



VALRICO CENTRE

3311 LITHIA PINECREST ROAD | VALRICO, FL



53,644± SF
Offering GLA



100%
Occupancy



4.71± AC
Land



Market to Establish
Price



\$960,250
NOI

TENANTS

SPROUTS
FARMERS MARKET

PETSMART

Orangetheory®

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INVESTMENT HIGHLIGHTS



GROCERY-ANCHORED BY NECESSITY-BASED SHOPPING DRAW, SPROUTS FARMERS MARKET
Which continues its rapid expansion in Florida and throughout the greater Southeast



PHENOMENAL LOCATION IN BOOMING VALRICO, FL
A rapidly growing southwest Florida community, located just 15 miles east of Downtown Tampa



100% NATIONAL CREDIT TENANT ROSTER
Bolstered by a proven anchor base - Sprouts and PetSmart - along with an extremely strong, multi-unit Orangetheory franchisee



DENSE, AFFLUENT DEMOGRAPHIC PROFILE
Includes 172,447 people within five (5) miles of the Property, a 1.20% projected annual growth rate through 2029 and an Avg. HH Income of \$114,193 within (1) mile



THREE-TENANT, NATIONAL CREDIT ASSET WITH NNN LEASES
Provides a 'hands-off' ownership scenario – ideal for passive investors



SITUATED IN THE HEART OF A MAJOR RETAIL CORRIDOR
Adjacent to BayCare HealthHub Bloomingdale, with proximity to Walmart, Chick-Fil-A, Starbucks, Wendy's, AutoZone, Crunch Fitness and Dunkin

KYLE MATTHEWS Broker of Record
License No: CQ1066435 (FL)

MATTHEWS™
REAL ESTATE INVESTMENT SERVICES

VALRICO CENTRE

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\$119K+

Estimated
Average
Household
Income

Within 3 Mile Radius

173K+

2024 Estimated
Population

Within 5 Mile Radius

1.20%

Projected Annual
Growth 2024 to
2029

Within 1 Mile Radius

