

JOIN NATIONAL RETAILERS IN BOOMING ODESSA



FOR LEASE

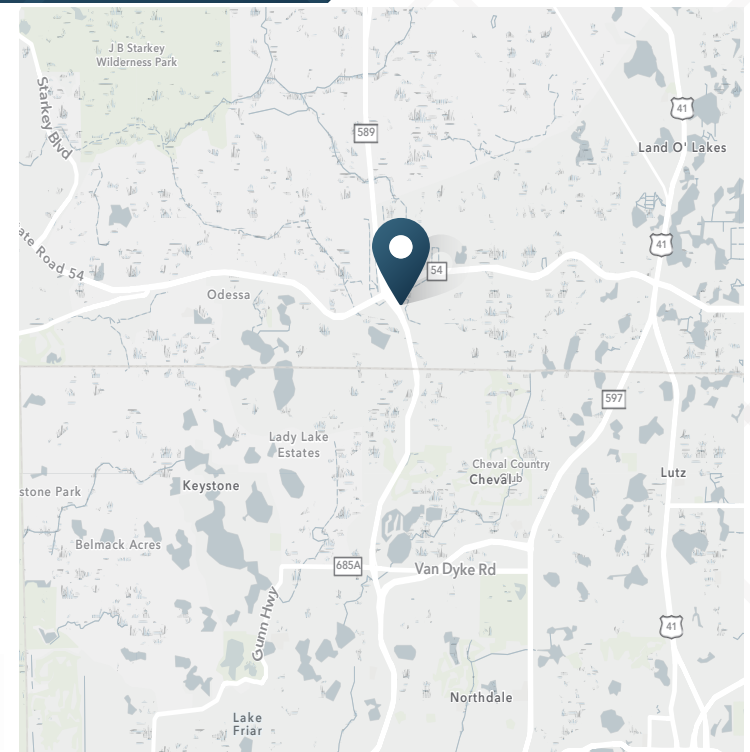
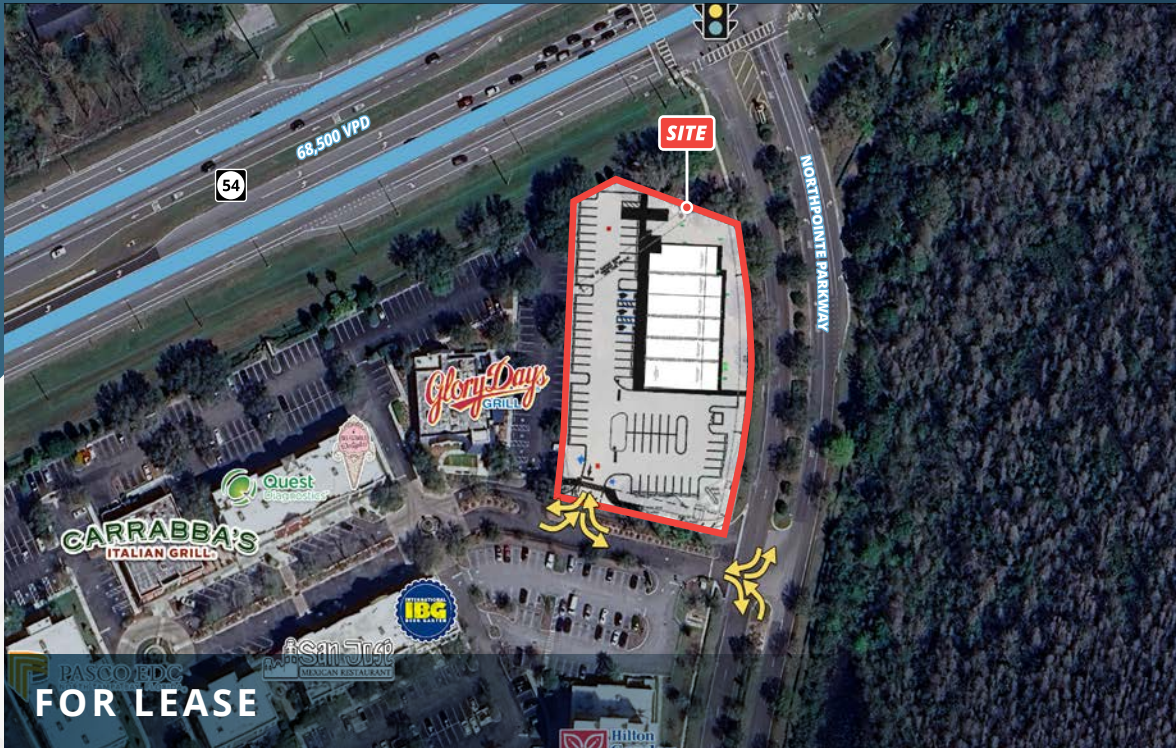
New Multi-Tenant Center on State Road 54

