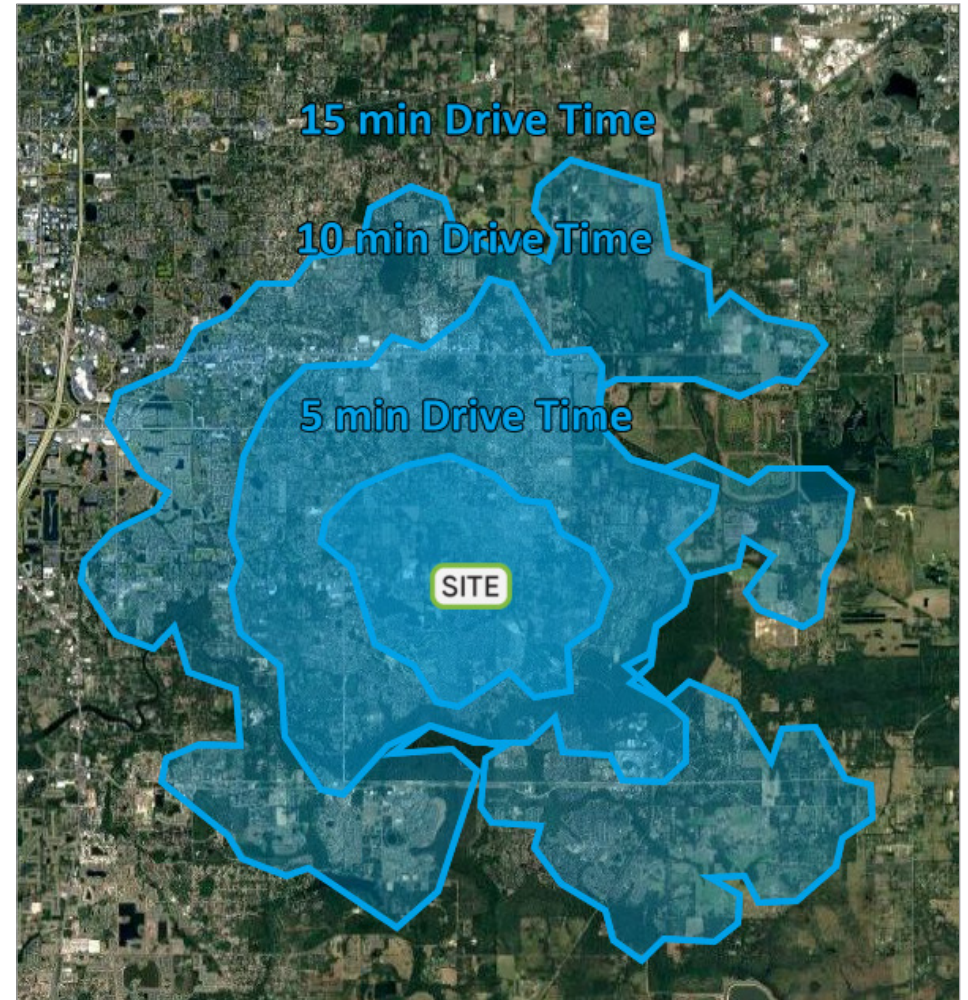




# Demographics



Radius	Population	HH Income	Businesses	Employees
1-Mile	8,439	\$117,681	505	2,796
3-Mile	69,324	\$109,428	2,668	13,830
5-Mile	17,322	\$97,646	7,282	42,198



Drive Times	Population	HH Income	Businesses	Employees
5-Minutes	20,702	\$122,886	912	5,112
10-Minutes	79,159	\$102,121	3,339	17,146
15-Minutes	160,591	\$98,316	6,977	41,024