

LAKE CHAPMAN PLAZA



Conceptual

Address: 16331 N Florida Ave, Lutz. FL 33549

TWO—OUTPARCELS—BUILD-TO-SUIT—ZONED CI

- Outparcel B : 58' x 70' = Proposed 4,060 sf building—Use : Restaurant with Drive-Thru
- Outparcel C: 60' x 86' = Proposed 5,160 sf - building—Use : Professional Office
- Adjacent to a 100% leased in-line strip center, built in 2006
- Traffic Count: 26,000 cars/day
- Prime location—Strong Demographics



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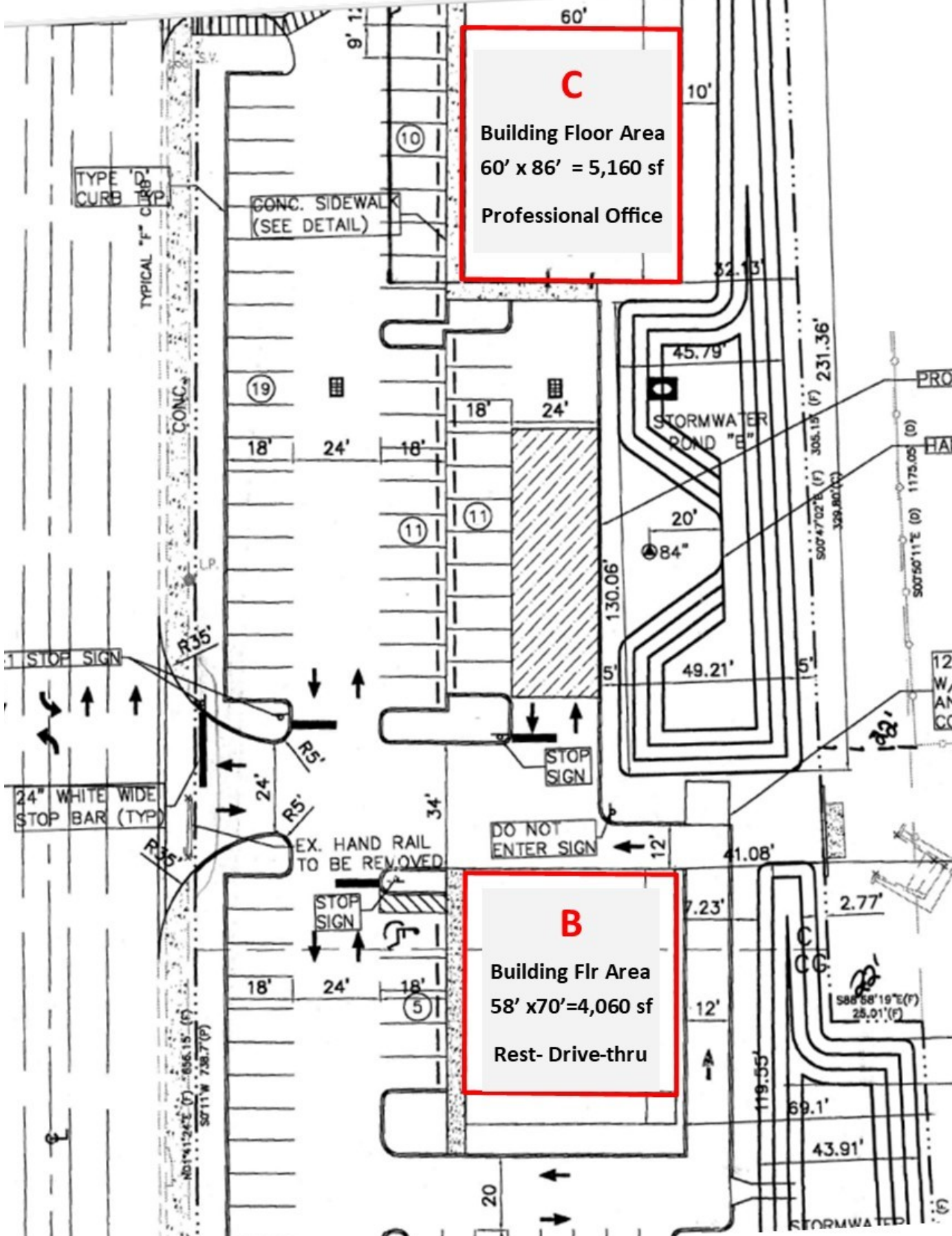


