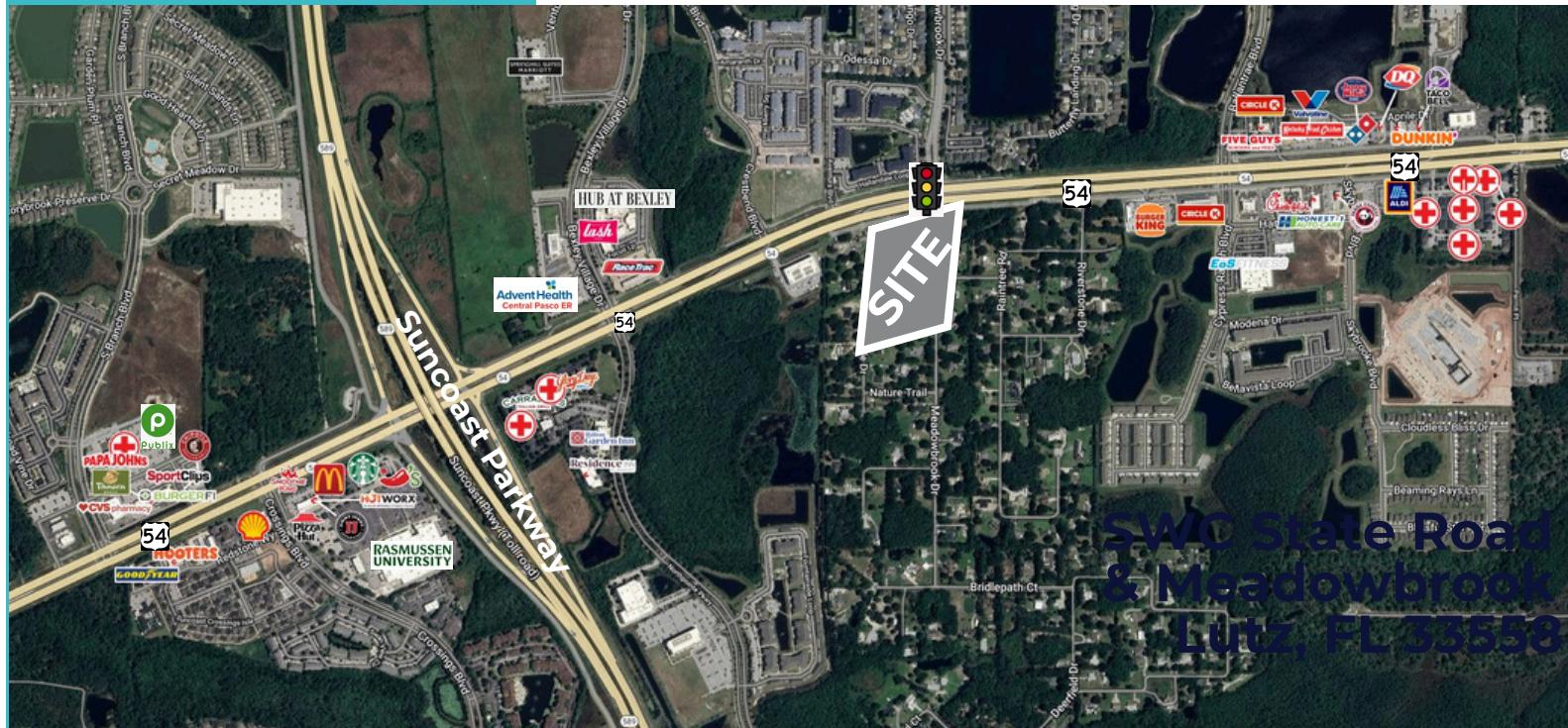


**MEDICAL  
OFFICE  
AVAILABLE  
LUTZ 54  
PROFESSIONAL  
PARK**

**equity** | brokerage

**SWC State Road 54  
& Meadowbrook Dr  
Lutz, FL 33558**



**2,800  
SQUARE  
FEET**

**\$36  
PSF  
NNN**

**56,500  
ADT**

- One 2,800 SF building remaining available for Lease only
- 5 free-standing buildings delivered in Spring of 2026
- Medical build out available for credit tenant
- Direct visibility with signage on State Road 54
- Signalized intersection
- 18,300 SF Professional/Medical Office Park

