

# 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:     | 1.2 Acres               |
| 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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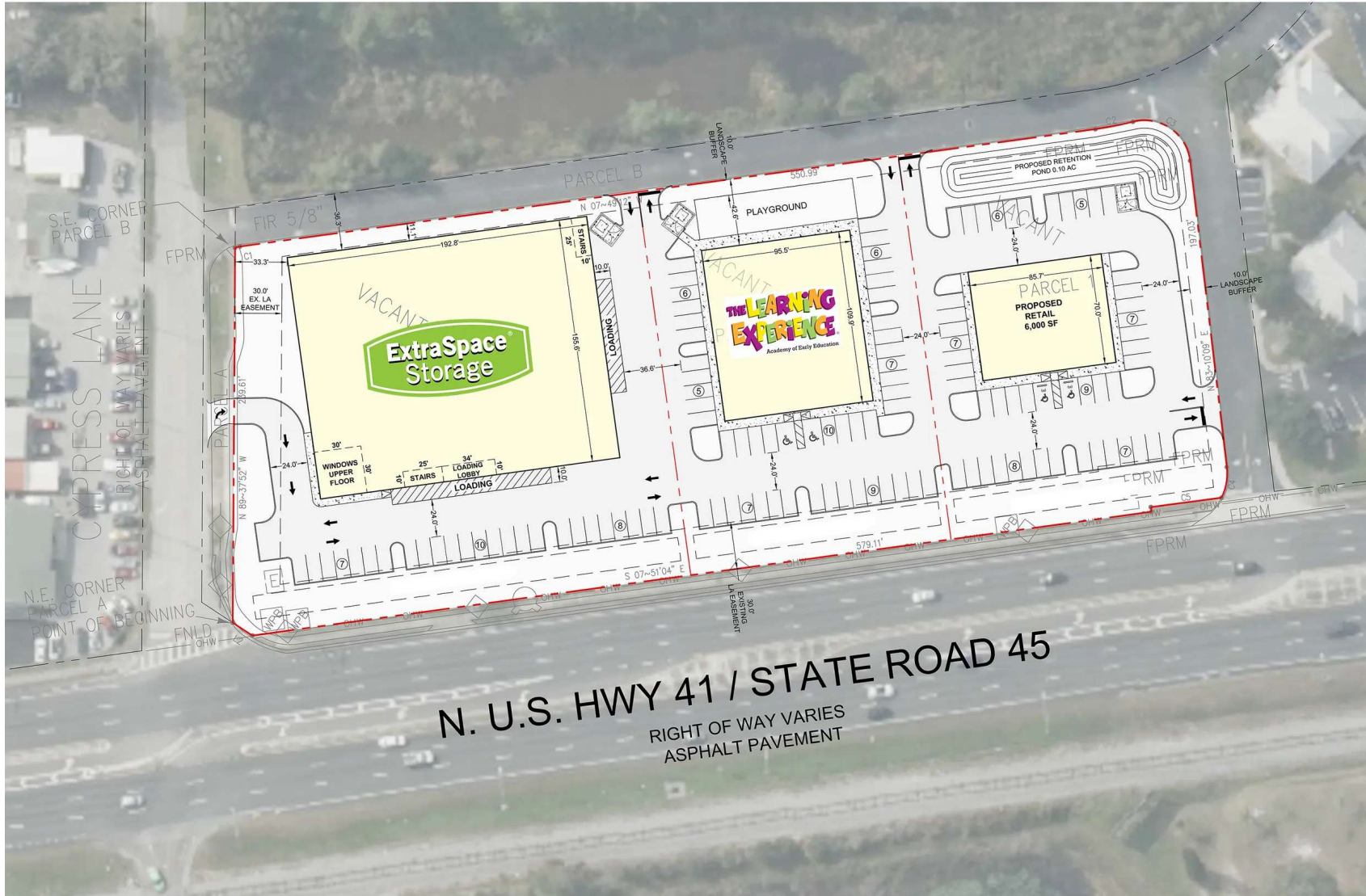
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## SITE PLAN