STEVEN SILVERMAN— (813) 785-3665 333=8982 Steven@TampaCommercialRealEstate.com

OBED SANTIAGO— (239) 333=8982 Obed@TampaCommercialRealEstate.com

Information is from sources deemed reliable. Not responsible for Errors and Omissions.

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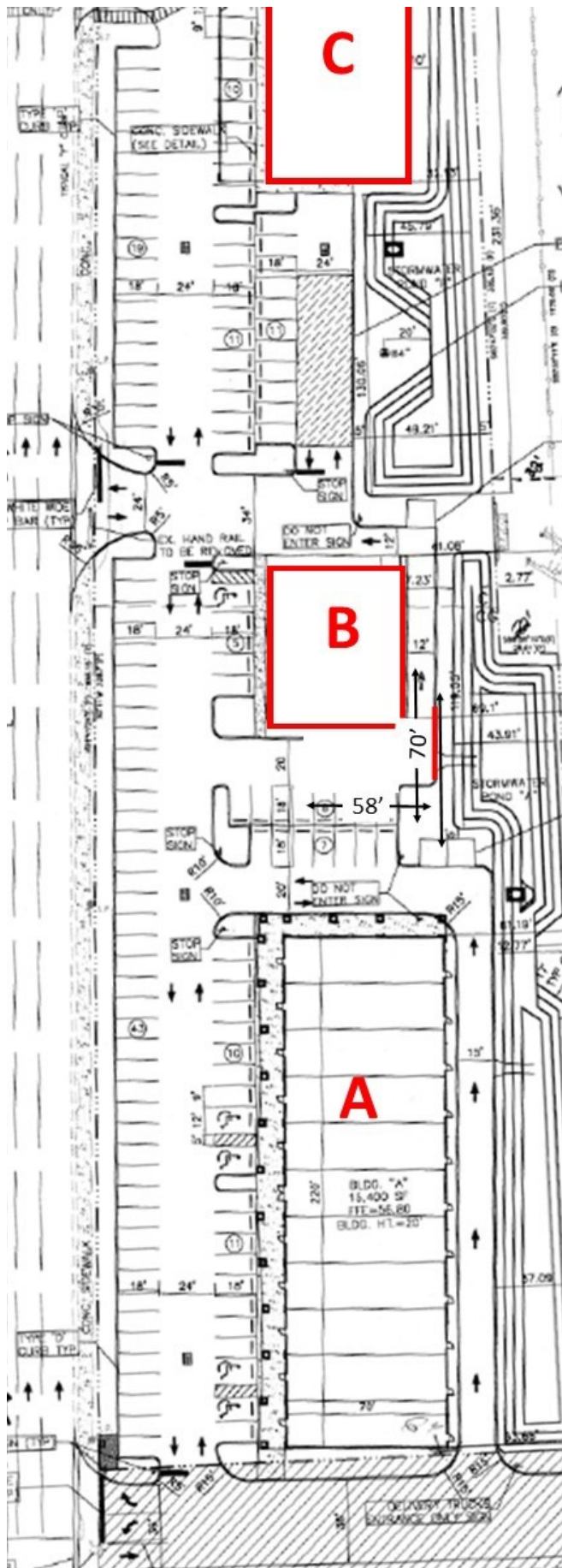
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SITE DATA

FOLIO NO.: 015862.0000 SECTION/TOWNSHIP/

JURISDICTION: HILLSBOROUGH COUNTY

ZONING: CI / CG

TOTAL SITE AREA = 123,264 SF = ± 2.83 ACRES

- CI-ZONING AREA = 47,628 SF
- CG-ZONING AREA = 75,636 SF

TOTAL BUILDING AREA = 24,620 SF

BUILDING A = 15,400 SF – Existing - Retail Strip Center

BUILDING B = 4,060 SF – Proposed Outparcel Restaurant with Drive-Thru

BUILDING C = 5,161 SF - Proposed Outparcel- Professional Office

PARKING REQUIRED

Retail - Building A—5 spaces per 1,000 SF (15,400 SF) = 77 spaces required

Professional Office Building C—3.3 spaces per 1,000 SF (5,160 SF) = 17 spaces required