**GET IN TOUCH**  
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**BENJAMIN  
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813.334.4733

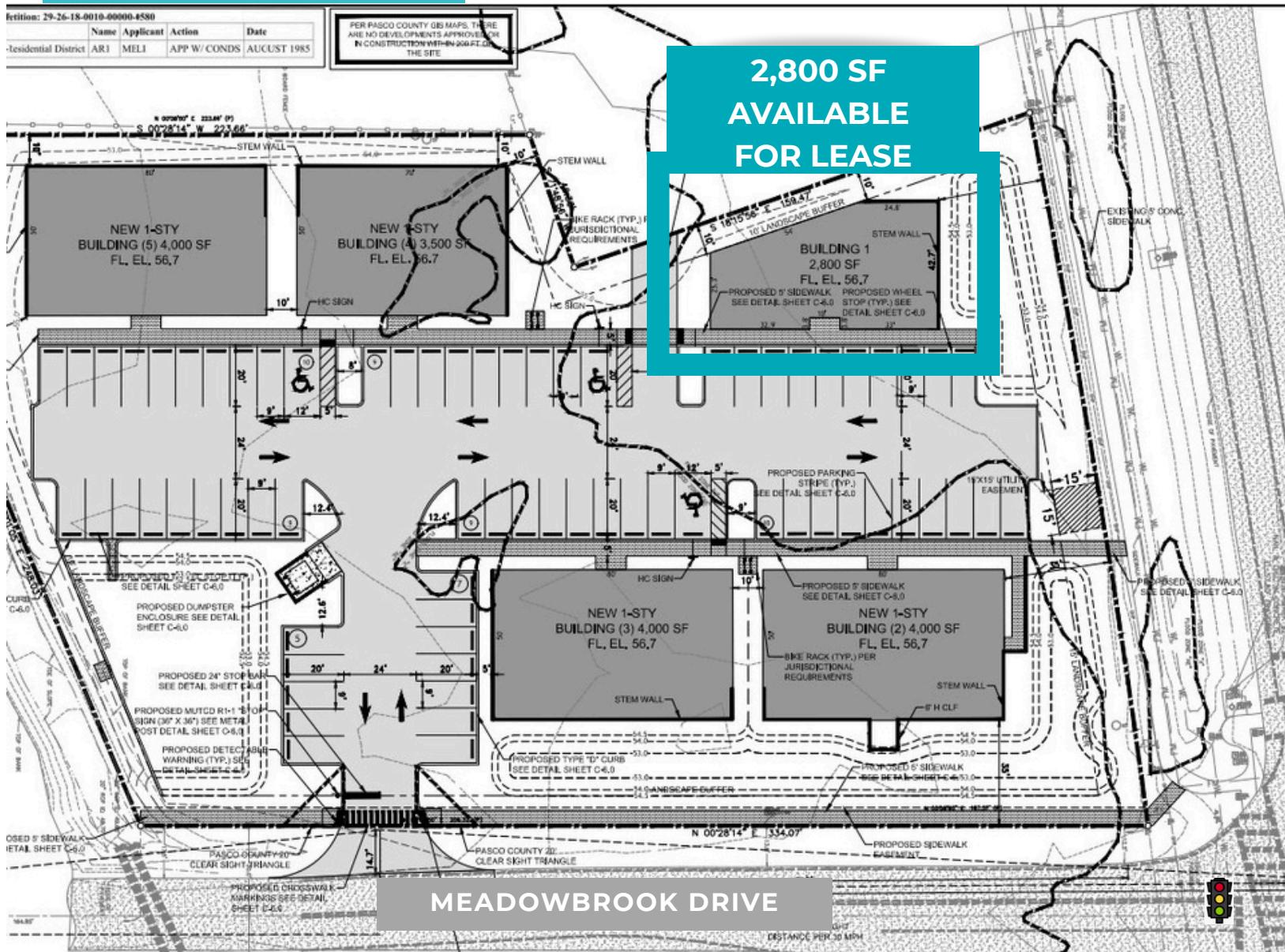
**KENNETH  
DOWD**  
Advisor  
[kdowd@equity.net](mailto:kdowd@equity.net)  
516.506.2923

