

# Lutz Retail Development

17710 U.S. 41, Lutz, FL 33549



EQUITY  
INVESTMENT  
SERVICES

## PROPERTY SUMMARY



### PROPERTY HIGHLIGHTS

- New Retail Development in High Income Area
- Land Available for Lease or Sale
- Multiple access points including a left in for North Bound Traffic
- 45,000+ cars per day on N US Hwy 41
- Adjacent to National Daycare User
- Available for Build to Suit or Ground Lease
- Ideal Uses: Financial Institutions , Auto Parts, Medical, Daycare and Traditional Retail

[CLICK HERE TO ACCESS THE SITE PLAN.](#)

### OFFERING SUMMARY

Lease Rate:	Negotiable
Sale Price:	Call Broker for Details
Lot Size:	+/- 1.0 acre
Available SF:	1,500 SF - 6,000 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,220	14,238	68,586
Total Population	3,249	37,044	171,044
Average HH Income	\$148,751	\$132,541	\$101,958

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[www.eisre.com](http://www.eisre.com)

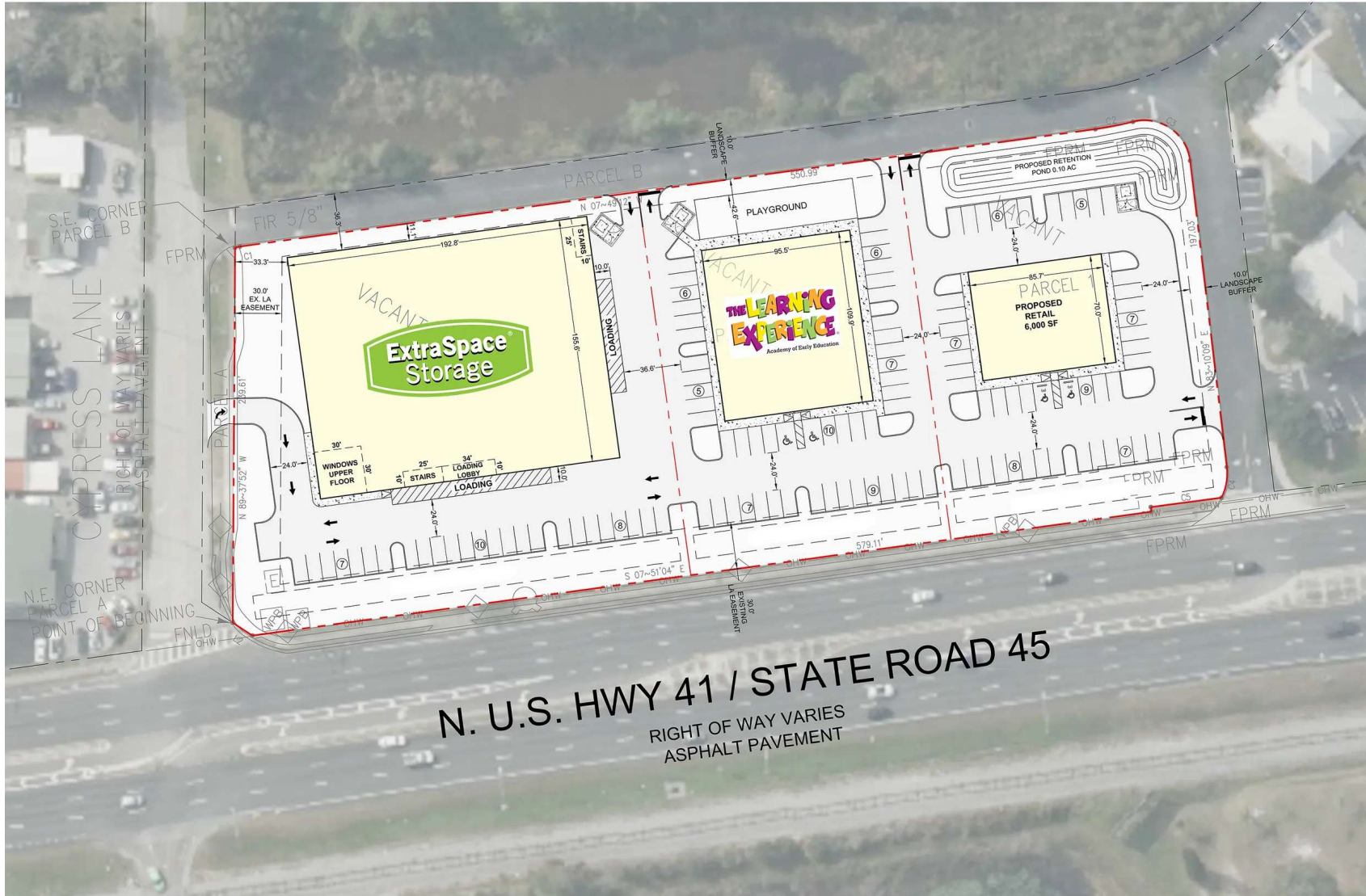
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## SITE PLAN



