

OFFICE SPACE : FOR LEASE

902 - 918 Lithia Pinecrest Road

Brandon, Florida 33511

Lease Rate:
\$19.00 SF
(modified gross rate)

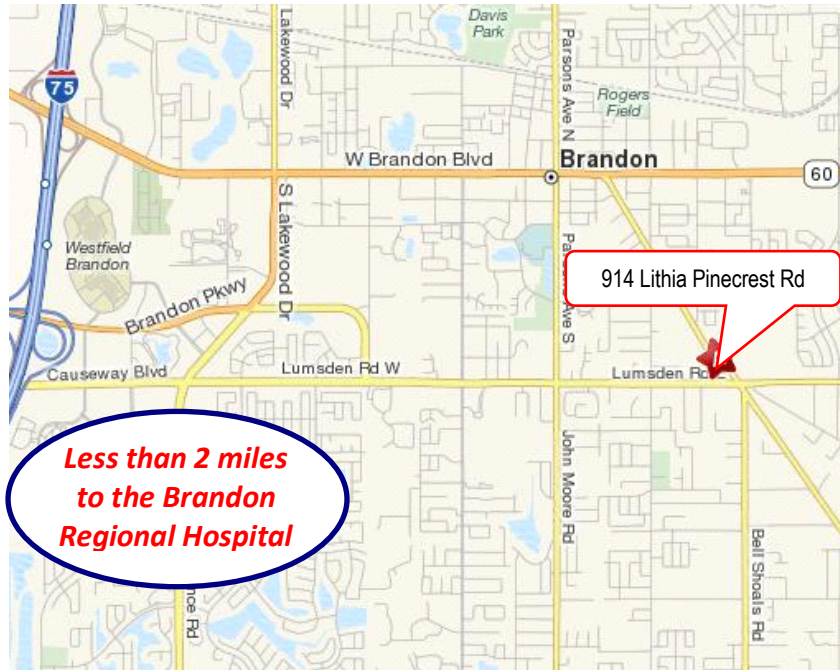


FIVE POINTS CENTER: 1,000 SF & 1,200 SF units available
Located on corner of Lithia Pinecrest and Lumsden Roads



PROPERTY FEATURES include:

- Two suites available in the park, in line unit
- Great visibility on busy Lithia Pinecrest Road
- Lighted street and building signage space available
- Plenty of parking, (5:1,000 SF ratio)
- **Ready for immediate occupancy!**



**Less than 2 miles
to the Brandon
Regional Hospital**

For information, contact:

Carl Stickeler
(813) 390-0951

cstickeler@gmail.com



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Turner Cole Company

Real Estate Services

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Brandon, Florida 33511

ANNUAL LEASE RATE:

\$19.00 SF (MG)

(modified gross rate includes water/sewer, all common area maintenance, real estate taxes and building insurance.)

MONTHLY RENT SCHEDULE:

(not including 3.5% sales tax)

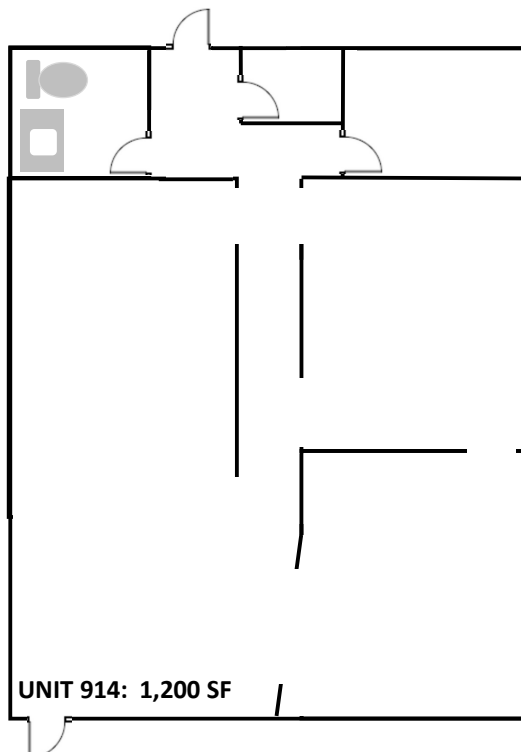
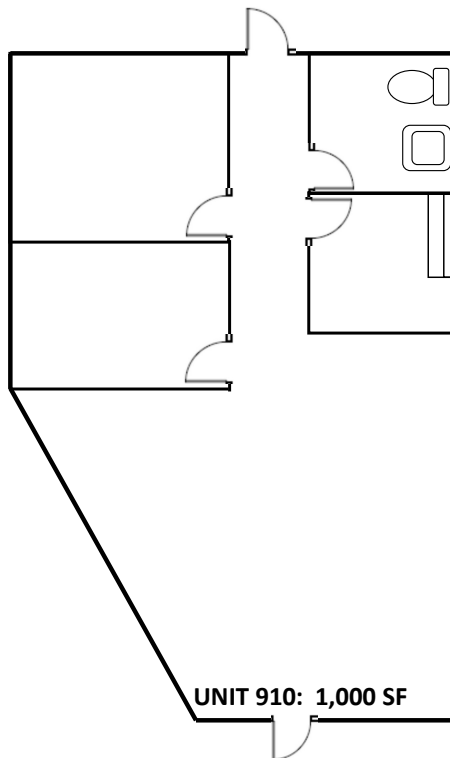
UNIT 910: **1,000 SF = \$1,583.33 /mo.**

UNIT 914: **1,200 SF = \$1,900. /mo.**



AVAILABLE FLOOR PLANS

drawings not to scale and might not be current layout



DEMOGRAPHICS

POPULATION: (Projected 2015)

1 mile = 9,827

3 miles = 99,196

5 miles = 201,305

AVG. HOUSEHOLD INCOME

1 mile = \$71,850.

3 miles = \$71,530.

5 miles = \$75,891.