

OFFICE BUILDING FOR LEASE

Highland Oaks Office Unit B

1868 Highland Oaks Blvd
Lutz, FL 33559



Cody Brightwell
Managing Director
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4875 Bruce B. Downs Blvd., Wesley Chapel, FL 33544 | nyecommercial.com

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PROPERTY DESCRIPTION

Discover the perfect space for your business at 1868 Highland Oaks Blvd in Lutz, FL. This impressive property features 2 ADA-compliant bathrooms and a spacious kitchen/break area, providing convenience and comfort for employees and clients alike. With its prime location just a short drive from the New Tampa Premium Outlets, I75, and US41/Land O Lakes Blvd, this office space offers unparalleled accessibility. Don't miss the opportunity to lease this exceptional property and elevate your business in a thriving commercial environment.

PROPERTY HIGHLIGHTS

- 2 ADA Bathrooms in the premises as well as a large kitchen/break area.
- Located 2 Miles to the West of The New Tampa Premium Outlets and 3 Miles West of Interstate 75 & 275
- 2.5 Miles to the East of US41 Land O Lakes Blvd

OFFERING SUMMARY

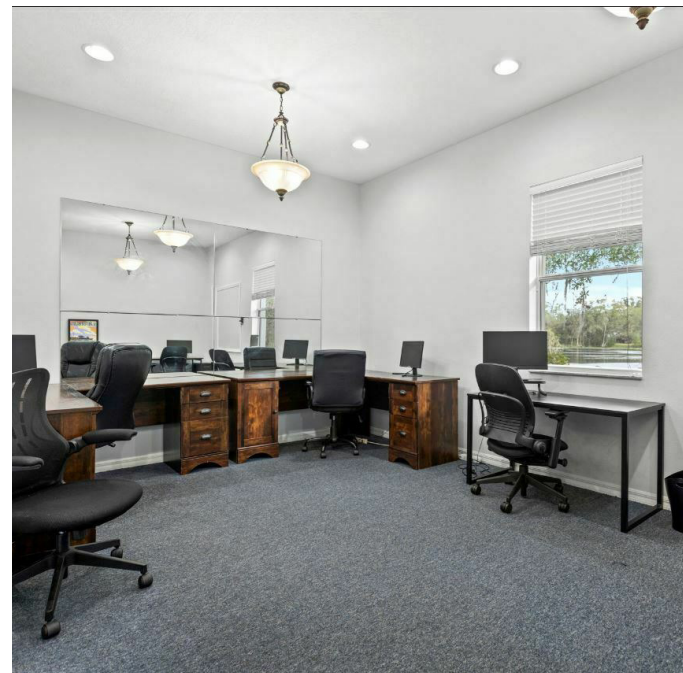
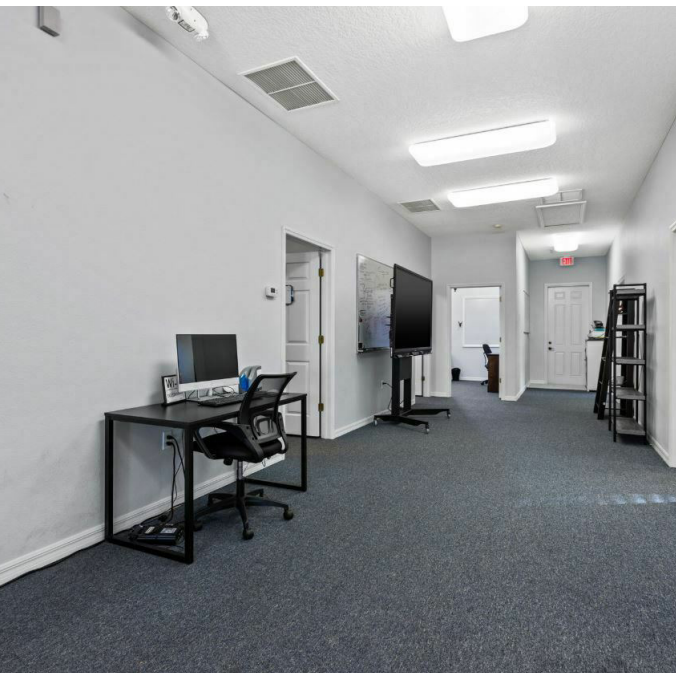
Lease Rate:	\$28 SF/yr (NNN)
Available SF:	2,480 SF
Building Size:	5,000 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,733	16,829	41,898
Total Population	6,930	47,164	120,142
Average HH Income	\$111,147	\$121,000	\$132,620