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## RETAILER MAP



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

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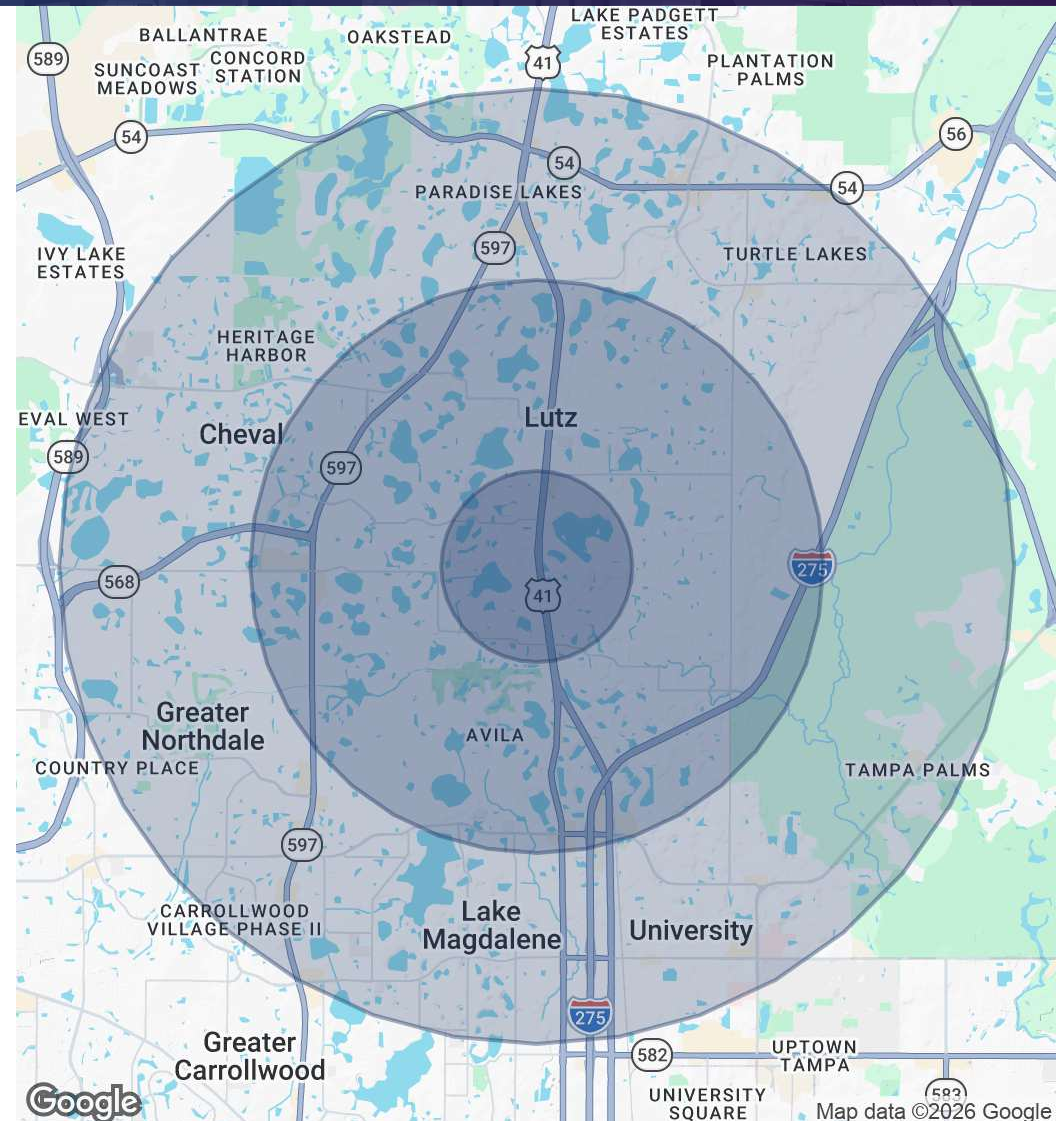
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## DEMOGRAPHICS MAP & REPORT

