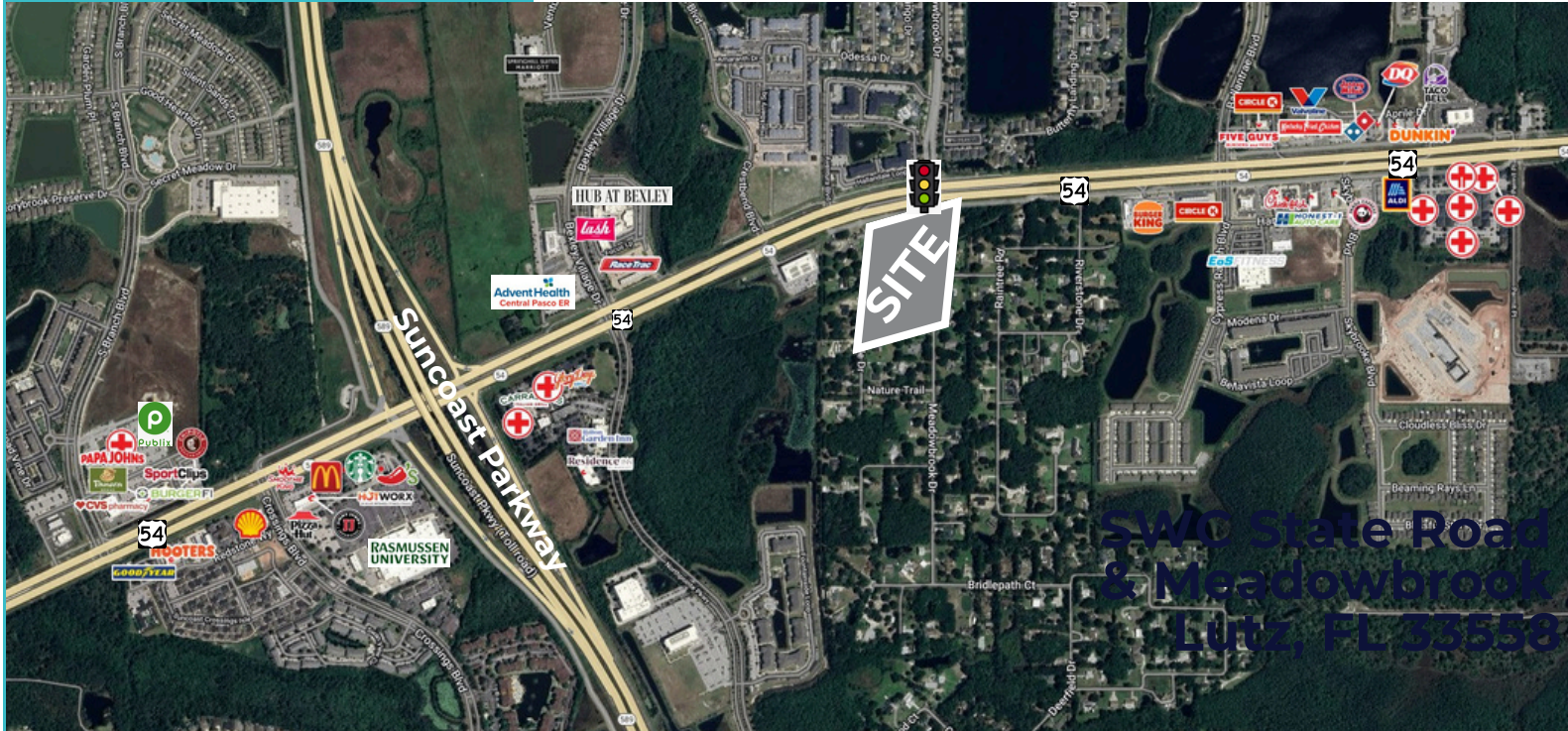


**MEDICAL
OFFICE
AVAILABLE**

**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

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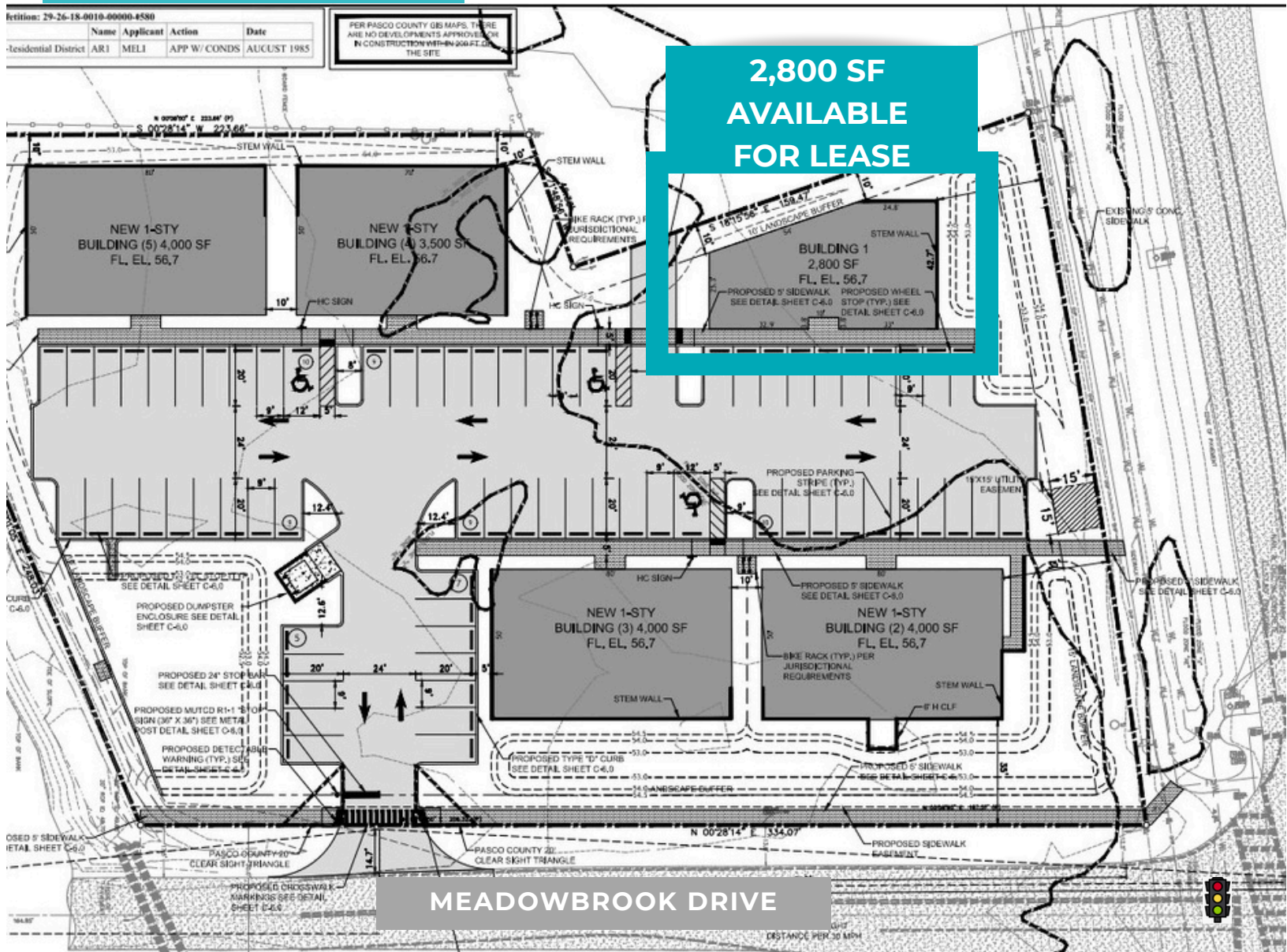
**SWC State Road 54
& Meadowbrook Dr
Lutz, FL 33558**

Permit: 29-26-18-0010-00000-1580

Name	Applicant	Action	Date
Residential District	AR1	MELI	APP W/ CONDS
			AUGUST 1985

