

FOR SALE

LUTZ US 41 FREE STANDING RETAIL

17510 N 41 HWY Lutz, FL 33549



PROPERTY DESCRIPTION

Free standing retail building for sale along the busy US41 corridor in Lutz. Site is adjacent to recently built Dunkin Donuts with excellent street frontage. Space boasts a combination of retail showroom, employee and customer restrooms, designated offices and ample parking. Commercial General zoning allow for a broad mix of permitted uses. 41,000k vehicles per day traffic count

PROPERTY HIGHLIGHTS

- Freestanding Building
- Flexible Floorplan
- Great Location

OFFERING SUMMARY

Sale Price:	\$2,100,000
Number of Units:	1
Lot Size:	0.5 Acres
Building Size:	5,700 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	1,097	58,323	231,120
Total Population	3,125	143,676	603,290
Average HH Income	\$99,224	\$69,152	\$64,611

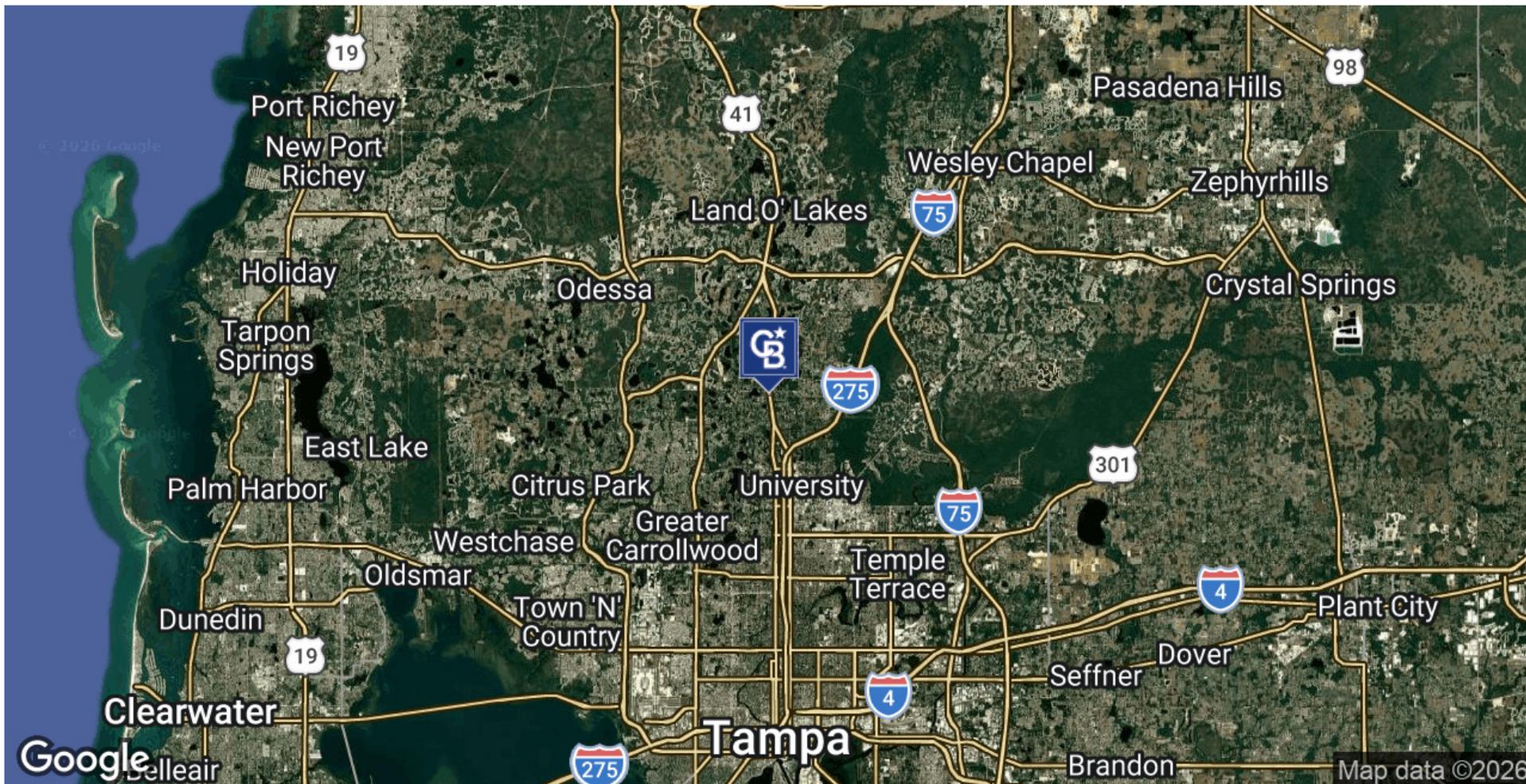
Craig Scafidi, CCIM
(813) 220-0713



FOR SALE

LUTZ US 41 FREE STANDING RETAIL

17510 N 41 HWY Lutz, FL 33549



Craig Scafidi, CCIM
(813) 220-0713



COLDWELL BANKER
COMMERCIAL
REALTY

FOR SALE

LUTZ US 41 FREE STANDING RETAIL

17510 N 41 HWY Lutz, FL 33549



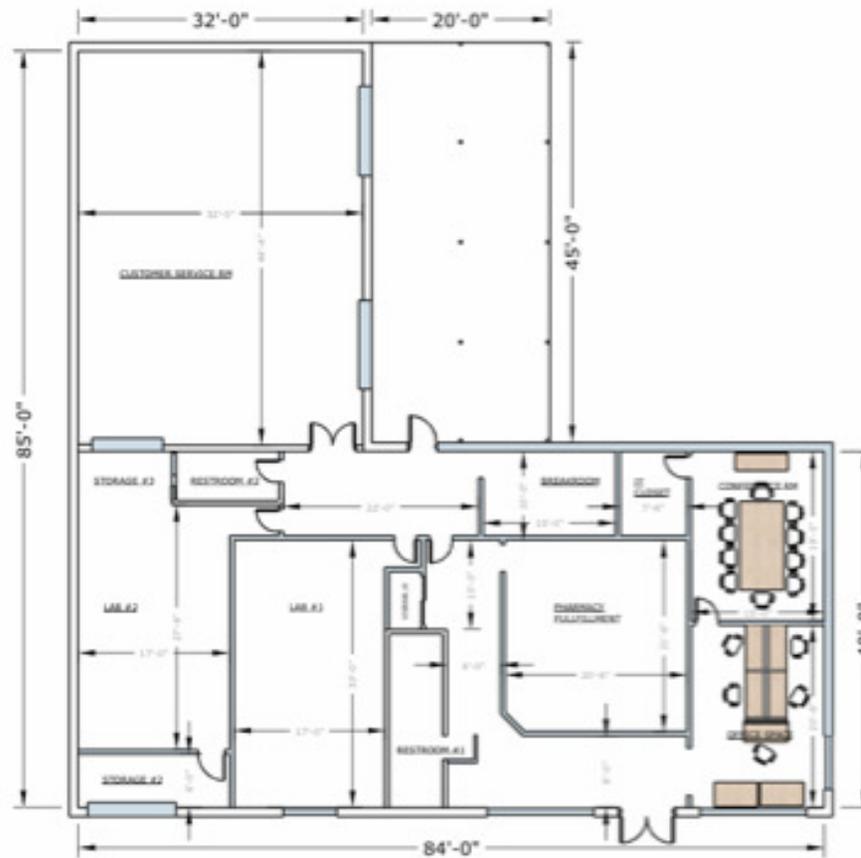
Craig Scafidi, CCIM
(813) 220-0713



FOR SALE

LUTZ US 41 FREE STANDING RETAIL

17510 N 41 HWY Lutz, FL 33549



Craig Scafidi, CCIM
(813) 220-0713



FOR SALE

LUTZ US 41 FREE STANDING RETAIL

17510 N 41 HWY Lutz, FL 33549



Craig Scafidi, CCIM
(813) 220-0713

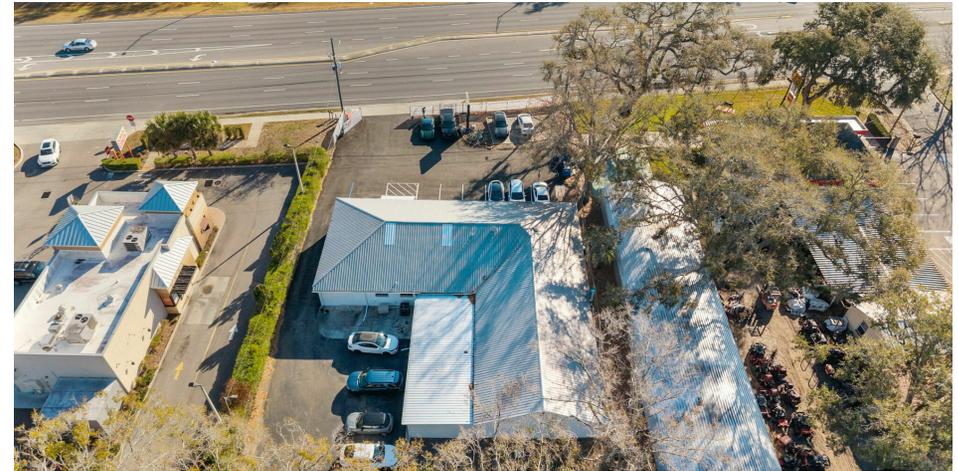


