

24620 State Road 54 Office Space

24620 FL-54, Lutz, FL 33559

Listing ID: 30394115
Status: Active
Property Type: Office For Lease
Office Type: Business Park
Contiguous Space: 1,000 SF
Total Available: 1,000 SF
Lease Rate: \$1,750 (Monthly)
Unit Price: \$21 PSF (Annual)
Base Monthly Rent: \$1,750
Lease Type: Other



Overview/Comments

This Professional Park is in the perfect high traffic location on SR 54 close to the Outlet Mall, with easy access to the communities of Land O Lakes and Wesley Chapel and easy access to I-75/I-275. This area is one of the fastest growing locations in Pasco County with new apartments under construction, new restaurants, grocery, shopping, and lots of new home construction. This well maintained office space is move-in ready with 5 offices, a waiting area, reception desk, kitchen, bathroom and storage area. Rent includes water, sewer, and CAM. Directions: From I-75, go West on SR 54, the left onto Carpenter's Run and first right into Cypress Creek Professional Park. Last building on the left. Contact Alison Lucien, Allen Collins Realty for additional information or to arrange a showing. O: 813-628-5040 M: 910-526-3873

More Information Online

<http://www.mfcre.com/listing/30394115>

QR Code

Scan this image with your mobile device:



General Information

Tax ID/APN: 1926330000001000023
Office Type: Business Park
Building Name: Cypress Creek Professional Park

Available Space

Suite/Unit Number:	N/A	Lease Type:	Other
Suite Floor/Level:	1	Offices:	5
Space Available:	1,000 SF	CAM Expenses:	\$0 PSF (Annual)
Minimum Divisible:	1,000 SF	Rent Escalators:	Other
Maximum Contiguous:	1,000 SF	Rent Escalators Description:	Escalator not to exceed 4%
Space Subcategory 1:	Business Park	TI Allowance from Owner:	\$0
Space Type:	Relet	Moving Allowance from Owner:	\$0
Date Available:	03/14/2019	Existing Lease Buyout	\$0
Lease Rate:	\$1,750 (Monthly)	Allowance:	

Space Description This Professional Park is in the perfect high traffic location on SR 54 close to the Outlet Mall, with easy access to the communities of Land O Lakes and Wesley Chapel and easy access to I-75/I-275. This area is one of the fastest growing locations in Pasco County with new apartments under construction, new restaurants, grocery, shopping, and lots of new home construction. This well maintained office space is move-in ready with 5 offices, a waiting area, reception desk, kitchen, bathroom, and storage area. Rent includes water, sewer, and CAM.

Area & Location

Property Located Between:	Located just to the west of Carpenters Run Blvd just to the east of Passero Avenue	Highway Access:	Direct access from SR 54
Property Visibility:	Good	Airports:	Tampa International Airport

Building Related

Total Number of Buildings:	1	Passenger Elevators:	0
Number of Stories:	1	Freight Elevators:	0
Year Built:	2004	Heat Type:	Electricity
Parking Type:	Surface	Heat Source:	Central
Parking Description:	Parking is common to the office park.	Internet Access:	Cable

Land Related

Water Service:	Municipal
Sewer Type:	Municipal

Location

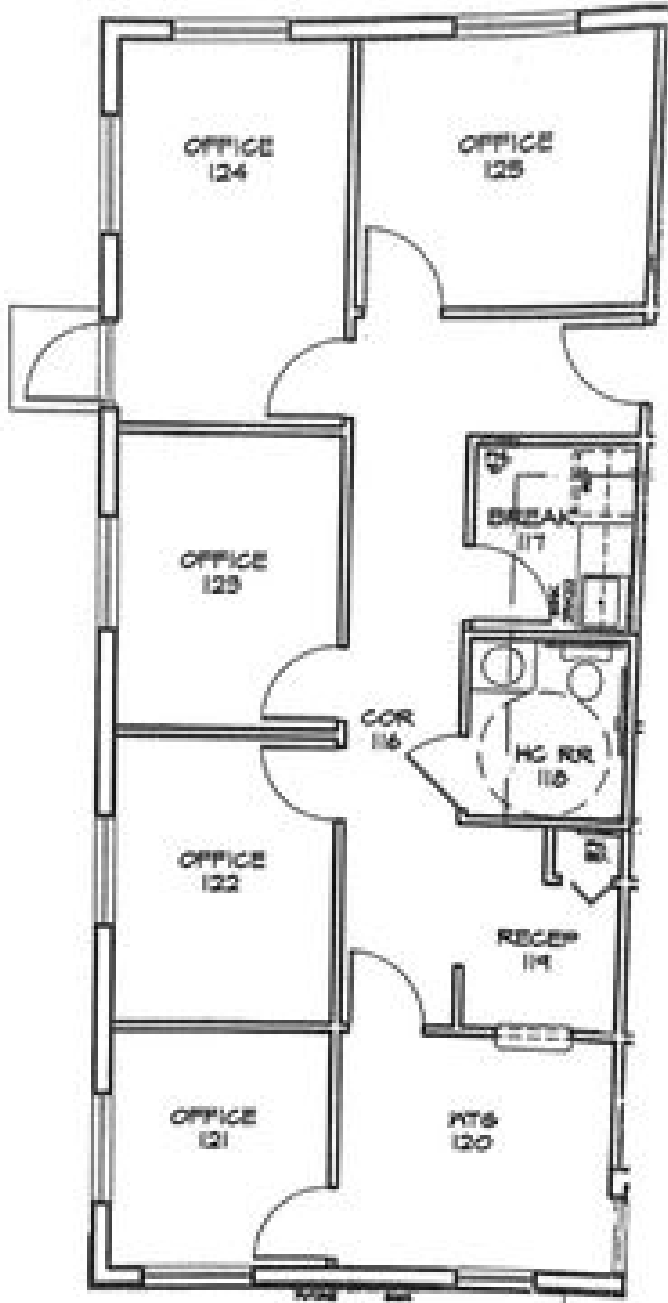
Address:	24620 FL-54, Lutz, FL 33559
County:	Hillsborough
MSA:	Tampa-St. Petersburg-Clearwater



