

# 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
2017 Estimated Population	62,553	161,388	264,606
2022 Projected Population	65,103	174,088	289,826
2017 Estimated Households	21,503	57,710	96,622
Average Household Income	99,129	84,865	79,027

## 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

