

FOR LEASE

1,200 - 10,500 SF | 1.97 Acres



Front Elevation

5 SE 4th Ave

Lutz, Florida 33549

Property Highlights

- 1.97 acre hard corner parcel on US-41 with frontage to 37,000 cars per day
- Preliminary conceptual plan for 10,500 SF of medical office, professional office, or retail
- Nearby restaurants and retailers include Walgreens, Winn-Dixie, Ace Hardware, Pet Supermarket, McDonald's, Beef 'O' Brady's, Dunkin', and Pizza Hut
- Located 2.5 miles from Idlewild Baptist Church (13,000+ members) and directly in front of Lutz Elementary School (639 students)
- Surrounded by new large scale residential developments, with convenient access to serve the Lutz, Cheval, Wesley Chapel areas

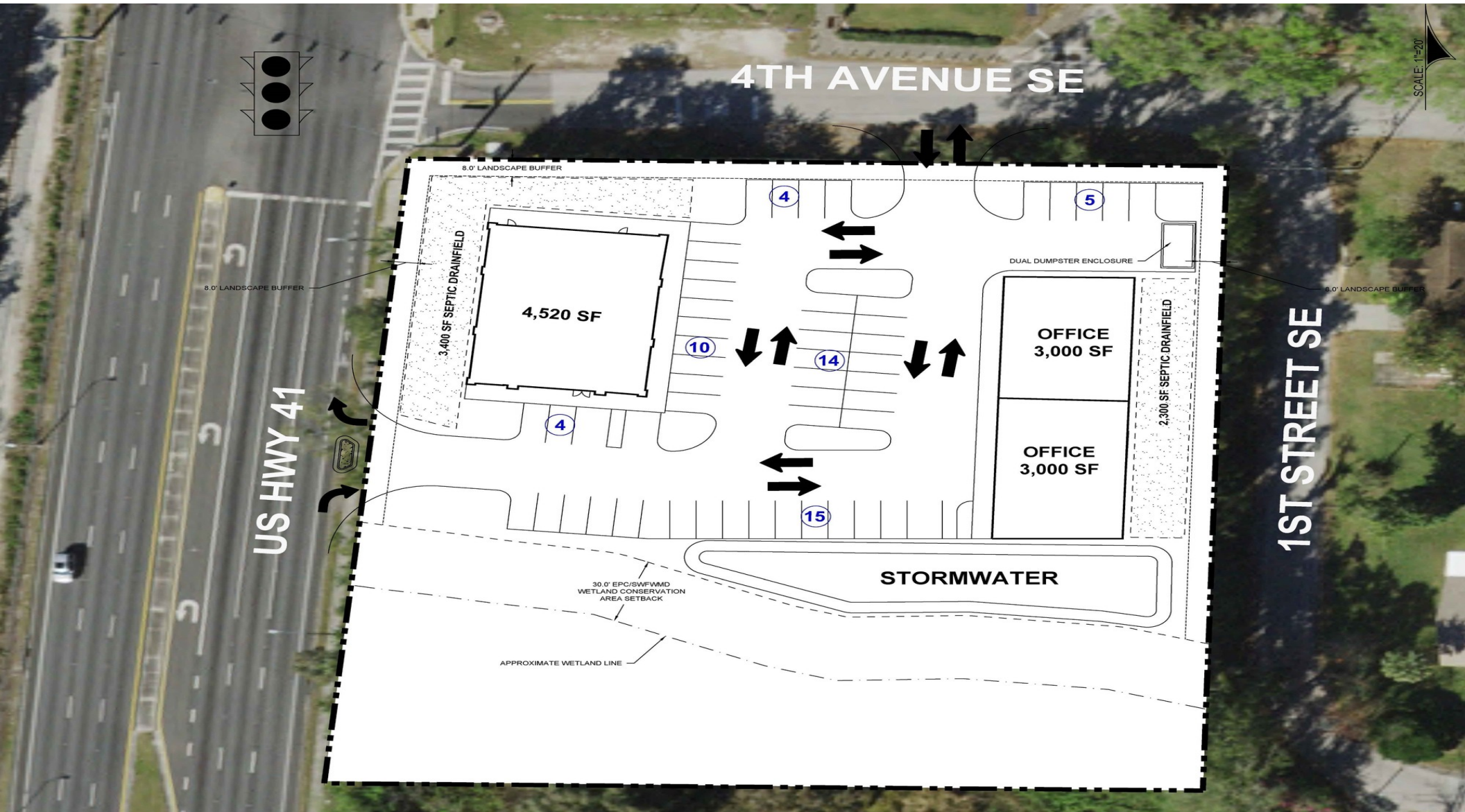
DEMOGRAPHIC INFORMATION

	 POPULATION	 HOUSEHOLDS
RADIUS		
1 Mile	3,335	1,239
3 Miles	33,927	12,788
5 Miles	120,916	47,245
	 AVERAGE HH INCOME	 EMPLOYEES
RADIUS		
1 Mile	\$107,861	1,780
3 Miles	\$120,561	11,262
5 Miles	\$106,841	34,910

