

LITHIA CROSSING

3456 Lithia Pinecrest Road
Valrico, FL 33594



- Lithia Crossing is located in Valrico, approximately 13 miles southeast of Tampa. The center is anchored by Stein Mart and The Fresh Market.
- The city of Valrico recently approved construction of a new 14 acre multi-family housing development along Bloomingdale Ave. just west of Lithia Pinecrest Road. Planners project that once completed, the development and adjacent retail component will increase traffic by roughly 8,000 vehicles per day.
- Lithia Crossing is surrounded by some of the area's most affluent housing developments. As a result, this area has some of the highest household incomes in the Tampa Bay region.

	3 Mile	5 Mile	7 Mile
2018 Estimated Population	66,642	164,476	274,816
2023 Projected Population	70,048	176,932	301,348
2018 Estimated Households	22,730	58,884	100,340
Average Household Income	\$101,294	\$85,589	\$79,927

LEASING CONTACTS

Brian Hector
bhector@kiterealty.com
407.563.0110

Gregg Poetz
gpoetz@kiterealty.com
317.578.5153

LITHIA CROSSING

3456 Lithia Pinecrest Road
Valrico, FL 33594