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## RETAILER MAP



Map data ©2024 Google Imagery ©2024 Airbus, Landsat / Copernicus, Maxar Technologies

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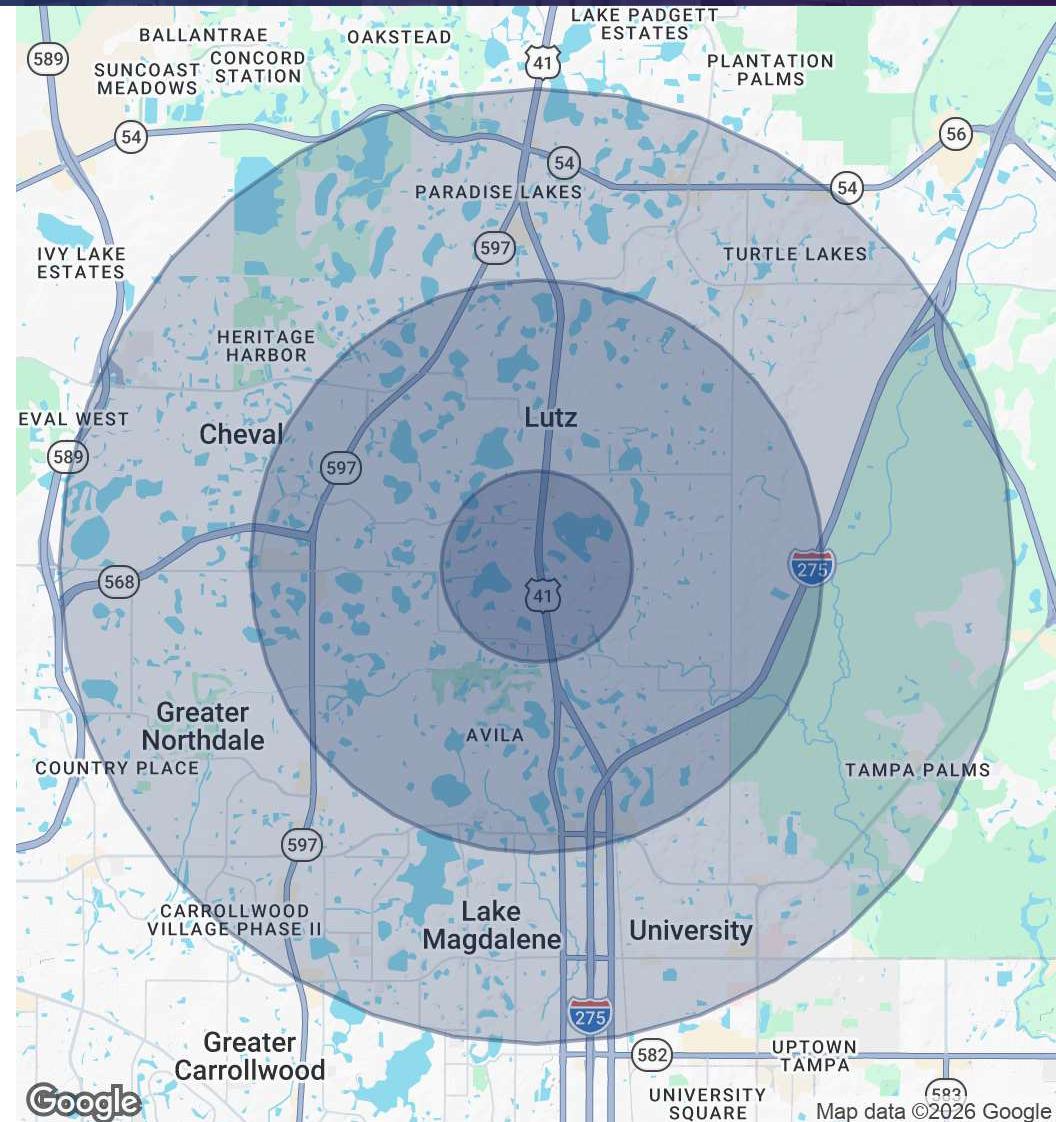
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## DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,249	37,044	171,044
Average Age	42.3	41.6	38.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,220	14,238	68,586
# of Persons per HH	2.63	2.57	2.43
Average HH Income	\$148,751	\$132,541	\$101,958
Average House Value	\$543,651	\$533,202	\$436,892
RACE	1 MILE	3 MILES	5 MILES
Total Population - White	2,520	28,560	115,802
Total Population - Black	96	2,274	20,065
Total Population - Asian	146	2,003	9,218
Total Population - Hawaiian	0	0	152
Total Population - American Indian	0	12	754
Total Population - Other	36	887	5,510



