



SR-54 FRONTAGE | 1.48 ACRES | 4,018SQ.FT. OFFICE

21859 STATE ROAD 54

LUTZ, FL 33549



PROPERTY SUMMARY

| | |
|------------------|--------------------------|
| Offering Price | \$0 |
| Building SqFt | 4,016 SqFt |
| Year Built | 1980 |
| Lot Size (acres) | 1.48 |
| Parcel ID | 25-26-18-0000-05400-0020 |
| Zoning Type | Commercial C2 |
| County | Pasco |
| Frontage | 309.00 Ft |
| Construction | Block |

INVESTMENT SUMMARY

This is a very unique opportunity to acquire a fully remodeled freestanding office building setting on 1.48 acres along a major 6-lane highway with tremendous expansion possibilities. Previously 2 separate parcels, combined into one large parcel now featuring over 300ft of SR-54 frontage with a traffic count exceeding 56,000 cars daily. Less than half of the site is currently developed providing ample space for additional structures and/or expansion.

The LAKEFRONT site is very private and bordered by state property to the East, GTE Credit Union to the West, and a beautiful lake to the North with terrific views from multiple offices. Just minutes to I-75, US-41, and the Suncoast Parkway providing rapid access to downtown Tampa and Tampa International Airport.

Currently vacant, presenting the chance for an end-user to customize the space to meet their business needs, or for an investor looking for a piece of property in this rapidly expanding market.

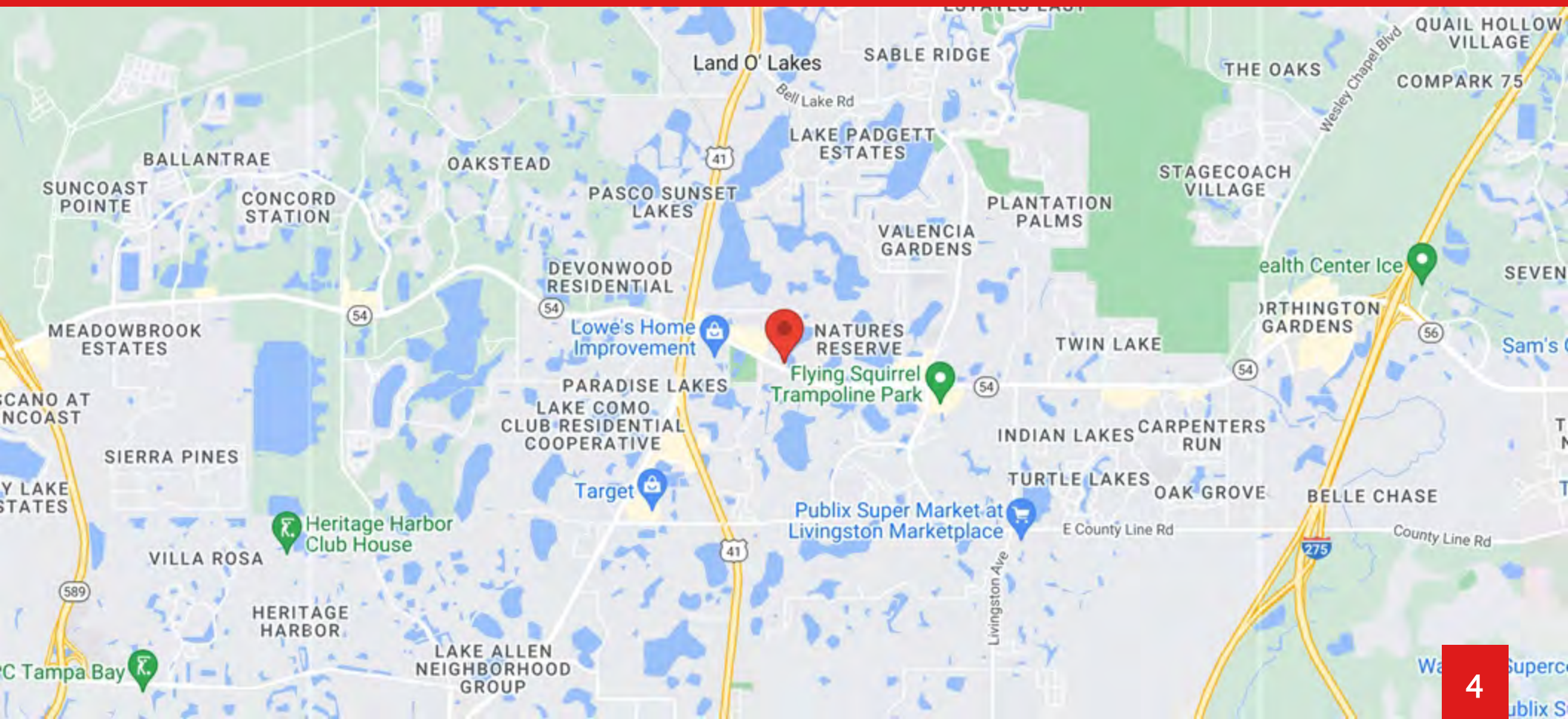
C-2 Zoning provides for a very wide array of business & retail uses. See documents for details.