Property Images



IMG_2260



IMG_2272



IMG_2200



IMG_2271

floorplan



IMG_2263



IMG_2267



IMG_2264



IMG_2268



IMG_2265



IMG_2273



IMG_2205



IMG_2210

Property Contacts

Allen R Collins

ALLEN COLLINS REALTY INC

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ACollins@AllenCollinsRE.com

Demographics, Labor/Workforce, and Consumer Expenditures

24620 FL-54, Lutz, FL



Disclaimer: While we believe this information (via GeoLytics) to be reliable, we have not checked its accuracy and make no guarantee as to its validity. By using the information provided on this page, the user acknowledges that the data may contain errors or other nonconformities. You and/or your client should diligently and independently verify the specifics of the information that you are using.

Population

Radius:	1 mile	3 miles	5 miles
2023 Projection	9,342	66,756	140,067
2018 Estimate	8,350	61,146	128,985
2015 Estimate	8,538	62,682	131,153
2010 Census	6,835	50,182	108,478
Growth 2018-2023	11.88%	9.17%	8.59%
Growth 2015-2018	-2.2%	-2.45%	-1.65%
Growth 2010-2015	24.92%	24.91%	20.9%

Population (Male)

Radius:	1 mile	3 miles	5 miles
2023 Projection	4,617	32,570	68,053
2018 Estimate	4,104	29,838	62,629
2015 Estimate	4,220	30,531	63,604
2010 Census	3,324	24,504	53,048
Growth 2018-2023	12.5%	9.16%	8.66%
Growth 2015-2018	-2.75%	-2.27%	-1.53%
Growth 2010-2015	26.96%	24.6%	19.9%

Population (Female)

Radius:	1 mile	3 miles	5 miles
2023 Projection	4,725	34,186	72,014
2018 Estimate	4,246	31,308	66,356
2015 Estimate	4,318	32,151	67,549
2010 Census	3,511	25,678	55,430
Growth 2018-2023	11.28%	9.19%	8.53%
Growth 2015-2018	-1.67%	-2.62%	-1.77%
Growth 2010-2015	22.98%	25.21%	21.86%

Population by Age (2018 Estimate)

Radius:	1 mile	3 miles	5 miles
Age 0 to 5	651	4,835	10,295
Age 5 to 10	595	4,399	9,293
Age 10 to 15	594	4,354	9,227
Age 15 to 20	580	4,361	9,165
Age 20 to 25	555	4,232	8,847
Age 25 to 30	529	3,868	8,039
Age 30 to 35	483	3,378	7,104
Age 35 to 40	448	3,097	6,637
Age 40 to 45	477	3,202	6,952
Age 45 to 50	549	3,611	7,856
Age 50 to 55	584	3,865	8,432
Age 55 to 60	582	3,905	8,446
Age 60 to 65	523	3,621	7,722
Age 65 and over	1,200	10,418	20,970
Total Population	8,350	61,146	128,985
Median Age	34.84	36.7	36.81

Radius:	1 mile	3 miles	5 miles
Age 0 to 5	8%	8%	8%
Age 5 to 10	7%	7%	7%
Age 10 to 15	7%	7%	7%
Age 15 to 20	7%	7%	7%
Age 20 to 25	7%	7%	7%
Age 25 to 30	6%	6%	6%
Age 30 to 35	6%	6%	6%
Age 35 to 40	5%	5%	5%
Age 40 to 45	6%	5%	5%
Age 45 to 50	7%	6%	6%
Age 50 to 55	7%	6%	7%
Age 55 to 60	7%	6%	7%
Age 60 to 65	6%	6%	6%
Age 65 and over	14%	17%	16%

