EAGLE PLAZA

24400 St Rd 54 | Lutz, FL 33549

FOR LEASE

PROPERTY OVERVIEW

- **AVAILABLE:** 1,264 SF | 2,544 SF | 3,030 SF (**3 free months rent upon opening for business**)
- Eagle Plaza, a 29,695 SF retail plaza located on SR-54 & Oak Grove Blvd in the Lutz/Wesley Chapel corridor
- Frontage on SR-54, a high traffic corridor with an average daily traffic count of 69,000 vehicles
- Located directly across the street from newly constructed EOS Fitness & 252 Multi-Family Units, and just a 4 minute drive away from Tampa Premium Outlets & I-75

DEMOGRAPHICS

	1 Mile	3 Mile	5 Min
Population	10,218	43,715	118,974
Households	3,950	16,732	44,518
Avg. HH Income	$118,069	$135,849	$150,482

TRAFFIC COUNTS AADT

SR-54	69,000 AADT
Wesley Chapel Blvd	22,500 AADT
I-275	113,503 AADT

FranklinStreet

LICENSED REAL ESTATE BROKER
BROKER OF RECORD: DARRON KATTAN, #BK3256503
DARRON.KATTAN@FRANKLINST.COM

ALEX WRIGHT
MANAGING DIRECTOR
813.682.6135
Alex.Wright@FranklinSt.com

BRONWYN EYEINGTON
ASSOCIATE DIRECTOR
813.577.3830
Bronwyn.Eyeington@FranklinSt.com

EAGLE PLAZA | 24400 St Rd 54

FLOOR PLAN

UNIT	TENANT	SF
1918	AVAILABLE	2,544
1916	AVAILABLE	3,030
1904	AVAILABLE	1,264

3 FREE MONTHS RENT UPON OPENING FOR BUSINESS

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RETAIL AERIAL

FranklinStreet
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ALEX WRIGHT
MANAGING DIRECTOR
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BRONWYN EYEINGTON
ASSOCIATE DIRECTOR
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MARKET AERIAL

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