



**Fischbach**  
LAND COMPANY

Lithia Pinecrest Road

Fischbach Land Company  
510 Vonderburg Dr., Suite 208  
Brandon, FL 33511  
**813-540-1000**

**1106 Lithia Pinecrest Road, Brandon, FL**  
Office or Professional Space Zoned BPO (R)  
[FischbachLandCompany.com/ProfessionalOffice](http://FischbachLandCompany.com/ProfessionalOffice)

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## 1106 Lithia Pinecrest Road, Professional Office, Brandon, FL

Great location for your office or professional space in high-traffic location! This property, already zoned BPO(R) is ready to accommodate your business and give you great visibility on this high traffic road. Just south of the Lithia Pinecrest/ Lumsden/Bell Shoals intersection, this property places you at a prime location for clients from all directions.

**Property Type:** Single Family Residence, Commercial Building  
**County:** Hillsborough  
**Price:** \$255,000  
**Size/Acreage:** 0.58 +/- Acre  
**Property Address:** 1106 Lithia Pinecrest Road, Brandon, Florida  
**Nearest Intersection:** Lithia Pinecrest Road and Bell Shoals Road  
**Road Frontage:** 130 +/- feet on Lithia Pinecrest Road  
**Water by:** Well  
**Sewer by:** Septic  
**Electric:** TECO  
**HOA:** None  
**Zoning:** BPO-R  
**Future Land Use:** R-4  
**STR:** 36-29-20  
**Folio/PIN:** 071135-0000  
**Property Taxes:** \$1,967.63  
**Property Uses:**  
**Site Improvements:** 1957 2BR/1B, 1,286 HSF Single Family Home



**Great Location For Your Office  
or Professional Space In High-Traffic Location!**



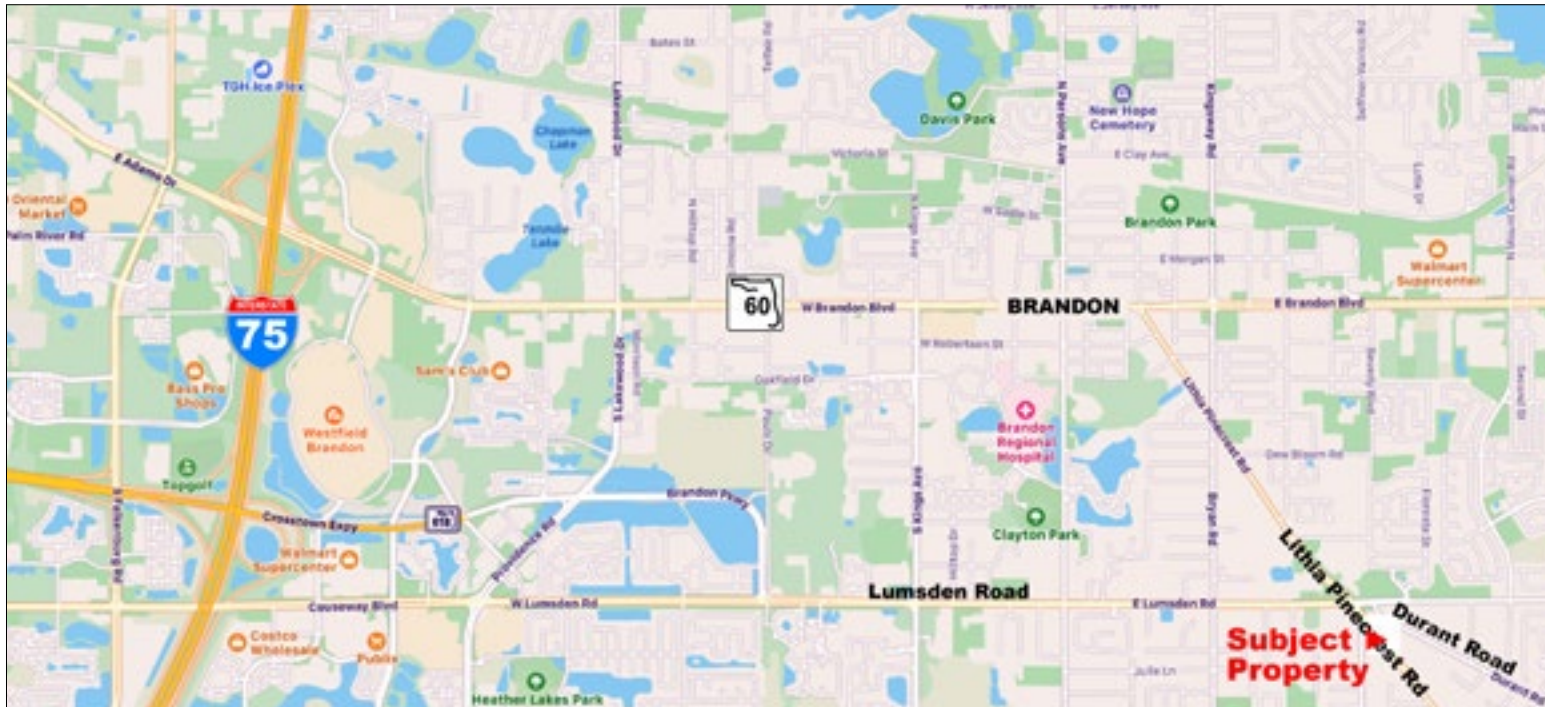


### Directions to Property From SR 60:

- Head south on Lithia Pinecrest Road (1.4 mi)
- Arrive at destination on your right

### Assigned Schools:

- Elementary – Brooker
- Middle – Burns
- High – Bloomingdale



**South of the Lithia Pinecrest/Lumsden/Bell Shoals Intersection,  
This Property Places You at a Prime Location for Clients from All Directions**