



For Ground Lease

RIPCO  
RETAIL LEASING

# State Road 54 Medical Parcel

SWC of Meadowbrook Drive  
and State Road 54

Lutz  
Florida

±1.86 AC

Medical office site at signalized intersection available  
for ground lease or build-to-suit

Contact  
Exclusive Agents

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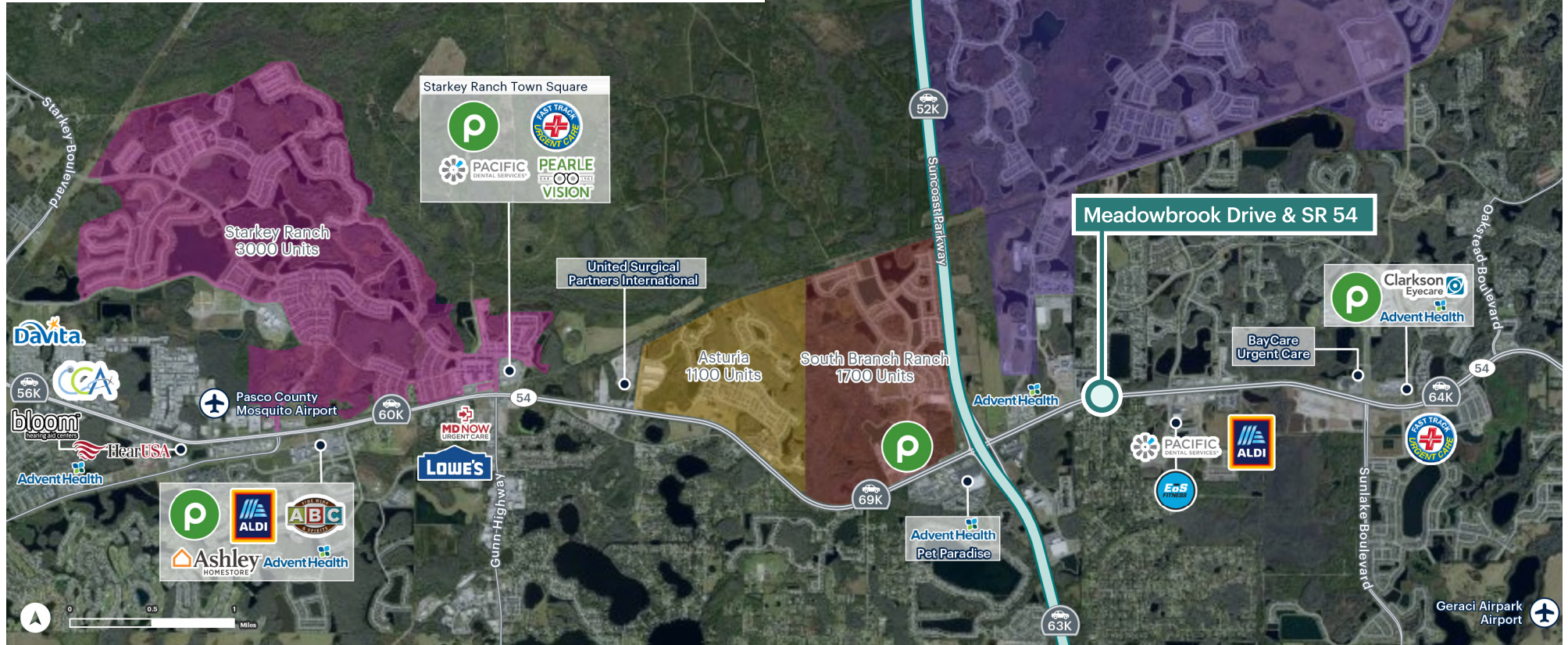
# Site Plan



<b>Location</b>	Southwest corner of Meadowbrook Drive and State Road 54
<b>Size</b>	±1.86 AC
<b>GLA</b>	±18,000 SF
<b>Term</b>	Minimum ten (10) years
<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>	Fully-entitled, shovel-ready ±1.86 AC medical site for ground lease or build-to-suit, with approved plans up to 18,000 SF; ownership prefers a single-user medical deal.  Zoned PO-1 (Professional Office), allowing development for medical uses including urgent care, emergency services, dental, imaging, dialysis, specialty practices, and hybrid wellness concepts.  Signalized southwest corner of State Road 54 & Meadowbrook Drive with 200+ FT of frontage, strong traffic counts, and excellent visibility/access.  Direct access to Suncoast Parkway, US 41, and SR 54 for efficient patient and employee travel.  Located in a rapidly growing healthcare corridor near major hospital systems, dense residential development, and master-planned communities driving sustained demand.

# Market Aerial

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



# Market Overview

## Pasco County | Tampa MSA

Pasco County has emerged as a high-growth healthcare corridor driven by rapid population growth, expanding residential development, and significant investment from major hospital systems.

The area is anchored by AdventHealth, BayCare, Orlando Health, and Johns Hopkins All Children's, all actively expanding to meet rising patient demand and drive continued growth in outpatient services.

The region supports over 36 hospitals and primary care facilities and more than 79,000 healthcare employees, with employment continuing to grow at a strong pace.

Located along the State Road 54 corridor, the site benefits from direct access to the Suncoast Parkway, US 41, and I-75, allowing efficient patient access across Lutz, Wesley Chapel, Trinity, and Odessa and surrounding areas.

As growth continues north of Tampa, demand for high-visibility, convenient urgent care and emergency service locations is accelerating, positioning the site to capture long-term patient demand.



# Area Neighbors

Additional photos



AdventHealth | Central Pasco



Orlando Health | Wiregrass Ranch



HCA Florida | Lutz



BayCare | Wesley Chapel