# MEDICAL OFFICE AVAILABLE FOR PROFESSIONAL USE

**equity** | brokerage

# SWC State Road 54 & Meadowbrook Dr Lutz, FL 33558

**2,800 SF  
AVAILABLE  
FOR LEASE**



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# KENNETH DOWD

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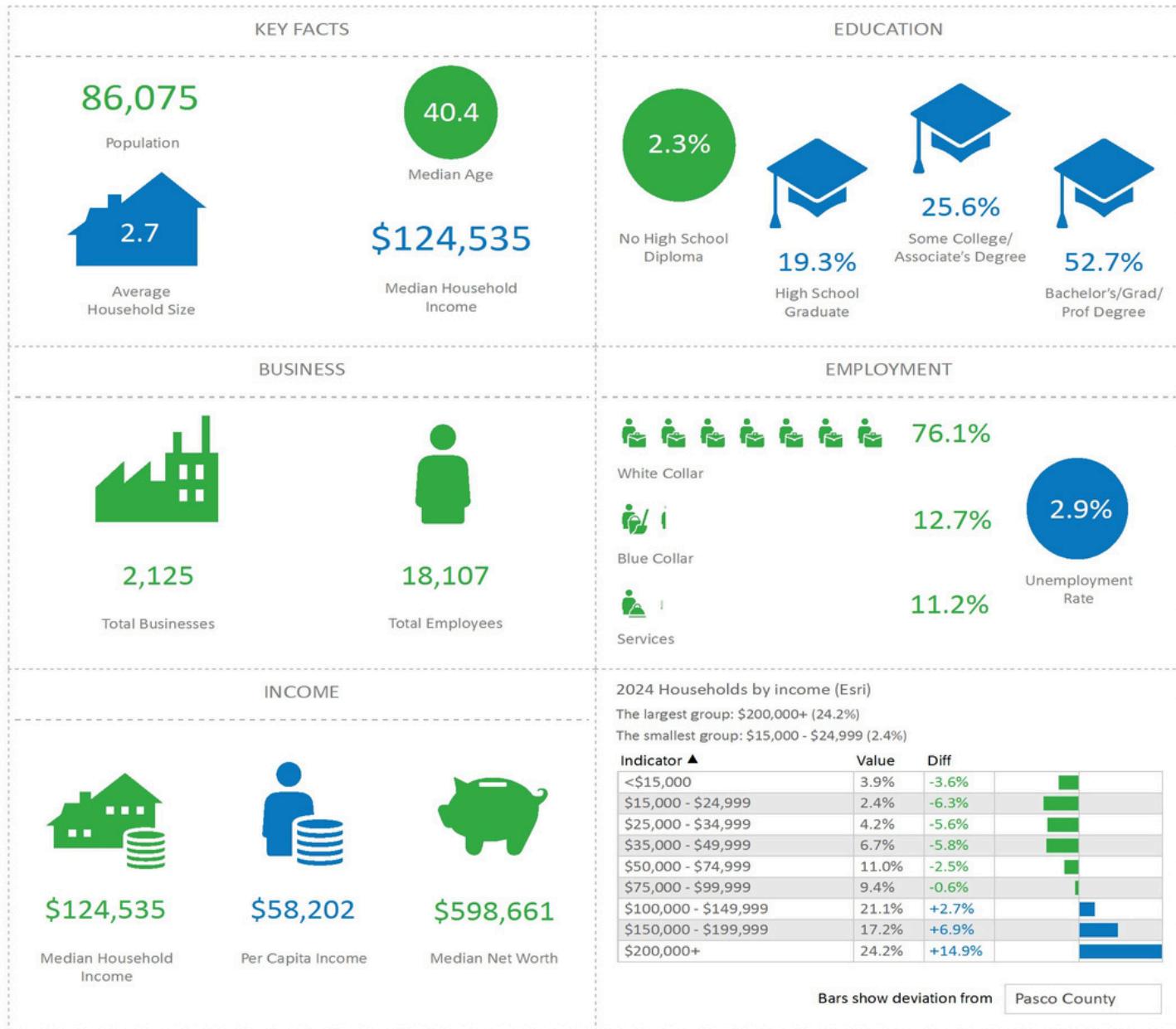
**MEDICAL  
OFFICE  
AVAILABLE  
LUTZ 54  
PROFESSIONAL  
PARK**