Median Age (Male)

Radius:	1 mile	3 miles	5 miles
2010 Census	35.74	37.26	37.4

Median Age (Female)

Radius:	1 mile	3 miles	5 miles
2010 Census	38.11	38.61	38.39

High School Graduates Age 25+ by Educational Attainment (2018 Estimate)

Radius:	1 mile	3 miles	5 miles
High School Graduate (or GED)	839	9,161	17,816
Some College, No Degree	2,226	9,658	18,524
Associate or Bachelor's Degree	410	4,165	8,506
Master's Degree	692	3,058	6,766
Professional School Degree	25	444	1,833
Doctorate Degree	43	318	1,118
Total High School Graduates Age 25+	4,235	26,804	54,563

Radius:	1 mile	3 miles	5 miles
High School Graduate (or GED)	20%	34%	33%
Some College, No Degree	53%	36%	34%
Associate or Bachelor's Degree	10%	16%	16%
Master's Degree	16%	11%	12%
Professional School Degree	1%	2%	3%
Doctorate Degree	1%	1%	2%








































Households

Radius:	1 mile	3 miles	5 miles
2023 Projection	3,297	24,096	50,454
2018 Estimate	2,948	22,068	46,469
2015 Estimate	3,014	22,626	47,232
2010 Census	2,415	18,139	39,254
Growth 2018-2023	11.84%	9.19%	8.58%
Growth 2015-2018	-2.19%	-2.47%	-1.62%
Growth 2010-2015	24.8%	24.74%	20.32%

Average Household Size

Radius:	1 mile	3 miles	5 miles
2023 Projection	2.83	2.79	2.79
2018 Estimate	2.83	2.79	2.79
2015 Estimate	2.83	2.78	2.79
2010 Census	2.83	2.78	2.78
Growth 2018-2023	0%	-0.01%	-0%
Growth 2015-2018	0.17%	0.16%	-0.08%
Growth 2010-2015	-0.08%	0.16%	0.66%

Households by Household Type and Size and Presence of Children (2018 Estimate)

Radius:	1 mile	3 miles	5 miles	Radius:	1 mile	3 miles	5 miles
Family Households	2,339	16,938	35,410	Family Households	 79%	 77%	 76%
Married-couple family	1,829	13,637	28,439	Married-couple family	 62%	 62%	 61%
With own children under 18 years	892	6,700	14,071	With own children under 18 years	 30%	 30%	 30%
No own children under 18 years	937	6,937	14,368	No own children under 18 years	 32%	 31%	 31%
Male Householder: no wife present	141	943	1,944	Male Householder: no wife present	 5%	 4%	 4%
With own children under 18 years	67	526	1,064	With own children under 18 years	 2%	 2%	 2%
No own children under 18 years	74	417	880	No own children under 18 years	 3%	 2%	 2%
Female Householder: no husband present	369	2,358	5,027	Female Householder: no husband present	 13%	 11%	 11%
With own children under 18 years	222	1,359	2,923	With own children under 18 years	 8%	 6%	 6%
No own children under 18 years	147	999	2,104	No own children under 18 years	 5%	 5%	 5%
Nonfamily Households	609	5,130	11,059	Nonfamily Households	 21%	 23%	 24%
1 Person households	456	3,880	8,219	1 Person households	 15%	 18%	 18%
2+ Unrelated people	153	1,250	2,840	2+ Unrelated people	 5%	 6%	 6%
Total Households	2,948	22,068	46,469				

Households by Household Income (2018 Estimate)

Radius:	1 mile	3 miles	5 miles
Less than \$25,000	412	2,517	4,703
\$25,000 to \$49,999	617	5,108	9,938
\$50,000 to \$74,999	575	4,323	9,305
\$75,000 to \$99,999	715	3,386	7,707
\$100,000 to \$124,999	285	2,963	6,085
\$125,000 to \$149,999	120	1,497	3,430
\$150,000 to \$199,999	143	1,438	3,054
\$200,000 or more	81	836	2,247
Total Households	2,948	22,068	46,469
Average Household Income	\$78,185.05	\$82,995.19	\$86,275.79
Median Household Income	\$79,541.75	\$79,993.08	\$83,231.28

Radius:	1 mile	3 miles	5 miles
Less than \$25,000	14%	11%	10%
\$25,000 to \$49,999	21%	23%	21%
\$50,000 to \$74,999	20%	20%	20%
\$75,000 to \$99,999	24%	15%	17%
\$100,000 to \$124,999	10%	13%	13%
\$125,000 to \$149,999	4%	7%	7%
\$150,000 to \$199,999	5%	7%	7%
\$200,000 or more	3%	4%	5%

