



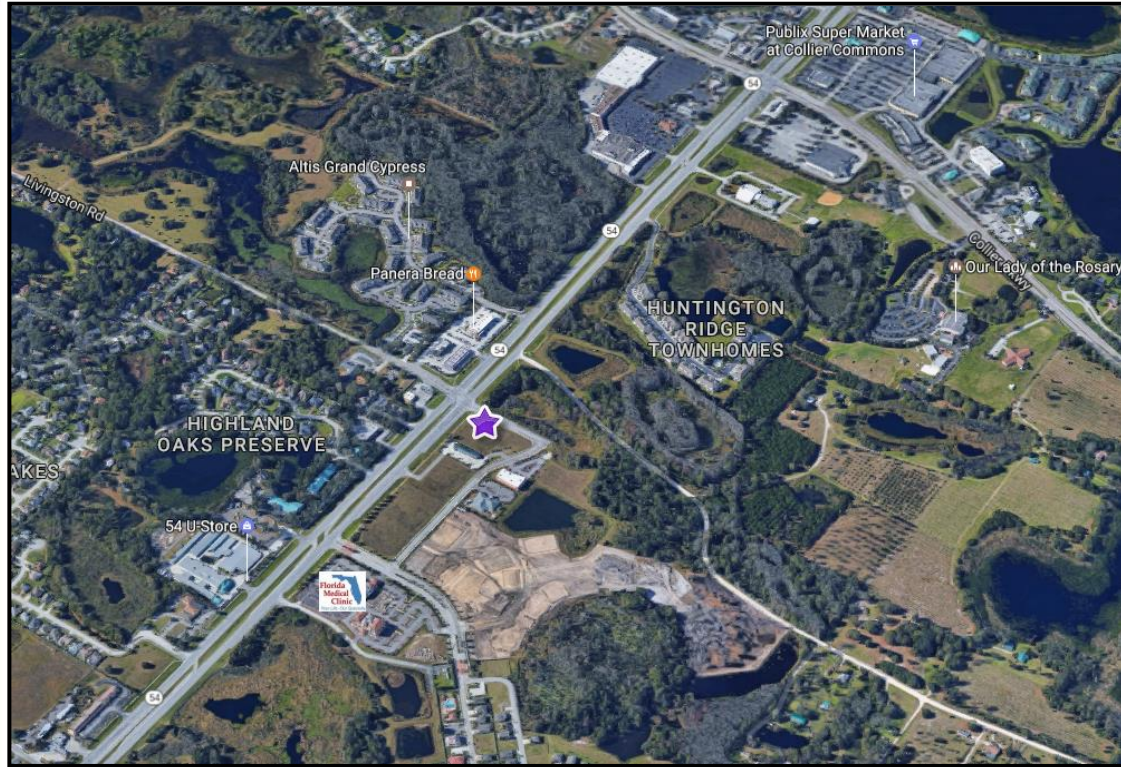
**BERKSHIRE
HATHAWAY**
HomeServices

Florida Properties Group

COMMERCIAL DIVISION

Teamwork. Integrity. Passion. Excellence.

Pad Ready Out Parcel For Sale



23551 State Road 54, Lot 1A, Lutz FL 33559

For Sale

- Adjacent to Terra Bella Subdivision in High Income Trade Area
- Median Household Income \$76,453+/- within 3 Mile Radius
- 0.433 Acre Outparcel
- PAD Ready with Utilities
- Additional Shared Parking Available
- Perfect for Medical Office, Retail or Restaurant
- Sale Price: \$Negotiable

