

FOR LEASE

1,600 SF Office for Lease

21748 Sr-54
Lutz, FL 33549

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4875 Bruce B. Downs Blvd., Wesley Chapel, FL 33544 | nyecommercial.com

21748 Sr-54 - Office for Lease

21748 Sr-54, Lutz, FL 33549



PROPERTY DESCRIPTION

Discover the ideal office space for your business at 21748 SR-54, Lutz, FL, 33549. This 1,600 SF office suite offers a spacious bullpen-style layout, complemented by two separate offices for added privacy and functionality. The convenience of a kitchen on-site enhances the overall appeal and productivity of the space. Located adjacent to a title office, this property is perfectly situated for professional networking opportunities. Take advantage of this prime location in Lutz to elevate your business operations.

PROPERTY HIGHLIGHTS

- 1,600 SF office space for lease
- Bullpen style layout with 2 separate offices
- Fully equipped kitchen available
- Prime location in Lutz off SR54
- 62,000 Vehicles Per Day

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OFFERING SUMMARY

Lease Rate:	\$26.00 SF/yr (NNN)
Available SF:	1,600 SF
Lot Size:	0.08 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,970	17,378	38,674
Total Population	4,578	46,026	107,433
Average HH Income	\$114,766	\$137,926	\$142,172



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Surrounding Retail

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Demographics

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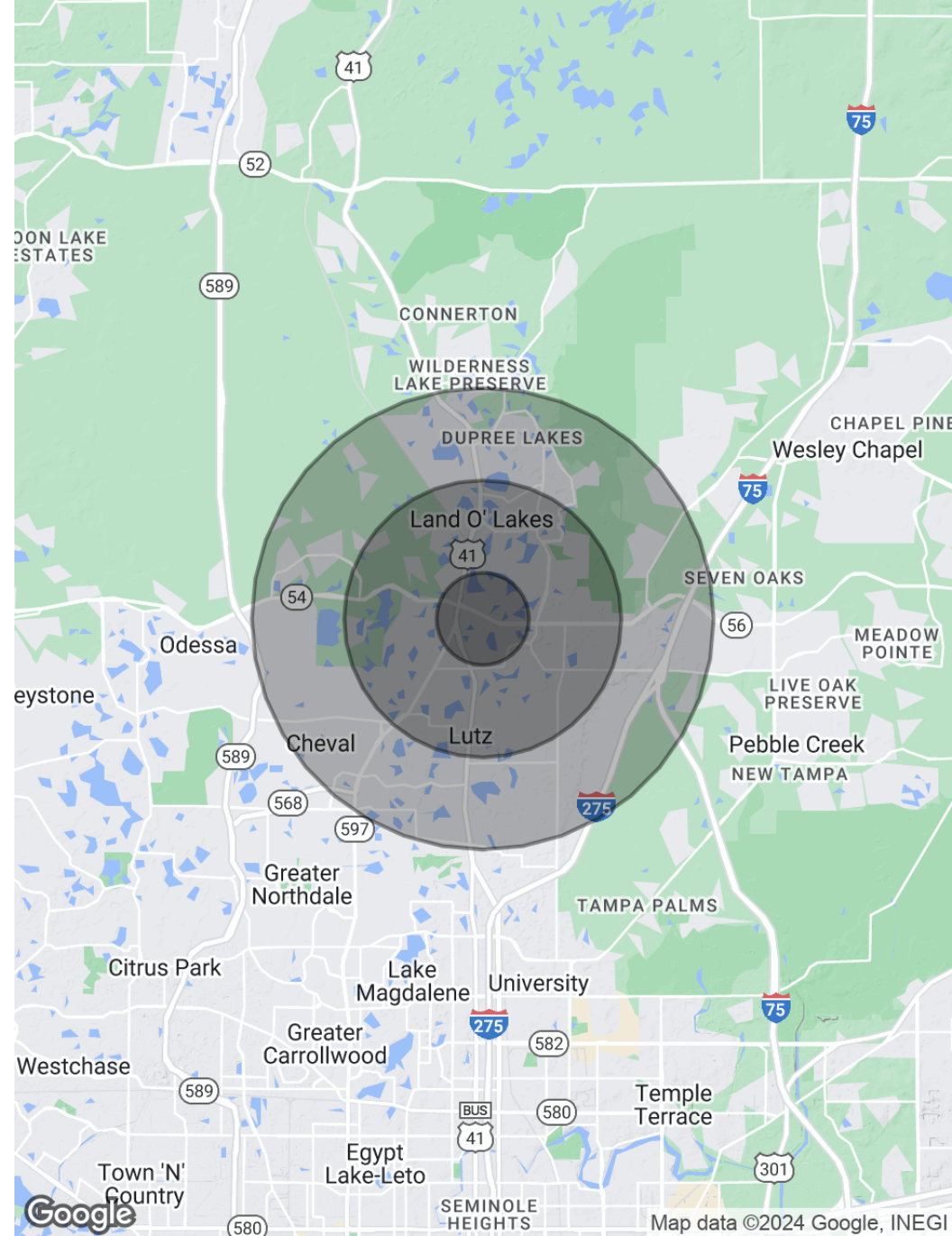
POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,578	46,026	107,433
Average Age	45	42	41
Average Age (Male)	43	41	40
Average Age (Female)	46	43	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,970	17,378	38,674
# of Persons per HH	2.3	2.6	2.8
Average HH Income	\$114,766	\$137,926	\$142,172
Average House Value	\$393,346	\$451,758	\$473,971

TRAFFIC COUNTS

62,000/day

Demographics data derived from AlphaMap



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