Restaurant w/ Drive-Thru Service Building B—10 spaces per 1,000 SF (4,060 SF) = 40.6 spaces required

TOTAL PARKING SPACES REQUIRED: 134 spaces

PARKING AVAILABLE: 135 provided (including 6 handicap spaces)

FLOOD ZONE

Subject property lies in Flood Zone “X”,

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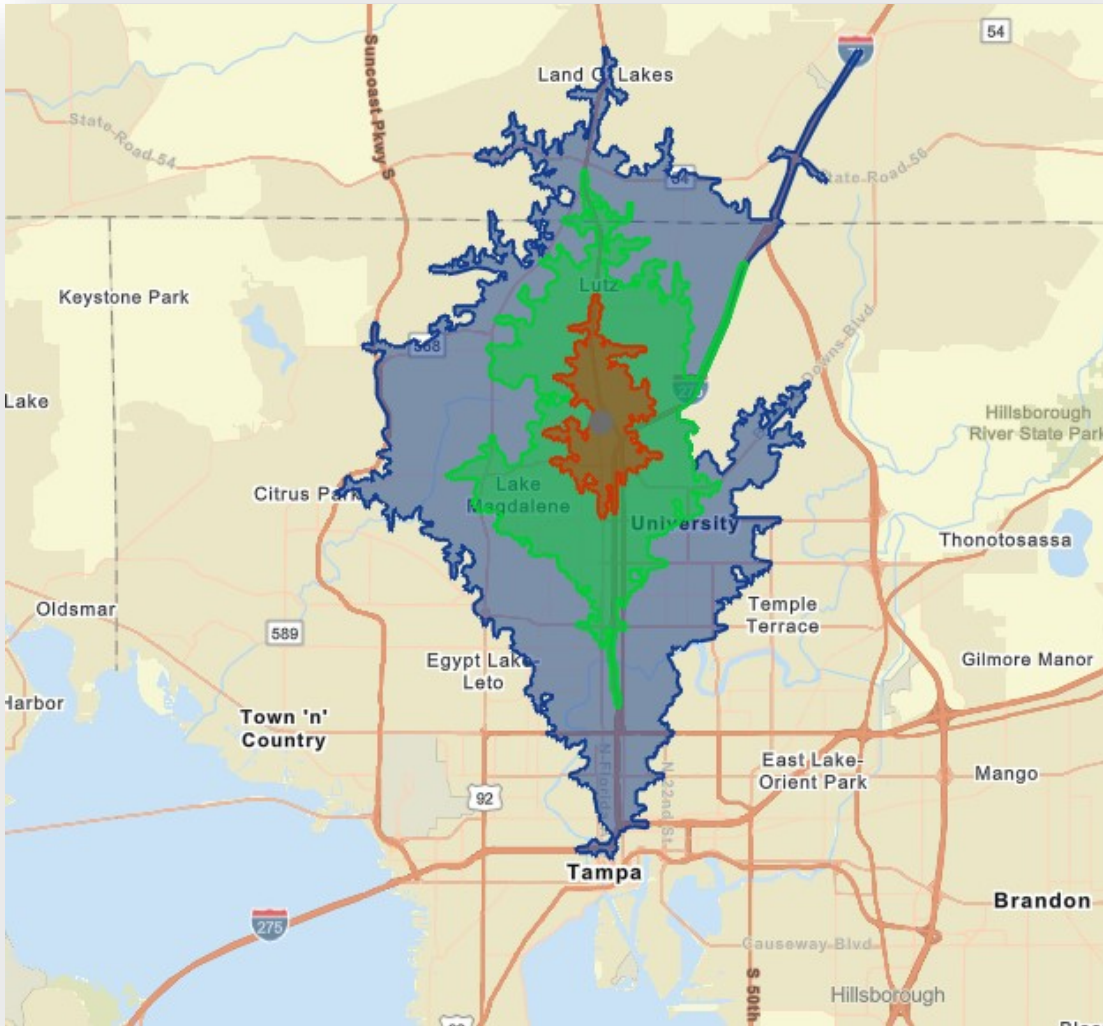
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Demographics