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Meet The Team

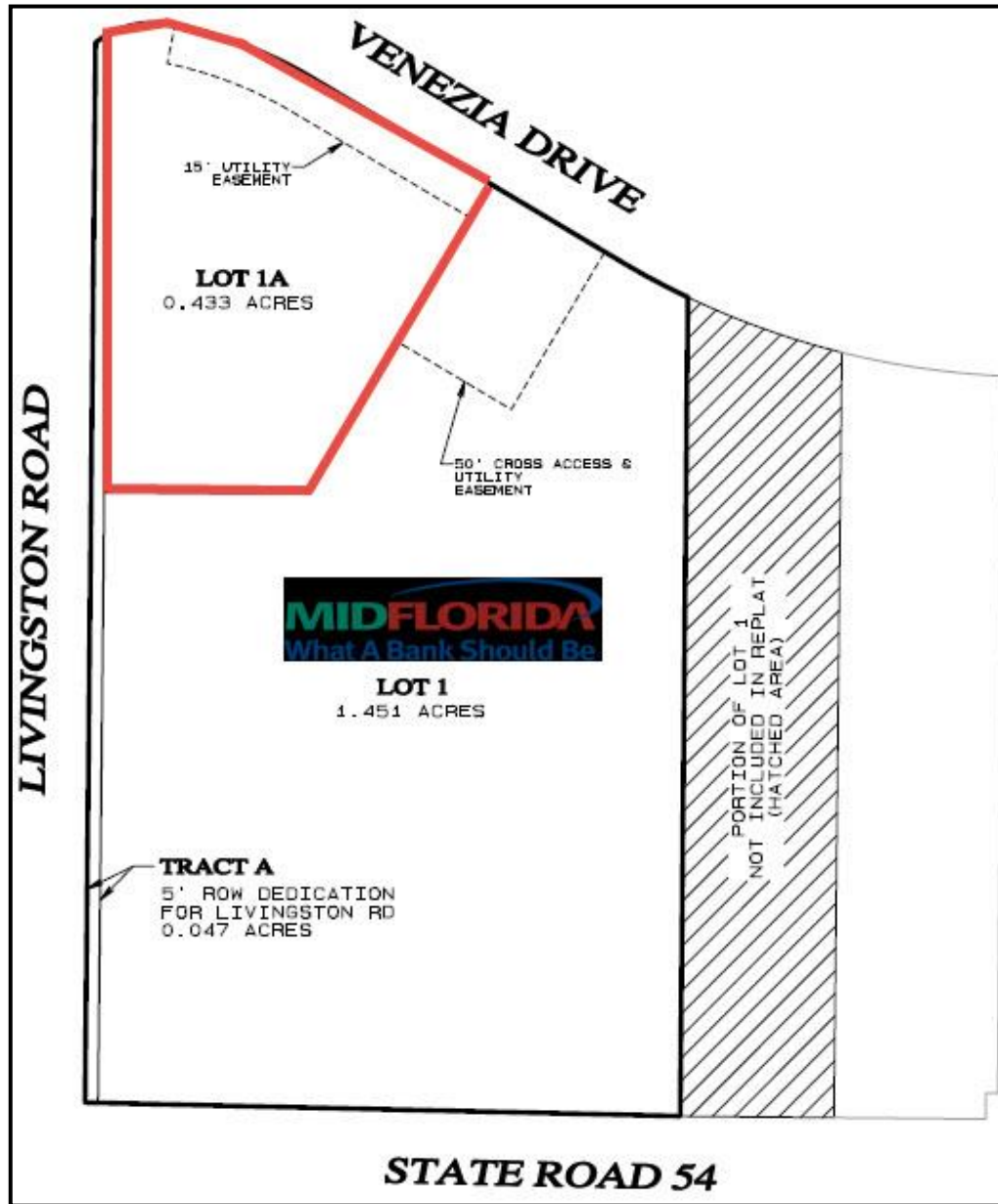


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DEMOGRAPHICS

	1 mile	3 miles	5 miles
Population			
2000 Population	2,336	22,510	71,332
2010 Population	2,716	26,421	97,662
2016 Population	2,838	29,938	107,350
2021 Population	2,999	32,848	116,836
Average Household Income			
2016 Average Household Income	\$112,988	\$101,534	\$91,604
2021 Average Household Income	\$124,871	\$113,144	\$101,342
2016-2021 Annual Rate	2.02%	2.19%	2.04%

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