PER PASCO COUNTY GIS MAPS, THERE ARE NO DEVELOPMENTS APPROVED FOR IN CONSTRUCTION WITHIN 200 FT OF THE SITE

**2,800 SF
AVAILABLE
FOR LEASE**



MEADOWBROOK DRIVE



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

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

Key Facts

KEY FACTS

86,075

Population



Average
Household Size

40.4

Median Age

\$124,535

Median Household
Income

EDUCATION

2.3%

No High School
Diploma



19.3%

High School
Graduate



25.6%

Some College/
Associate's Degree



52.7%

Bachelor's/Grad/
Prof Degree

BUSINESS



2,125

Total Businesses



18,107

Total Employees

EMPLOYMENT

76.1%

White Collar



Blue Collar



Services

12.7%

11.2%

2.9%

Unemployment
Rate

INCOME



\$124,535

Median Household
Income



\$58,202

Per Capita Income



\$598,661

Median Net Worth

2024 Households by income (Esri)

The largest group: \$200,000+ (24.2%)

The smallest group: \$15,000 - \$24,999 (2.4%)

Indicator ▲	Value	Diff	
<\$15,000	3.9%	-3.6%	
\$15,000 - \$24,999	2.4%	-6.3%	
\$25,000 - \$34,999	4.2%	-5.6%	
\$35,000 - \$49,999	6.7%	-5.8%	
\$50,000 - \$74,999	11.0%	-2.5%	
\$75,000 - \$99,999	9.4%	-0.6%	
\$100,000 - \$149,999	21.1%	+2.7%	
\$150,000 - \$199,999	17.2%	+6.9%	
\$200,000+	24.2%	+14.9%	

Bars show deviation from Pasco County

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

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**SWC State Road 54
& Meadowbrook Dr**

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%
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+



11.2%
Services

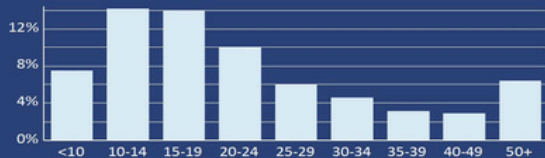


12.7%
Blue Collar



76.1%
White Collar

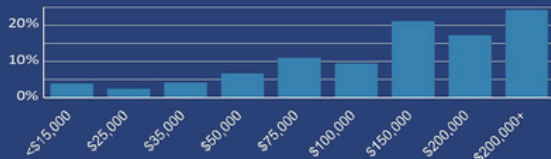
Mortgage as Percent of Salary



Home Value



Household Income

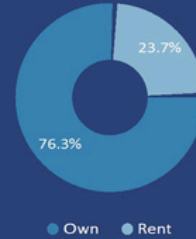


Age Profile: 5 Year Increments

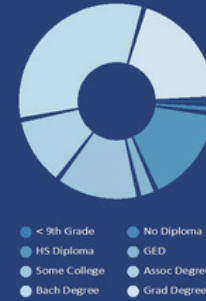


Dots show comparison to Pasco County

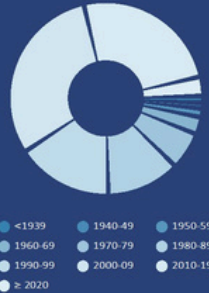
Home Ownership



Educational Attainment



Housing: Year Built



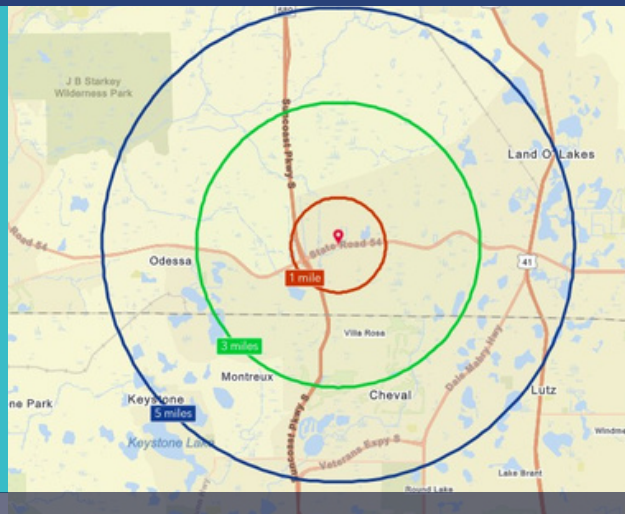
Commute Time: Minutes



Source: This infographic contains data provided by Esri (2024), ACS (2018-2022).

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