Households by Household Income (2023 Projection)

Radius:	1 mile	3 miles	5 miles
Less than \$25,000	458	2,754	5,110
\$25,000 to \$49,999	692	5,595	10,810
\$50,000 to \$74,999	647	4,726	10,096
\$75,000 to \$99,999	799	3,709	8,378
\$100,000 to \$124,999	318	3,222	6,602
\$125,000 to \$149,999	134	1,630	3,730
\$150,000 to \$199,999	160	1,559	3,307
\$200,000 or more	89	901	2,421
Total Households	3,297	24,096	50,454
Average Household Income	\$73,380.56	\$82,667.45	\$86,368.04
Median Household Income	\$83,329.27	\$83,778.26	\$87,043.21

Radius:	1 mile	3 miles	5 miles
Less than \$25,000	14%	11%	10%
\$25,000 to \$49,999	21%	23%	21%
\$50,000 to \$74,999	20%	20%	20%
\$75,000 to \$99,999	24%	15%	17%
\$100,000 to \$124,999	10%	13%	13%
\$125,000 to \$149,999	4%	7%	7%
\$150,000 to \$199,999	5%	6%	7%
\$200,000 or more	3%	4%	5%













Per Capita Income

Radius:	1 mile	3 miles	5 miles
2018 Estimate	\$27,720.37	\$29,748.88	\$30,796.69
2015 Estimate	\$25,820.87	\$29,190.72	\$30,622.31
Growth 2015-2018	7.36%	1.91%	0.57%


































Unemployment Rate

Radius:	1 mile	3 miles	5 miles
2018 Estimate	2.24%	3.03%	3.14%
2015 Estimate	1.15%	1.46%	2.05%
Growth 2015-2018	94.9%	107.43%	53.59%













Population Age 16+ By Employment Status (2018 Estimate)

Radius:	1 mile	3 miles	5 miles	Radius:	1 mile	3 miles	5 miles
Labor Force	4,618	32,264	67,913	Labor Force	 72%	 69%	 69%
Civilian, Employed	4,513	31,287	65,766	Civilian, Employed	 71%	 67%	 67%
Civilian, Unemployed	105	977	2,147	Civilian, Unemployed	 2%	 2%	 2%
Not in Labor Force	1,769	14,344	30,240	Not in Labor Force	 28%	 31%	 31%
Total Population Age 16+	6,387	46,608	98,153				

Employed Civilian Population Age 16+ by Industry (2018 Estimate)

Radius:	1 mile	3 miles	5 miles	Radius:	1 mile	3 miles	5 miles
Agriculture, forestry, fishing and hunting, mining and construction	358	2,326	4,305	Agriculture, forestry, fishing and hunting, mining and construction	 8%	 7%	 7%
Manufacturing	210	1,181	2,923	Manufacturing	 5%	 4%	 4%
Wholesale & retail trade	841	4,702	10,170	Wholesale & retail trade	 19%	 15%	 15%
Transportation and warehousing, and utilities	193	1,042	2,135	Transportation and warehousing, and utilities	 4%	 3%	 3%
Information	199	841	2,020	Information	 4%	 3%	 3%
Finance, insurance, real estate and rental and leasing	350	2,758	6,410	Finance, insurance, real estate and rental and leasing	 8%	 9%	 10%
Professional, scientific, and technical services	364	4,008	8,391	Professional, scientific, and technical services	 8%	 13%	 13%
Educational, health and social services	1,067	8,521	17,269	Educational, health and social services	 24%	 27%	 26%
Arts, entertainment, recreation, accommodation and food services	367	2,095	4,922	Arts, entertainment, recreation, accommodation and food services	 8%	 7%	 7%
Other services (except public administration)	371	2,324	4,521	Other services (except public administration)	 8%	 7%	 7%
Public Administration	193	1,489	2,700	Public Administration	 4%	 5%	 4%
Total Employed Civilian Population Age 16+	4,513	31,287	65,766				

Housing Units by Tenure (2018 Estimate)

Radius:	1 mile	3 miles	5 miles	Radius:	1 mile	3 miles	5 miles
Vacant Housing Units	356	2,904	5,813	Vacant Housing Units	 11%	 12%	 11%
Occupied Housing Units	2,948	22,068	46,469	Occupied Housing Units	 89%	 88%	 89%
Owner-Occupied	2,578	17,768	36,844	Owner-Occupied	 78%	 71%	 70%
Renter-Occupied	370	4,300	9,625	Renter-Occupied	 11%	 17%	 18%
Total Housing Units	3,304	24,972	52,282				