

# LITHIA CROSSING

GLA: 90,722 SF

3456 Lithia Pinecrest Road  
Valrico, FL 33594



- Lithia Crossing is located in Valrico, approximately 13 miles southeast of Tampa. The center is anchored by 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
<b>2020 Estimated Population</b>	67,565	167,343	286,155
<b>2025 Projected Population</b>	70,111	177,679	312,757
<b>2020 Estimated Households</b>	23,018	59,734	104,359
<b>Average Household Income</b>	\$105,957	\$90,720	\$84,387

## LEASING CONTACT

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