

\$51,000 - 1107 Lithia Pinecrest Road, BRANDON

MLS® #TB8306471

\$51,000

Bedroom, Bathroom, 2,448 sqft
Commercial Lease on 0.69 Acres

VAN SANT SUB, BRANDON, FL

This commercial property at 1107 Lithia Pinecrest Road in Brandon, is an exceptional find for any business businesses seeking prime single-use commercial space, with high visibility, plenty of private parking. This property is situated in the heart of Brandon near the corner of its most highly trafficked roads (Lithia Pinecrest and Lumsden Roads), making it highly visible and easily accessible. Visibility-With its own marquee, businesses can benefit from maximum exposure to potential customers. This lighted sign cannot be missed and gives any business a look of stability and longevity. Space-The building interior offers 2388 heated square feet, providing ample space for businesses to thrive. The outdoor space is ready for your personal touch. The large deck and green space can be designed to accommodate weddings, outside dining areas, kennels, or any number of accessory uses. Whether it is for a restaurant, office space, assisted living, or other neighborhood services, the property's size can cater to a variety of needs. Access-This stand-alone property has great visibility and its convenient location makes it easy for customers, clients, and employees, to get to and from the location. This can result in a broader customer base and higher employee retention rates. Parking-The property sits on .69 acres with a large fenced-in area in the rear, making it ideal for fleet parking or customer parking. Special Feature-The kitchen is mammoth in size and features a wall oven



and commercial cooktop which adds to the appeal of the property to be used as a live-work facility, small church, or group home. Overall, 1107 Lithia Pinecrest Road in Brandon, FL is a fantastic opportunity for businesses in need of space. Don't miss out on this chance to lease a property that can give your business the boost it needs. It is important to check the current zoning to ensure it conforms to your particular business use.

Built in 1964

Essential Information

MLS® #	TB8306471
Price	\$51,000
Sold Price	\$50,208
Sold Date	August 29th, 2025
Square Footage	2,448
Acres	0.69
Year Built	1964
Type	Commercial Lease
Sub-Type	Multi Family
Status	Leased

Community Information

Address	1107 Lithia Pinecrest Road
Area	Brandon
Subdivision	VAN SANT SUB
City	BRANDON
County	Hillsborough
State	FL
Zip Code	33511-6713

Amenities

Parking	13 to 18 Spaces
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Interior

Heating	Central
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Cooling	Central Air
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Exterior

Lot Description	Oversized Lot
Roof	Shingle
Foundation	Crawlspace

Additional Information

Date Listed	September 30th, 2024
Days on Market	344
Zoning	CN

Listing Details

Listing Office	INTL. REALTY PLUS-TAMPA BAY
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