| 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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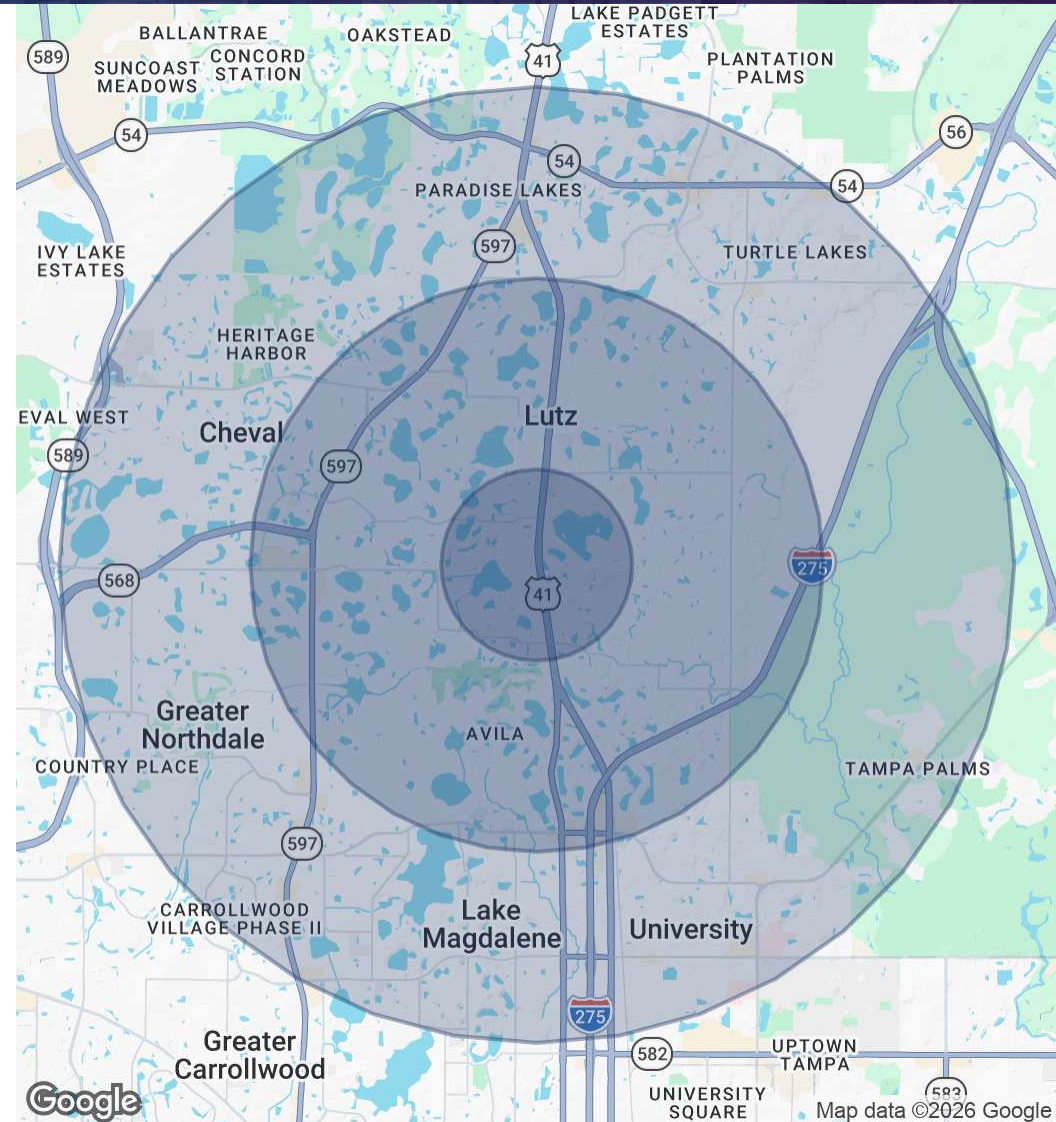
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## DEMOGRAPHICS MAP & REPORT

| 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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