

OFFICE BUILDING FOR LEASE

4,000 SF Office | Medical Space

24426 State Road 54
Lutz, FL 33559



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4875 Bruce B. Downs Blvd., Wesley Chapel, FL 33544 | nyecommercial.com

24426 SR 54

24426 State Road 54, Lutz, FL 33559



PROPERTY DESCRIPTION

Medical/Professional Office space available for lease at 24426 State Road 54 in Lutz, Florida. The property offers excellent visibility along the high-traffic corridor of State Road 54 with approximately 80,000 vehicles per day, large monument signage, and convenient access via a dedicated turn lane. The building is currently split into 3 separate suites which can be combined. A Barber shop and Clothing Tailor occupied the first two units and the third unit is built out for Office/Medical with high end touches.

PROPERTY HIGHLIGHTS

- 80,000 AADT
- Three Separate Office suites that are combinable. Unit Sizes: 1,000 SF, 1,000 SF and the Medical Office 2,000 SF
- Monument Signage on 54
- Dedicated Turn Lane
- Security System

OFFERING SUMMARY

Lease Rate:	\$30 SF/yr (NNN)
Available SF:	4,000 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	2,927	42,101	166,423
Total Population	7,702	114,583	431,985
Average HH Income	\$82,655	\$104,570	\$88,568

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Interior Images

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RETAIL CORRIDOR

Village Lakes Shopping Center

- DOLLAR TREE
- PET SUPPLIES PLUS
- Marshall's
- ROSS
- five BELOW
- bealls

Plantation Palms Golf Club

Collier Commons

- Publix
- AutoZone
- Village at Terra Bella
- Family Medicine - Florida Medical Clinic Orlando Health

Solair Cypress Creek

- Academy Sports & Outdoors
- ASHLEY
- HAVERTY'S
- Mercedes-Benz
- MINI
- BMW
- VW
- SUBARU

The Shops at Wiregrass

- macy's
- Dillard's
- TILLY'S
- BARNES & NOBLE
- Orangetheory FITNESS
- CHAMPS SPORTS

The Shoppes at New Tampa

- Publix
- ROSS
- Office DEPOT
- OfficeMax
- PLATO'S CLOSET
- HOME SENSE

Tampa Premium Outlets

- JOURNEYS
- MAIN EVENT
- Levi's
- FAMOUS footwear
- TILLY'S
- carter's
- Buckle
- claire's
- GAP
- adidas
- Nike
- PUMA
- Saks Fifth Avenue
- RACK ROOM SHOES

Northwoods Center

- Target
- Marshall's
- Kirkland's
- petco

New Tampa Center

- Publix
- McDonald's
- CVS pharmacy
- SPROUTS FARMERS MARKET
- Firestone
- Once Upon A Child

