



**BERKSHIRE
HATHAWAY**

HomeServices

Florida Properties Group

COMMERCIAL DIVISION

Teamwork. Integrity. Passion. Excellence.

Former Bank Branch For Sale



19203 North Dale Mabry Highway, Lutz, FL

For Sale

- Adjacent to Publix Shopping Center in High Income Trade Area
- Median Household Income \$63,536 +/- within 3 Mile Radius
- 3,001± SF Block Building w/ Pitched Truss Roof
- Large Open Office Space, Executive Offices, Breakroom & 2 Bathrooms
- 1,150± SF Drive Thru Canopy
- Built in 2002 on 0.39± Acres
- Easily Converted to Medical Office, Retail or Restaurant
- Sale Price: \$Negotiable

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Meet The Team



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DEMOGRAPHICS

	1 mile	3 miles	5 miles
Population			
2000 Population	6,807	46,660	130,759
2010 Population	6,631	49,774	141,123
2016 Population	7,033	52,448	150,565
2021 Population	7,412	55,970	161,152
Average Household Income			
2016 Average Household Income	\$73,198	\$92,117	\$84,318
2021 Average Household Income	\$80,993	\$102,222	\$92,943
2016-2021 Annual Rate	2.04%	2.10%	1.97%



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