Drive Time—5 min—10 min—15 min



2025	5 MIN	10 MIN	15 MIN
POPULATION	8,006	77,482	268,407
HOUSEHOLDS	3,283	31,221	106,889
MED AGE	47.1	37.9	37.0
MED HH INCOME	\$98,829	\$61,371	\$76,047
AV HH INCOME	\$112,364	\$68,861	\$76,047

Lutz, FL is a growing suburb north of Tampa known for its suburban feel, good schools, and various housing options. Its growth is driven by its proximity to Tampa and key roads like the Suncoast Parkway, leading to increasing residential construction, population growth, and employment opportunities in the area.

The market area reaches down to Tampa and Pasco county

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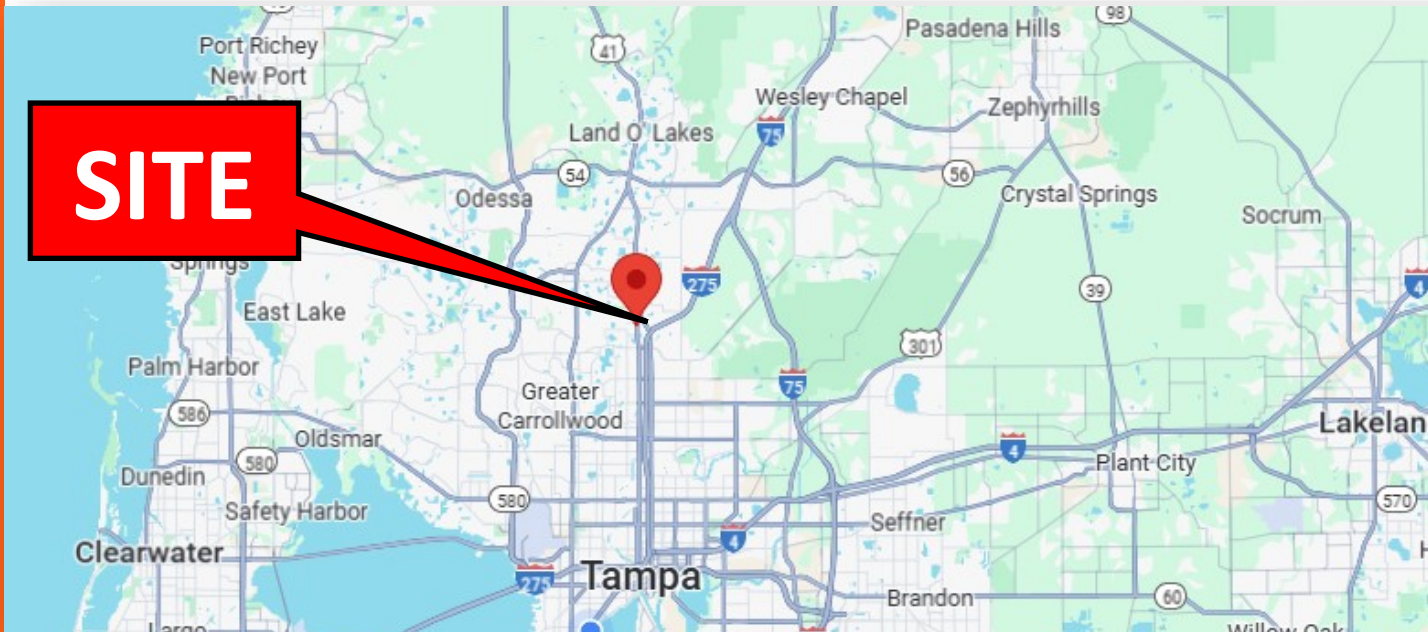
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