COLDWELL BANKER
COMMERCIAL
REALTY

FOR SALE

LUTZ US 41 FREE STANDING RETAIL

17510 N 41 HWY Lutz, FL 33549



Craig Scafidi, CCIM
(813) 220-0713



FOR SALE

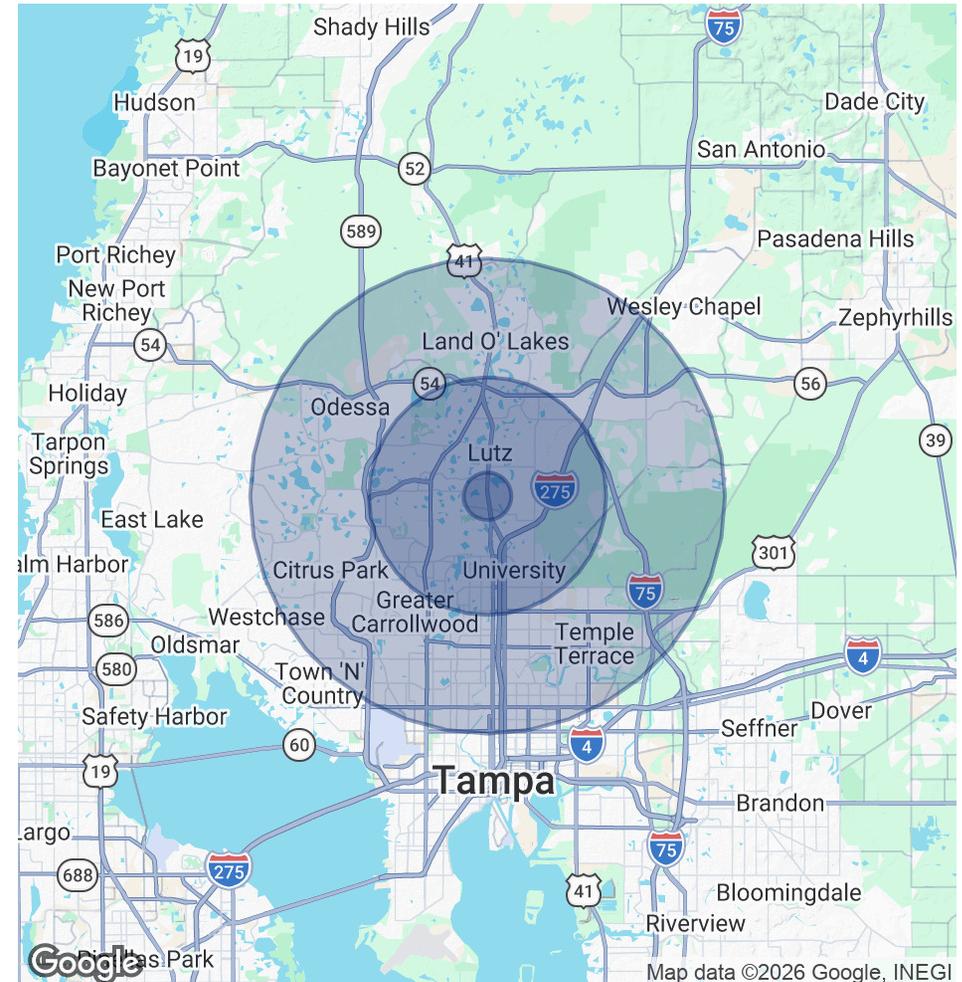
LUTZ US 41 FREE STANDING RETAIL

17510 N 41 HWY Lutz, FL 33549

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	3,125	143,676	603,290
Average Age	42.6	36.9	35.4
Average Age (Male)	41.8	36.1	34.3
Average Age (Female)	43	37.9	36.4

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,097	58,323	231,120
# of Persons per HH	2.8	2.5	2.6
Average HH Income	\$99,224	\$69,152	\$64,611
Average House Value	\$304,342	\$284,070	\$245,934

2020 American Community Survey (ACS)



Craig Scafidi, CCIM
(813) 220-0713