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Interior Images

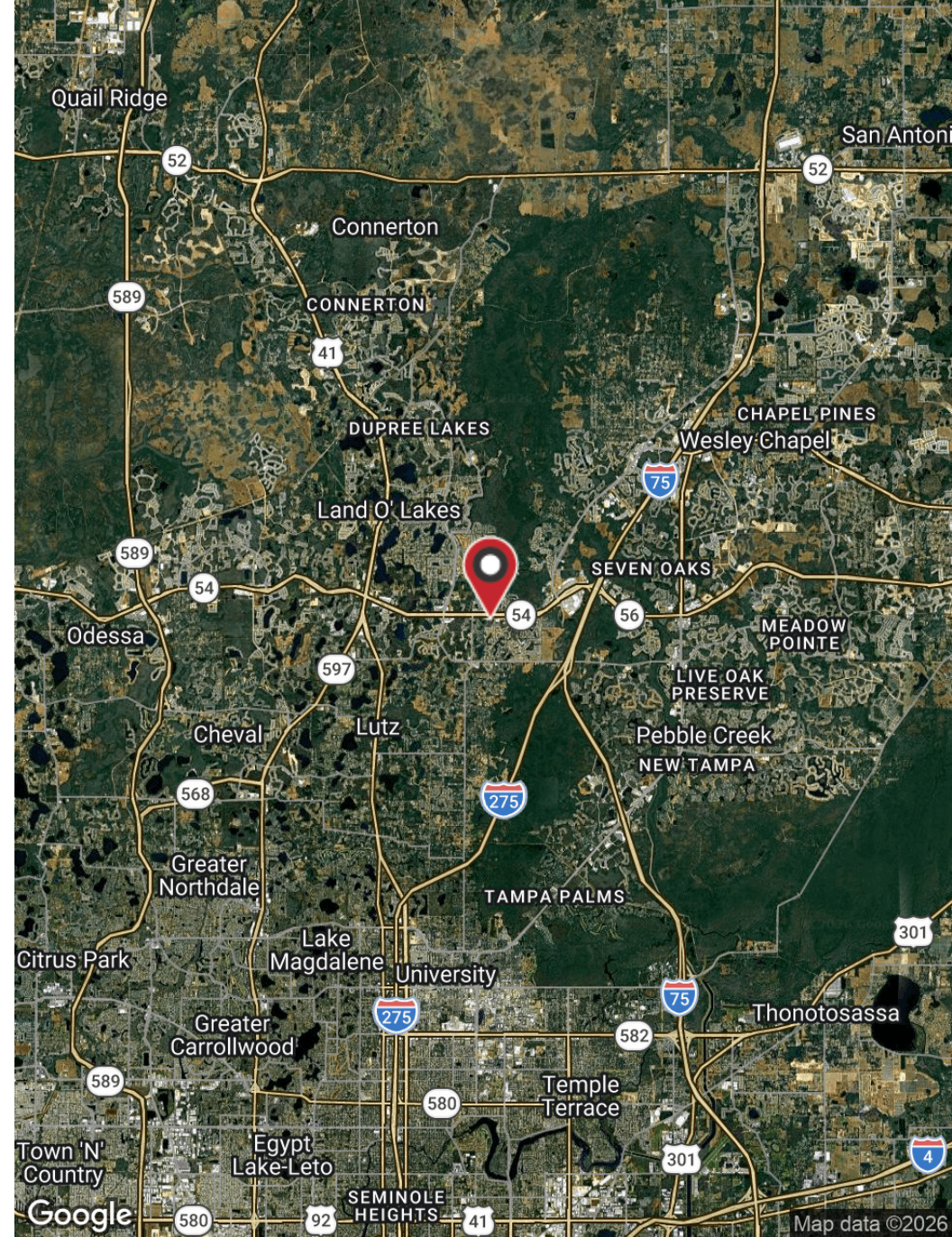
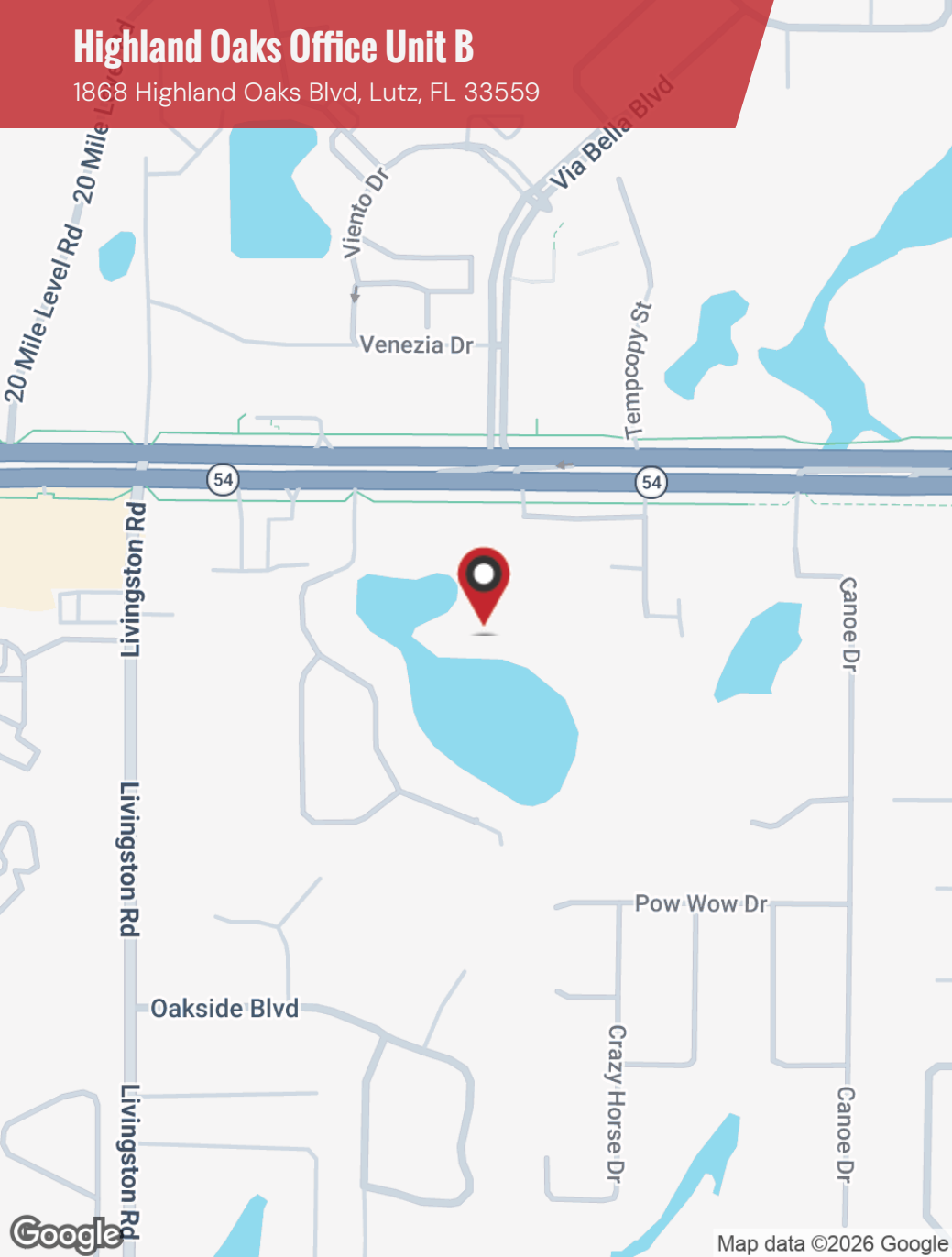