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Conceptual Site Plan



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Site Aerial

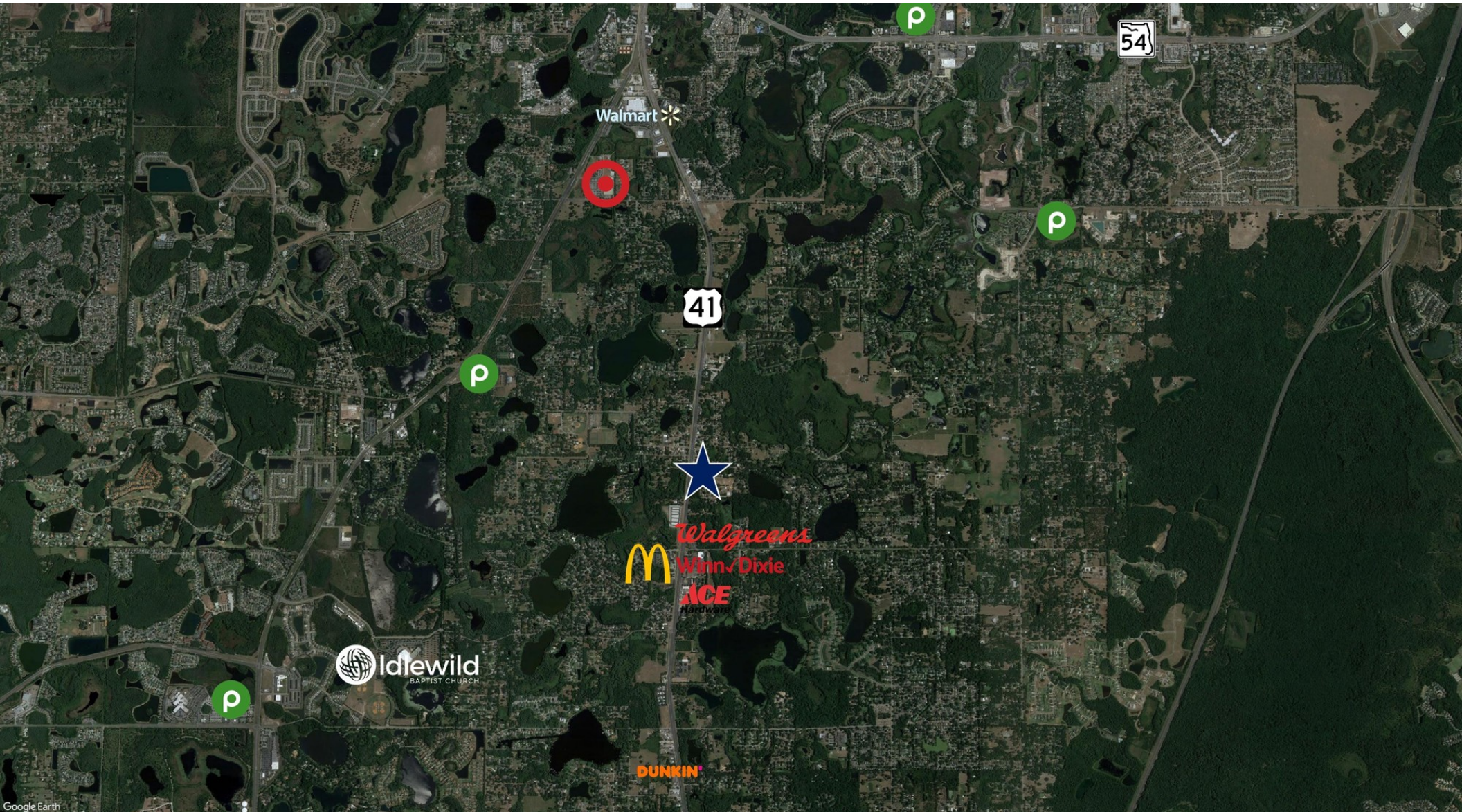


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Retail Aerial



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