The possibilities are endless!



INVESTMENT HIGHLIGHTS

- Excellent Value-Add opportunity - Large portion of the 1.5 acre property undeveloped
- Over 300ft of frontage on SR-54
- Fully remodeled 4,000+ Sq.Ft. office building
- 12-14 private office spaces
- Commercial C2 Zoning allows for a wide array of businesses and retail uses



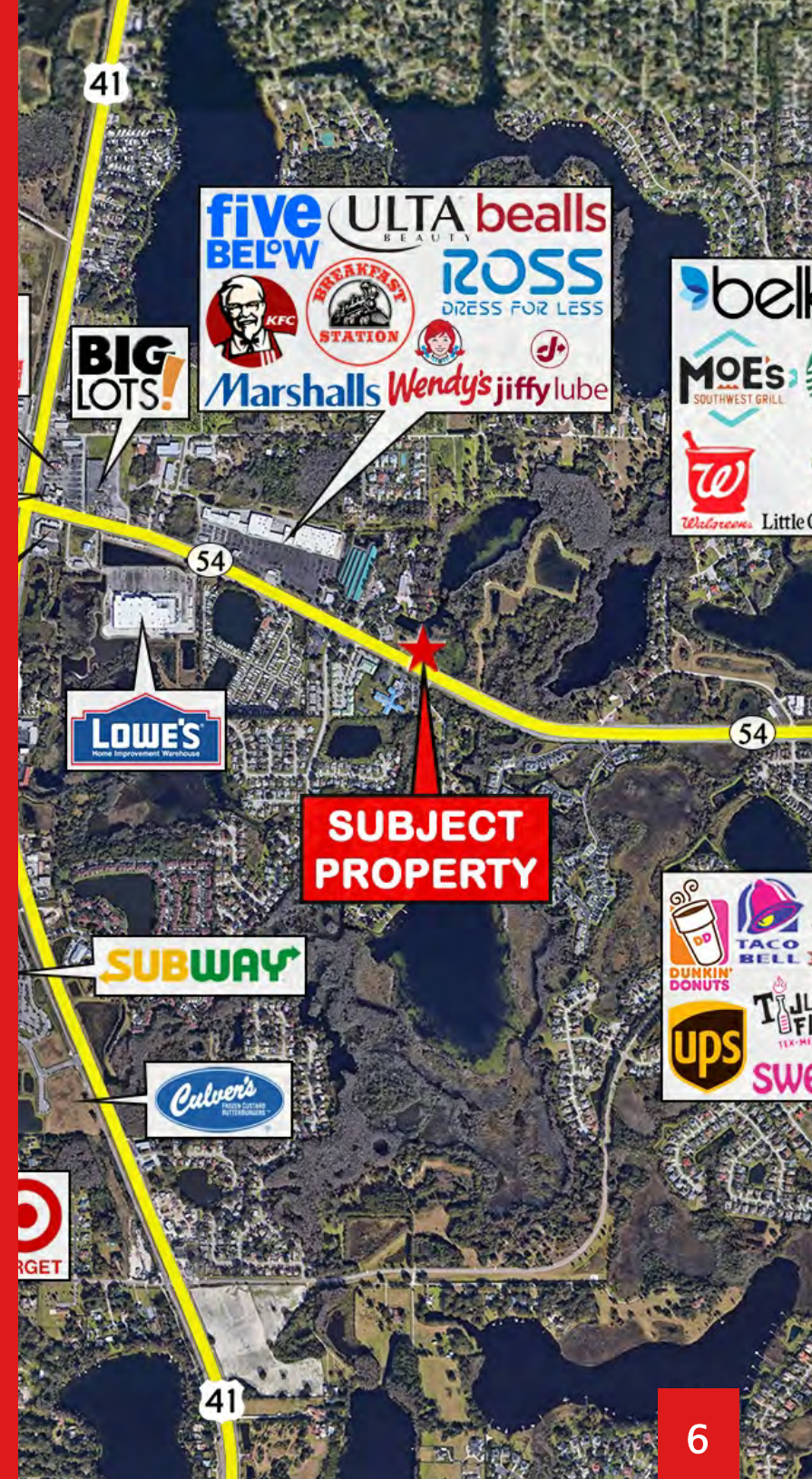


SMILE
YOU'RE ON CAMERA

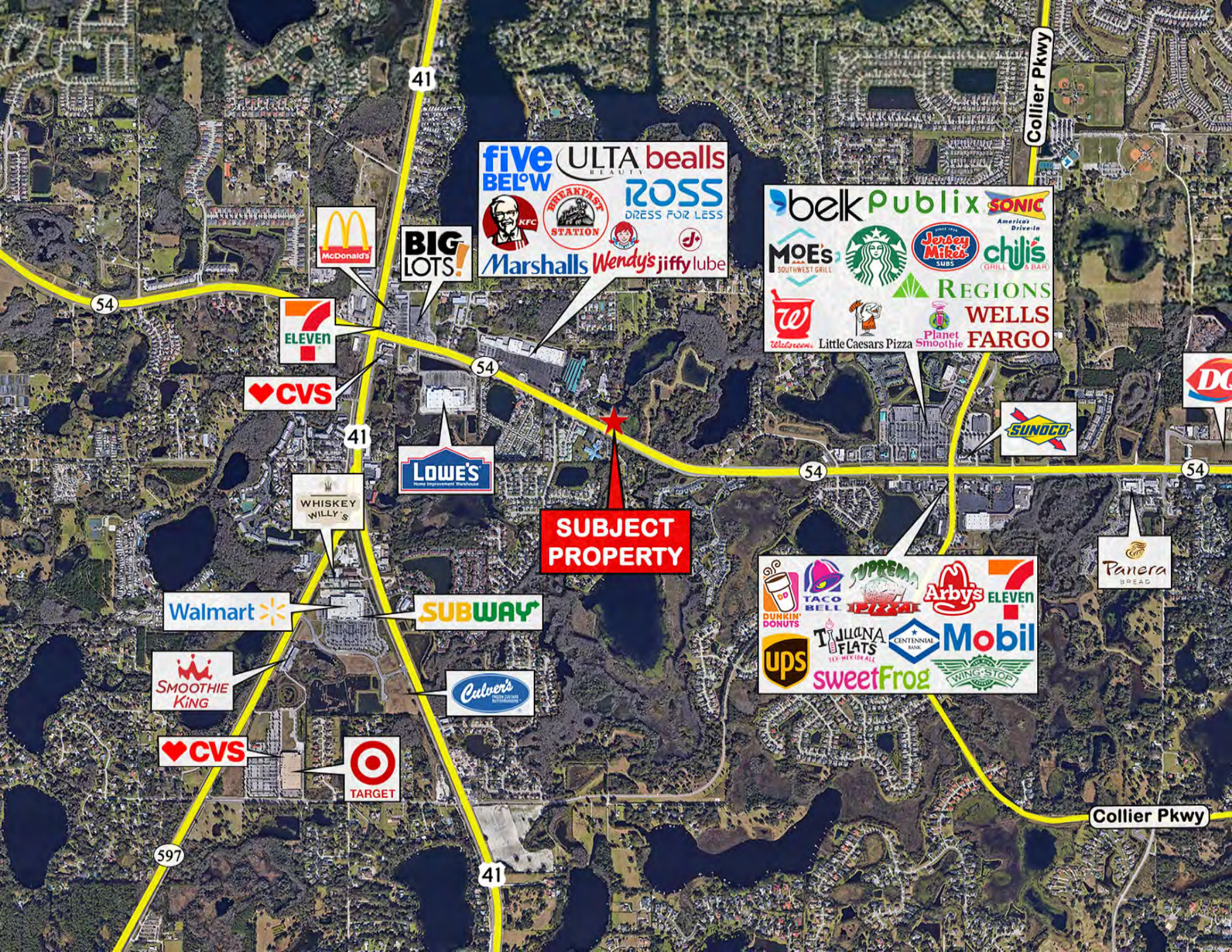
YOUR TRUST
YOUR BUSINESS

LOCATION HIGHLIGHTS

- Located within Pasco County which is one of the fastest growing counties in FL, boasting a robust economy, massive housing PUD's, and immediate access to world-class amenities
- Nearby major businesses include Lowes, CVS, Tampa Premium Outlets, Publix, and Walmart
- Local demographics of more than 100,000 residents and average household income over \$100,000
- Over 300ft of SR-54 frontage
- Lakefront location with beautiful views from many office spaces
- Traffic count exceeding 56,000 cars daily







41

Collier Pkwy

five BELOW ULTA beauty bealls
 BREAKFAST STATION KFC
 MARSHALLS WENDY'S jiffy lube

belk publix SONIC
 MOE'S STARBUCKS Jersey Mike's chili's
 WELLS FARGO
 Little Caesars Pizza Planet Smoothie



