

LIVINGSTON MARKETPLACE OP

SEC E County Line Rd & Livingston Ave Lutz, FL 33559

RETAIL SPACE AVAILABLE
GROUND LEASE/BUILD TO SUIT



- **AVAILABLE:** 4,000 SF (1 Acre, Single Tenant Occupancy)
- Potential drive-thru opportunity located in a dense residential area of Lutz.
- Situated next to Publix Super Market within Livingston Marketplace, drawing in 719,000 annual visits.
- Located just 3 miles south of Tampa Premium Outlets and just a 7 minute drive to I-275.

AREA RETAILERS:



AREA POPULATION

	3 Mile	37,606
	5 Mile	115,036
	10 Minute	41,213

AVG. HOUSEHOLD INCOME

	3 Mile	\$144,065
	5 Mile	\$156,582
	10 Minute	\$139,024

DAILY TRAFFIC COUNTS AADT

	Livingston Ave	9,900
	E. County Line Rd	17,100
	I-275	88,000

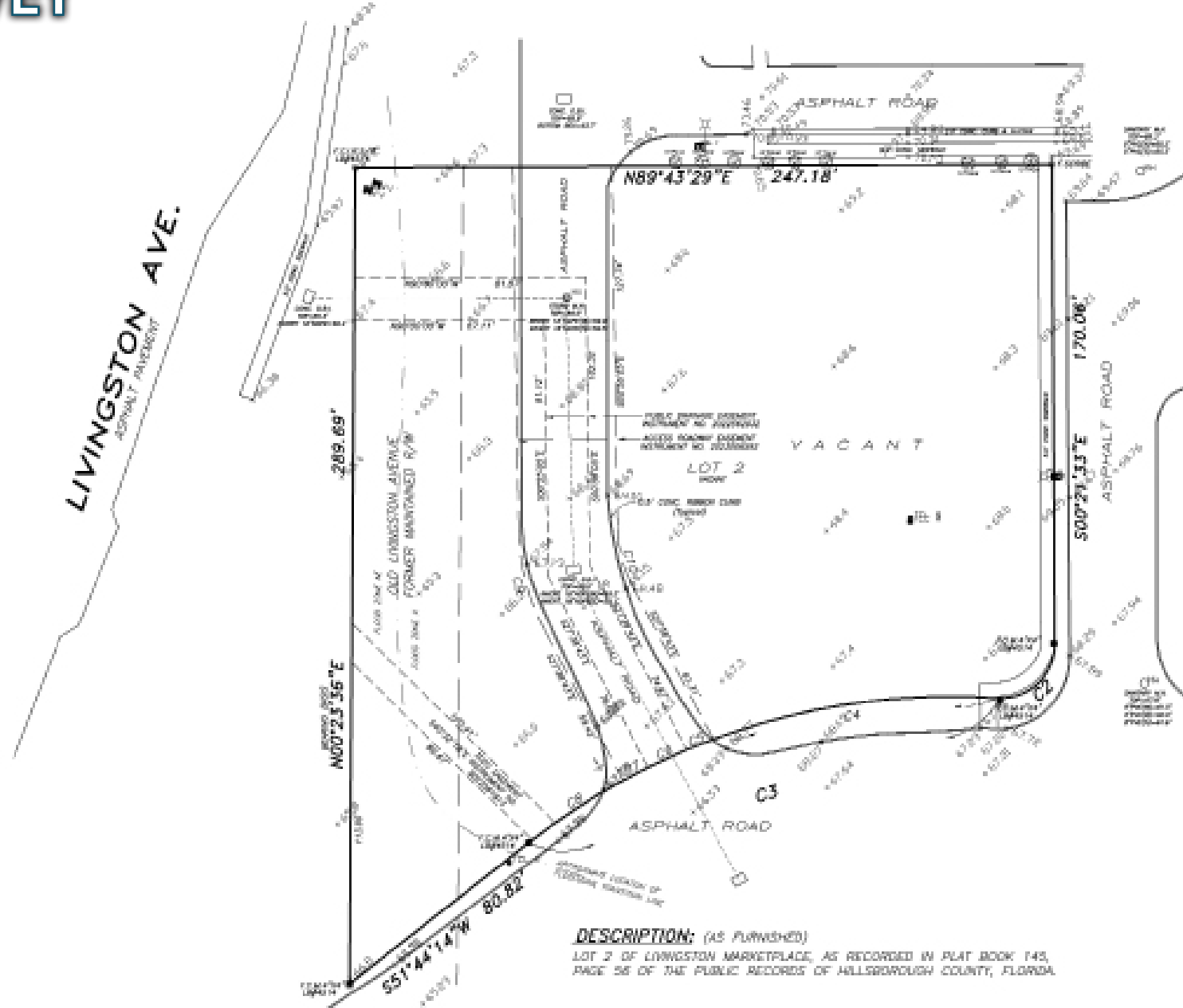
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SURVEY



DESCRIPTION: (As Furnished)
 LOT 2 OF LIVINGSTON MARKETPLACE, AS RECORDED IN PLAT BOOK 145,
 PAGE 56 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.





SITE