**equity** | brokerage

**SWC State Road 54  
& Meadowbrook Dr  
Lutz, FL 33558**

 **Key Facts**

State Road 54 & Meadowbrook Dr, Lutz, Florida, 33558 2  
Ring of 5 miles



Source: This infographic contains data provided by Esri (2024, 2029), Esri-Data Axle (2024). © 2025 Esri

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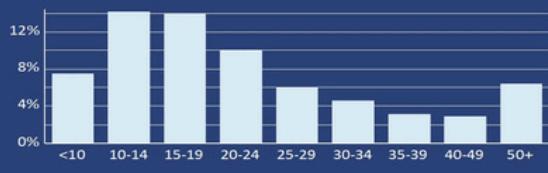
# MEDICAL OFFICE AVAILABLE LUTZ 54 PROFESSIONAL PARK

## COMMUNITY SUMMARY

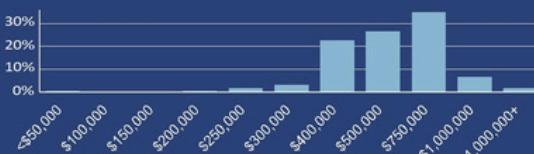
State Road 54 & Meadowbrook Dr, Lutz, Florida, 33558 2  
Ring of 5 miles

86,075	4.70%	2.73	67.3	40.4	\$124,535	\$478,883	\$598,661	24.2%	59.9%	15.8%	11.2%	12.7%	76.1%
Population Total	Population Growth	Average HH Size	Diversity Index	Median Age	Median HH Income	Median Home Value	Median Net Worth	Age <18	Age 18-64	Age 65+	Services	Blue Collar	White Collar

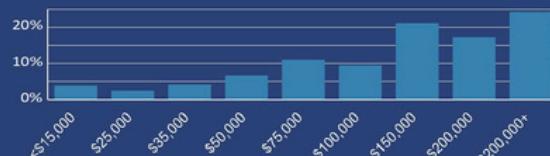
Mortgage as Percent of Salary



Home Value



Household Income



Age Profile: 5 Year Increments



Home Ownership



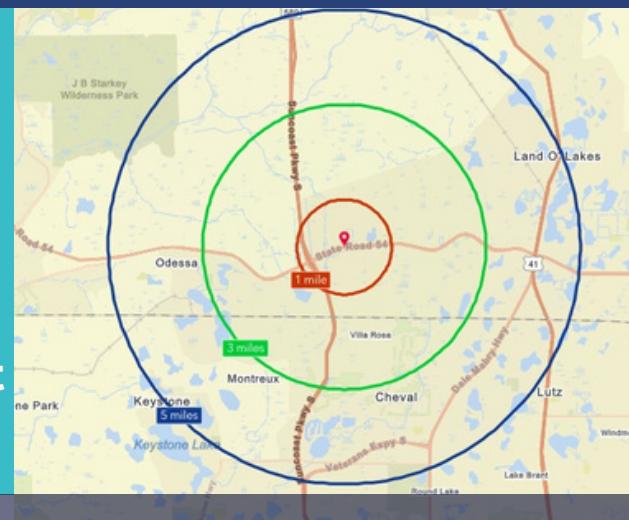
Housing: Year Built



Educational Attainment



Commute Time: Minutes



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Tampa, FL 33607

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