



For Ground Lease

**RIPCO**  
RETAIL LEASING

# State Road 54

SWC of Meadowbrook Drive  
and State Road 54

Lutz  
Florida

±1.68 AC

Highly visible parcel zoned for professional office  
located at a 4-way lighted intersection available for  
ground lease

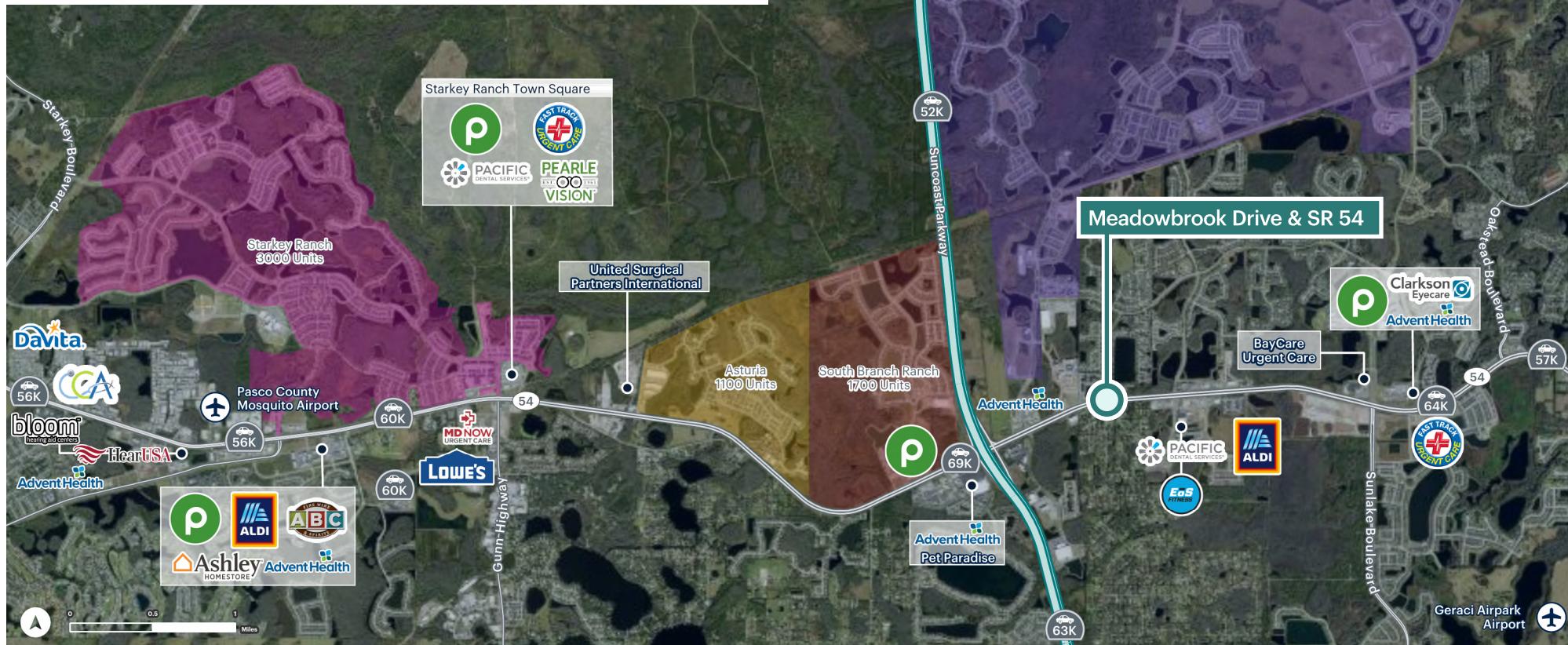
# Site Plan



<b>Location</b>	Southwest corner of Meadowbrook Drive and State Road 54
<b>Size</b>	±1.68 AC
<b>GLA</b>	±18,000 SF
<b>Term</b>	Negotiable
<b>Rent</b>	Upon request
<b>Neighbors</b>	Advent Health, TGH, Orlando Health, Rasmussen College, Lowe's Home Improvement, Bexley (12,850 res units), Asturia (1,100 res units), South Branch (1,700 res units), Starkey Ranch (3,000 units)
<b>Comments</b>	<p>±1.68 AC parcel available for ground lease.</p> <p>Parcel shall come with plans fully approved to build up to 18,000 SF.</p> <p>Zoned Professional Office (PO-1) allows for professional, medical, and dental uses.</p> <p>Situated at the southwest corner of State Road 54 and Meadow Drive, a four-way lighted intersection with over 200 FT of frontage.</p> <p>Convenient access to Suncoast Parkway, US 41/SR 54, and Gunn Highway for easy employee and patient commutes.</p> <p>Surrounded by major medical and retail hubs and four (4) master-planned communities.</p>

# Market Aerial

Population	1 mile	5,994	Total Households	1 mile	2,712
	3 miles	33,935		3 miles	13,296
	5 miles	81,658		5 miles	32,898
Average Household Income	1 mile	\$143,310	Median Household Income	1 mile	\$113,878
	3 miles	\$146,944		3 miles	\$116,330
	5 miles	\$131,630		5 miles	\$104,739
Total Employees	1 mile	7,714	Total Businesses	1 mile	418
	3 miles	33,827		3 miles	1,221
	5 miles	72,996		5 miles	2,430



# Market Overview

## West Pasco County

### Economy

The Tampa Bay MSA (Pinellas, Hillsborough and Pasco County including major cities such as Tampa, St. Petersburg, and Clearwater) remains a dynamic growth market with expanding consumer demand, diverse industries, and a strong labor pool. Within this region, Pasco County encompassing Lutz, Wesley Chapel, Trinity, Odessa and New Port Richey stands out as a viable option for franchise and corporate expansion thanks to rapid population growth (over 3.00% annually and 20% the past decade), increasing residential development, and rising local spending power.

Pasco's business-friendly environment includes available surplus development land, competitive costs, and targeted incentives for proactive economic development support. Population surges north of Tampa are fueling demand for healthcare and professional services, while infrastructure improvements and strategic location near major highways (such as I-275, I75, Suncoast Parkway, and Veteran's Express Way) provide excellent access to the broader Tampa Bay consumer base.

### Attractions

#### Jay B. Starkey Wilderness Park:

One of the largest natural areas in the region with over 8,000+ acres of trails for hiking, biking, horseback riding, and camping.

#### TPC Tampa Bay:

A PGA Tour-designed championship golf course featuring lush wetlands, abundant wildlife, and scenic water-lined fairways.