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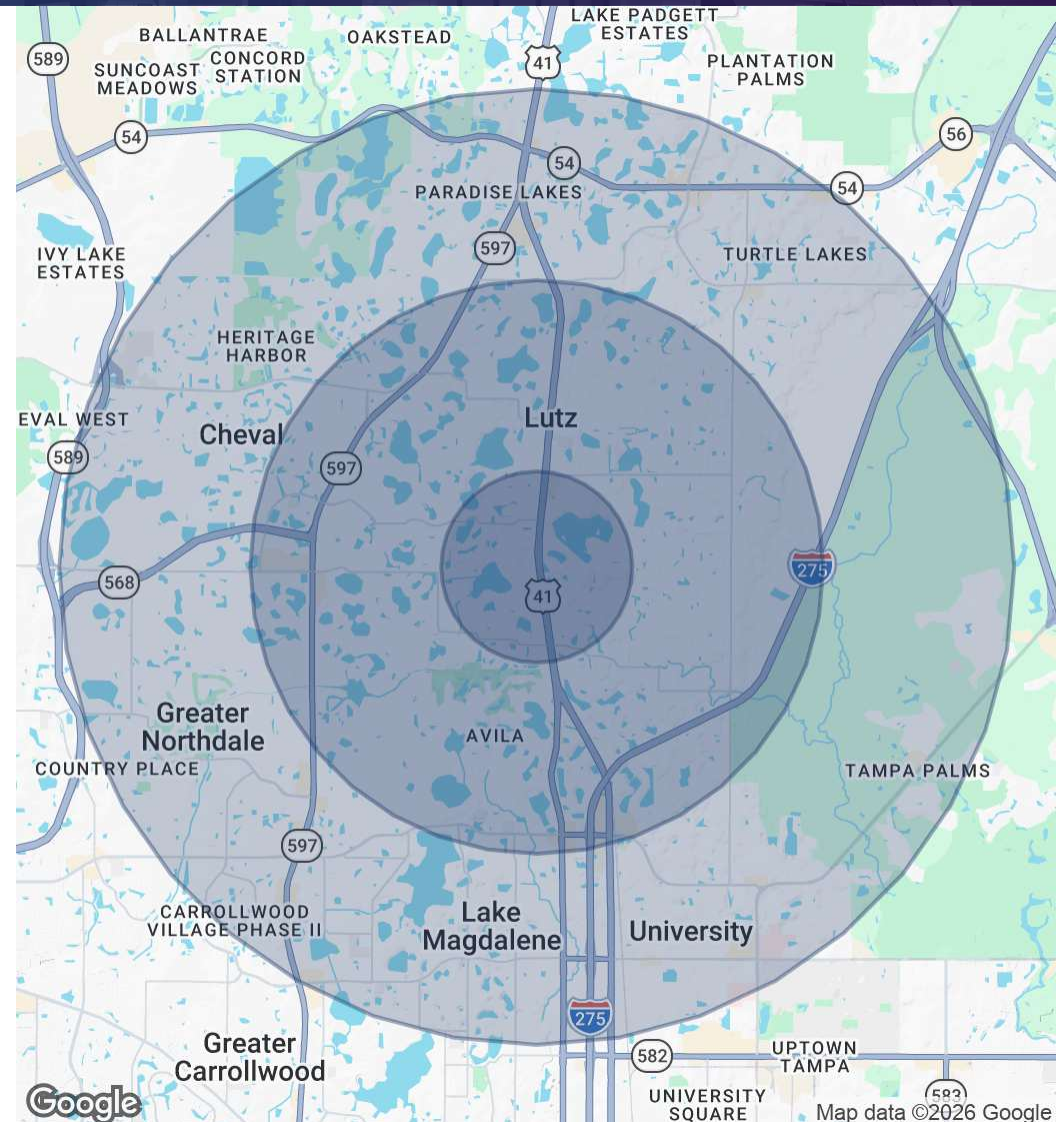
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## DEMOGRAPHICS MAP & REPORT

AGE	1 MILE	3 MILES	5 MILES
0 - 4	174	1,855	9,143
5 - 9	170	1,862	9,506
10 - 14	189	2,168	10,131
15 - 17	122	1,367	7,093
18 - 20	120	1,344	11,293
21 - 24	149	1,664	13,645
25 - 34	307	3,819	24,005
35 - 44	389	4,450	22,438
45 - 54	446	4,921	20,908
55 - 64	545	5,563	21,420
65 - 74	458	4,732	17,379
75 - 84	231	2,469	9,082
85+	76	863	3,343



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