24426 SR 54
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Lutz K-8 School

SR 41: 59,000 VPD

SR 54: 135,000 VPD

SR 56: 58,000 VPD

SR 581: 58,000 VPD

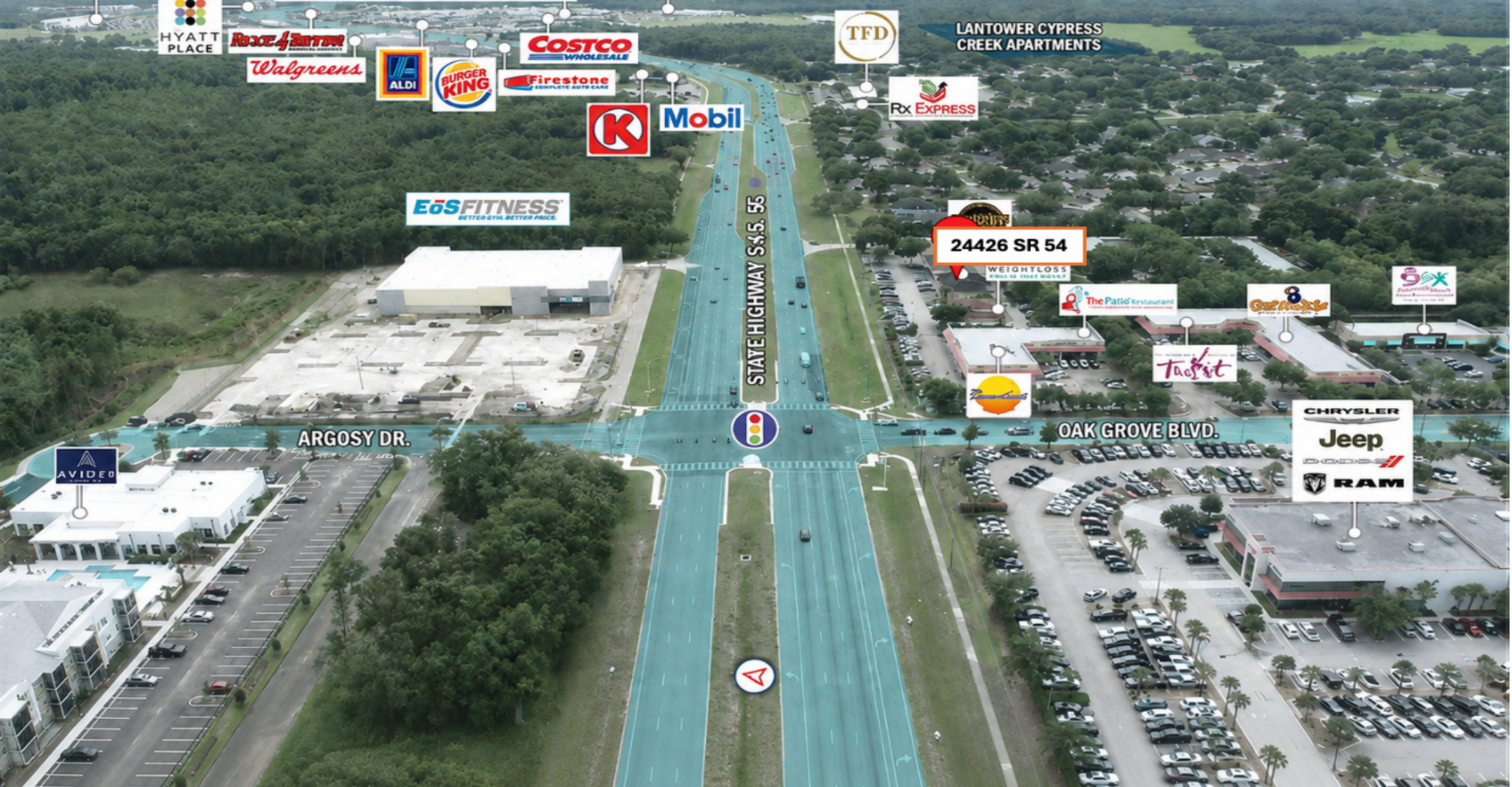
I-275: 135,000 VPD



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RETAIL CORRIDOR

TAMPA PREMIUM OUTLETS



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AREA OVERVIEW

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LUTZ, FLORIDA

Lutz is an unincorporated census-designated city in Hillsborough County, directly North of Tampa just about 15 miles. Lutz is known for having a host of family friendly activities and great shopping. The Lutz CDP had a population of 26,065 as of 2025. Lutz provides a mix of country life with modern conveniences within minutes. With ample lakes and golf courses nearby, people can enjoy a true Florida experience. Living in Lutz offers residents a sparse suburban feel and most residents own their homes. In Lutz there are a lot of parks.

The largest industries in Lutz, FL are Health Care & Social Assistance, Educational Services, and Retail Trade, and the highest paying industries are Utilities, Public Administration, and Professional, Scientific, & Technical Services.

The nearest major airport is Tampa International Airport. This airport has international and domestic flights from Tampa, Florida and is 22 miles from the center of Lutz, FL.

Hillsborough County has a rich, vibrant history steeped in diverse traditions and cultures. County government fosters community prosperity for all residents by strengthening a broad range of opportunities, including agriculture, manufacturing, arts, health, sciences, technology, innovation start-ups, small businesses and entrepreneurship. Capitalizing on these cultural and economic development opportunities preserves and enhances community assets.

Professional and business services, education and health services, finance, leisure and hospitality led this broad based job growth. Tourism in Tampa Bay region has been exceptionally strong in recent years.



	1 Mile	3 Miles	5 Miles
Population			
2025 Estimated Population	7,844	46,789	122,079
2030 Projected Population	8,607	50,204	133,260
2025 Median Age	38.1	40.2	40.7
Households & Growth			
2025 Estimated Households	3,142	17,860	45,895
2030 Projected Households	3,477	19,405	50,535
Income			
2025 Estimated Average Household Income	\$106,812	\$133,019	\$142,707
2025 Estimated Median Household Income	\$99,368	\$111,732	\$114,363
Businesses & Employees			
2025 Estimated Total Businesses	374	1,867	4,588
2025 Estimated Total Employees	3,267	14,231	41,996

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