SUBJECT PROPERTY



DUNKIN' DONUTS SUPREMA TACO BELL PIZZA ARBY'S 7 ELEVEN
 UPS TALLONA FLATS CENTENNIAL BANK Mobil
 sweetFrog WING STOP



54

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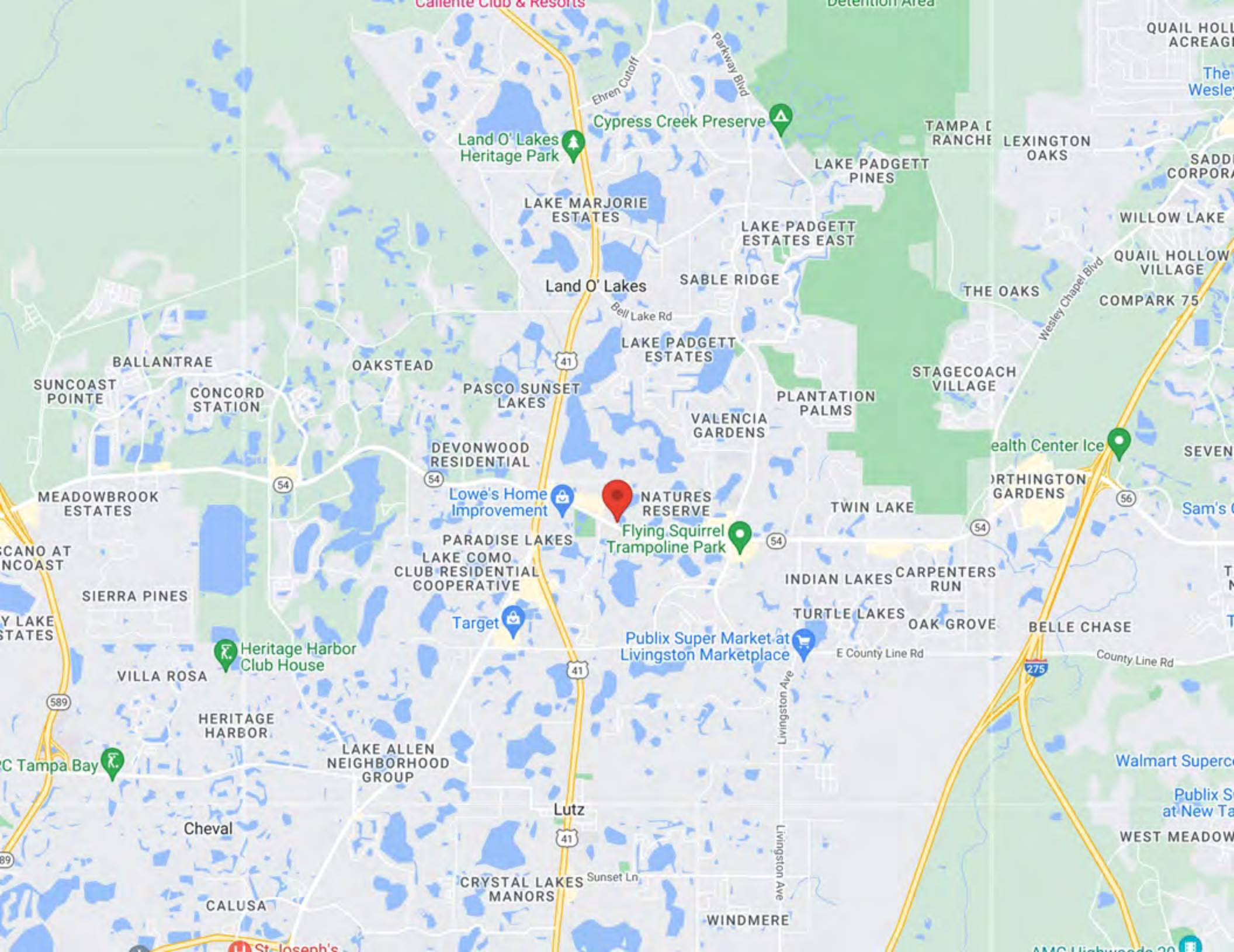
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54

597

41

Collier Pkwy



Caliente Club & Resorts

Detention Area

QUAIL HOLL
ACREAGE

The Wesle

Land O' Lakes
Heritage Park

Cypress Creek Preserve

TAMPA I
RANCHE

LEXINGTON
OAKS

LAKE PADGETT
PINES

SADDI
CORPORA

LAKE MARJORIE
ESTATES

LAKE PADGETT
ESTATES EAST

WILLOW LAKE

Land O' Lakes

SABLE RIDGE

THE OAKS

QUAIL HOLLOW
VILLAGE

COMPARK 75

BALLANTRAE

OAKSTEAD

PASCO SUNSET
LAKES

41

LAKE PADGETT
ESTATES

VALENCIA
GARDENS

PLANTATION
PALMS

STAGECOACH
VILLAGE

SUNCOAST
POINTE

CONCORD
STATION

MEADOWBROOK
ESTATES

54

DEVONWOOD
RESIDENTIAL

Lowe's Home
Improvement

NATURES
RESERVE

Flying Squirrel
Trampoline Park

PLANTATION
PALMS

Health Center Ice

SEVEN

ORTHINGTON
GARDENS

Sam's C

CANO AT
NCOAST

SIERRA PINES

PARADISE LAKES

LAKE COMO
CLUB RESIDENTIAL
COOPERATIVE

Target

Publix Super Market at
Livingston Marketplace

TWIN LAKE

54

INDIAN LAKES

CARPENTERS
RUN

TURTLE LAKES

OAK GROVE

BELLE CHASE

E County Line Rd

County Line Rd

Y LAKE
STATES

VILLA ROSA

HERITAGE
HARBOR

LAKE ALLEN
NEIGHBORHOOD
GROUP

Lutz

41

54

TURTLE LAKES

OAK GROVE

BELLE CHASE

Walmart Superce

Publix S
at New Ta

WEST MEADOW

C Tampa Bay

Cheval

CRYSTAL LAKES
MANORS

Sunset Ln

WINDMERE

CALUSA

St. Joseph's

AMC Highways 20





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