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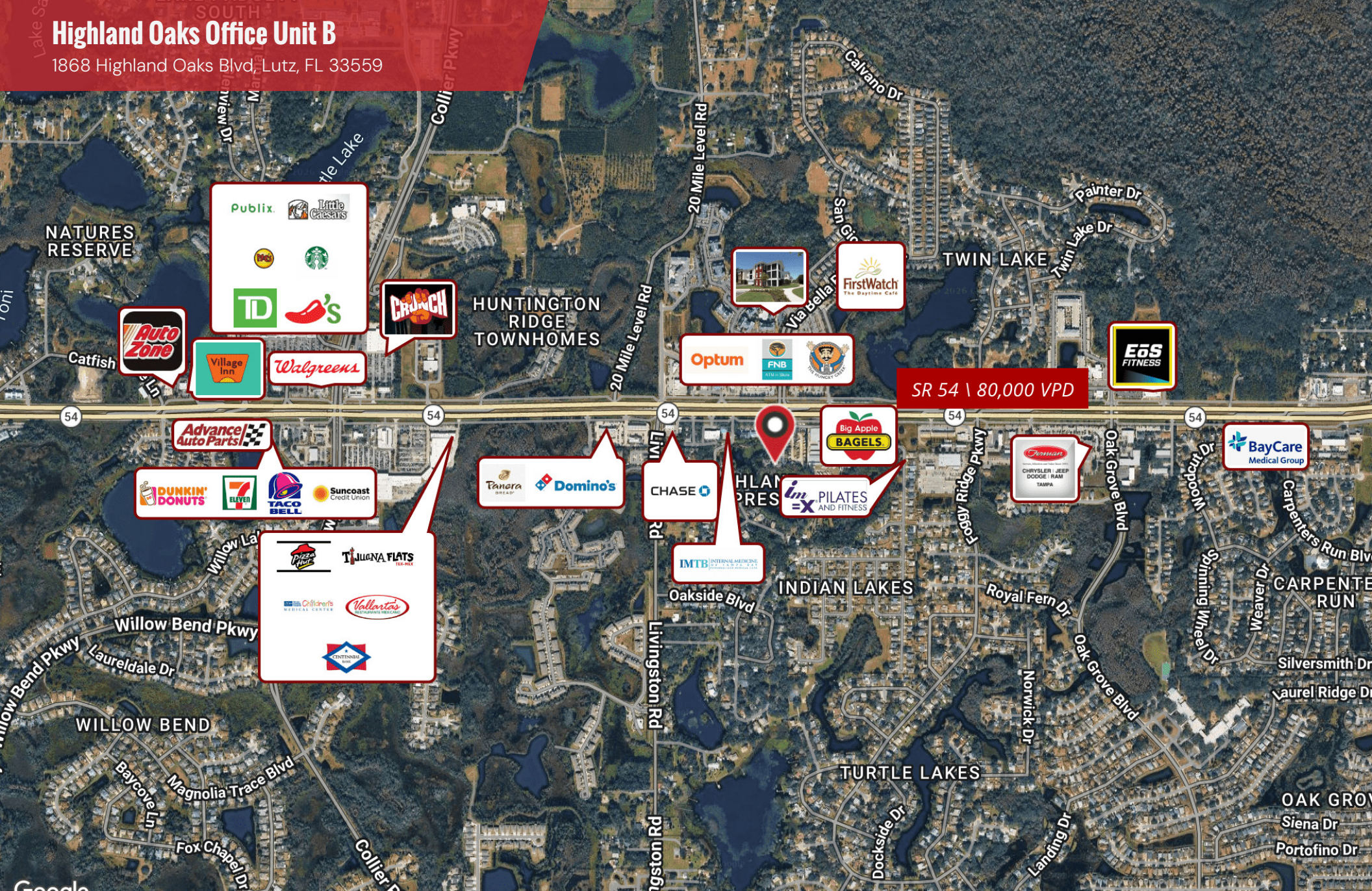
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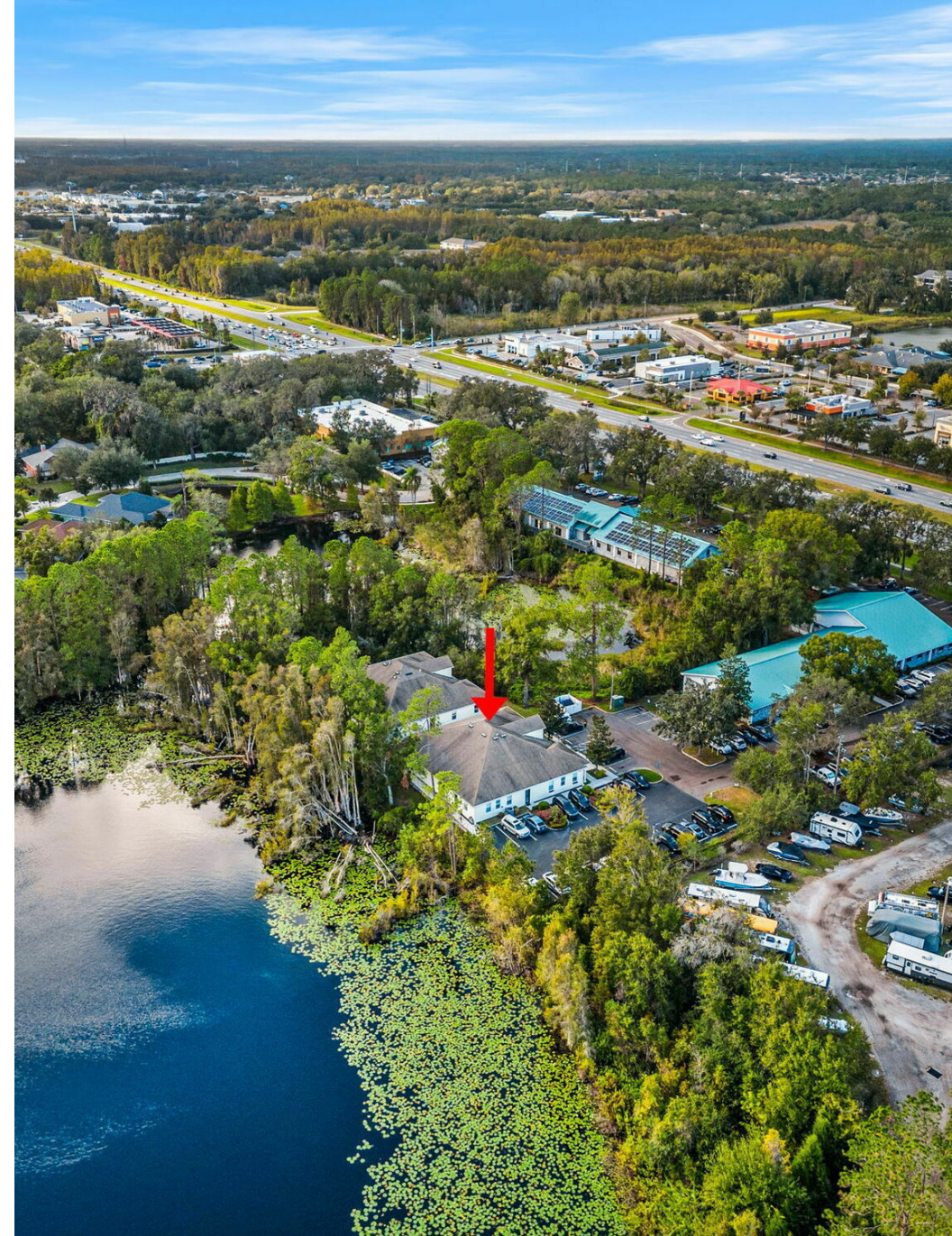
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,930	47,164	120,142
Average Age	44.6	41.7	39.4
Average Age (Male)	42.4	41.0	38.1
Average Age (Female)	47.3	43.0	40.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,733	16,829	41,898
# of Persons per HH	2.5	2.8	2.9
Average HH Income	\$111,147	\$121,000	\$132,620
Average House Value	\$360,945	\$399,938	\$426,626

2023 American Community Survey (ACS)



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