

OFFICE, PROFESSIONAL SPACE AVAILABLE IN LUTZ, FL

BRIDGEWATER PROFESSIONAL PARK | 4905 Van Dyke Rd | Lutz, FL 33558



PROPERTY HIGHLIGHTS:

- Office, Professional Space Available in suburb of Tampa, Florida (Lutz)
- Approximately 1,522 sf office space available on Van Dyke Road
- Space includes reception area, bathroom, and kitchenette/break area
- 2.9 miles from Dale Mabry Highway, 3.1 miles from Veterans Expressway exit (SR 589) and 1.1 miles from St Joseph's Hospital North (Baycare)



KEY DEMOS	1 MILE	3 MILES	5 MILES
POPULATION			
2021 Estimated Population	14,943	106,989	317,078
2021 Estimated Households	6,642	43,076	124,911
INCOME			
2021 Estimated Avg HH Income	\$65,592	\$72,456	\$69,669
AGE			
Median Age	36	37	38
DAYTIME DEMOS			
Number of Businesses	1,901	9,340	21,853
Number of Employees	12,846	75,454	172,648
Total Daytime Population	16,632	107,020	271,475
TRAFFIC COUNTS			
N Dale Mabry Hwy (N/S)	62,000 AADT		

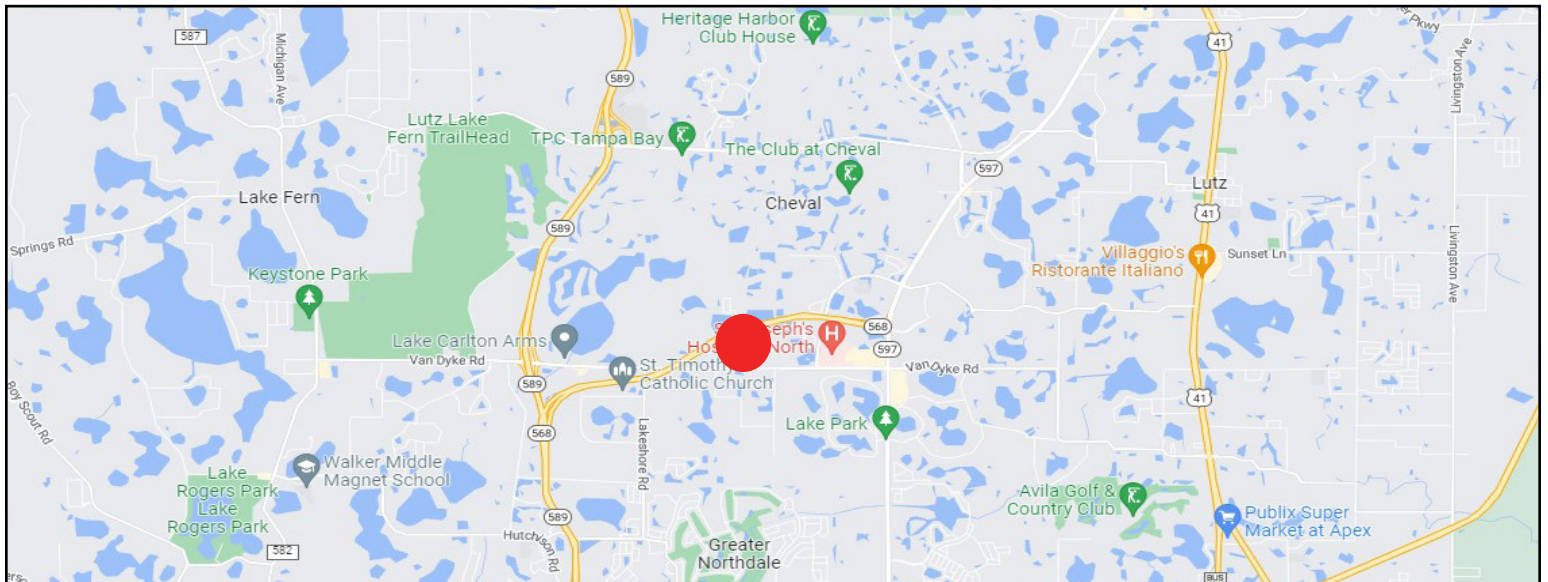
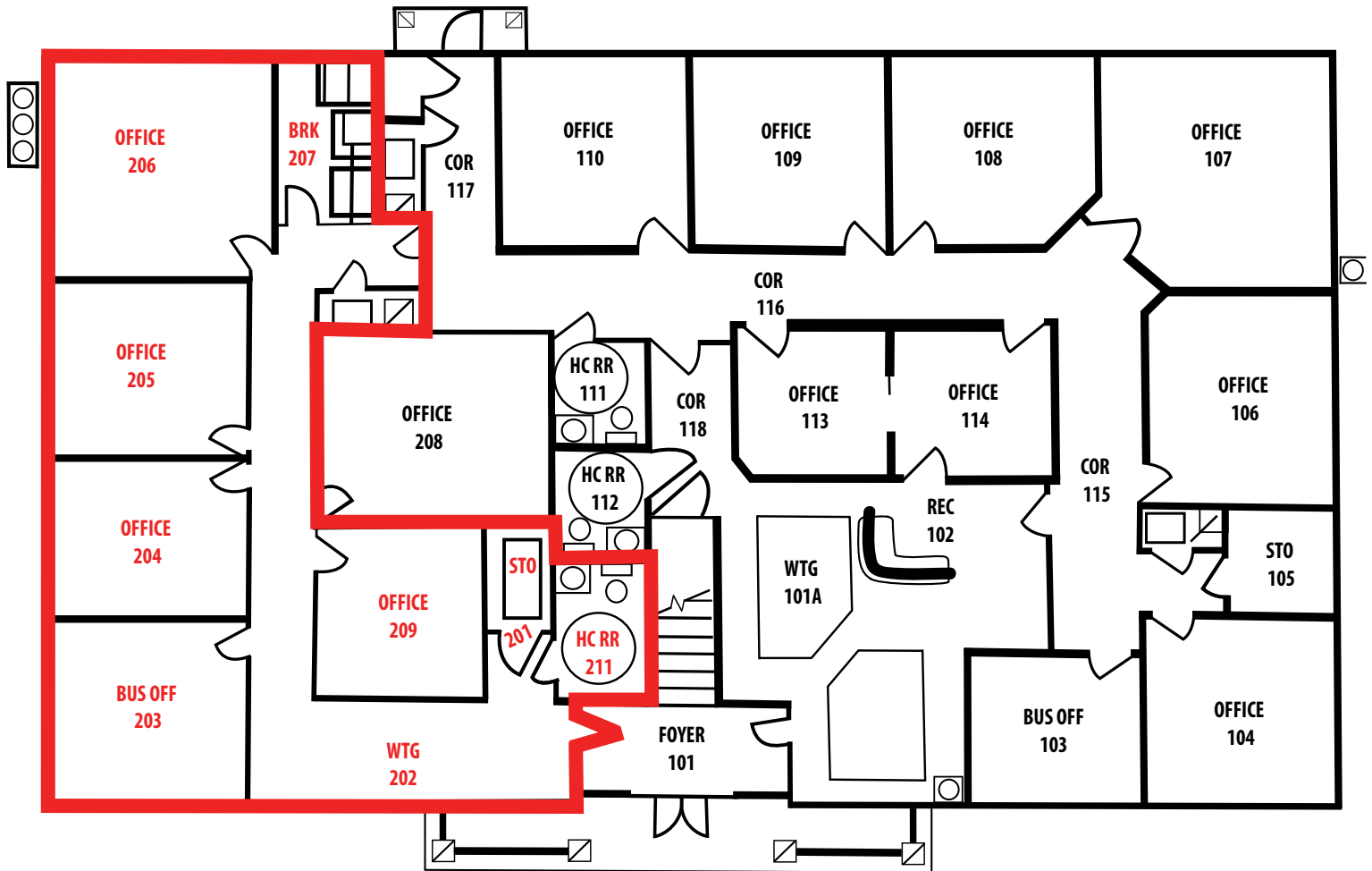


FOR LEASING INFORMATION:

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