16611 Pointe Village Dr. | Lutz, FL



# New Multi-Tenant Center on State Road 54

16611 Pointe Village Dr. | Lutz, FL 33558



## ABOUT THE PROPERTY

- Multi-Tenant building for lease on the booming SR 54 corridor
- Located at a signalized intersection just east of Suncoast Pkwy
- The site is south of the new Moffit Cancer Center (775 acres, 16 Million SF, and 14,500 New Jobs)
- Over 400,000 SF of office and 210 Hotel Rooms directly behind the site

1,700-11,702 SF  
Available

Contact  
Broker  
Rate

## JOIN THESE RETAILERS

**E55FITNESS**

**Publix**

**Panera  
BREAD**



**STARBUCKS**



Fresh Kitchen

## TRAFFIC COUNTS

SR 54

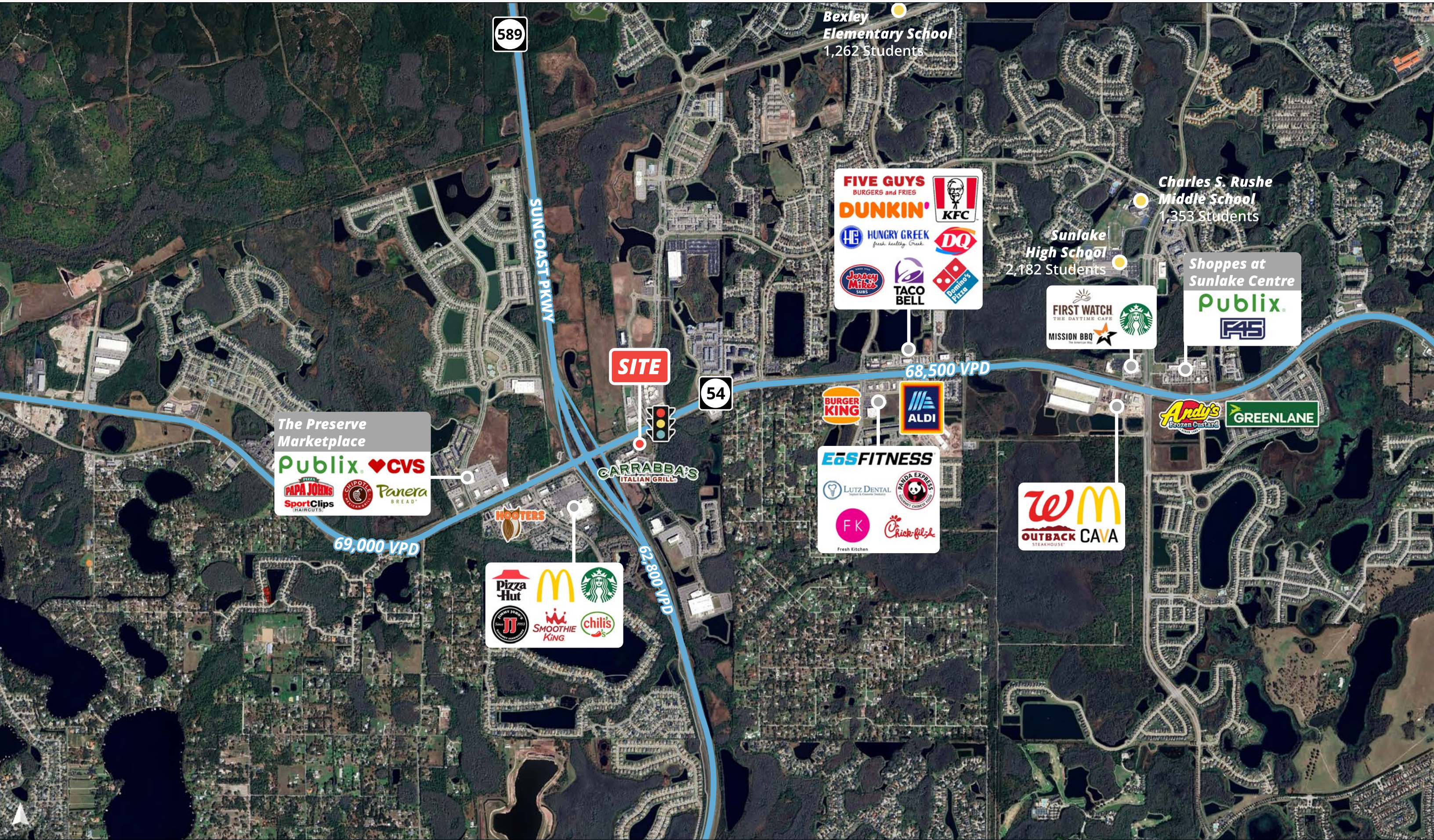
FL - 589

Year: 2025 | Source: FDOT

56,000 VPD

62,800 VPD





589

Bexley  
Elementary School  
1,262 Students

Charles S. Rushe  
Middle School  
1,353 Students

Sunlake  
High School  
2,182 Students

Shoppes at  
Sunlake Centre  
**Publix**  
**FAS**

The Preserve  
Marketplace  
**Publix** **CVS**  
**PAPA JOHN'S**  
**SportClips**  
**CHIPOTLE**  
**Panera**  
BREAD™

**SITE**

54

68,500 VPD

69,000 VPD

62,800 VPD

**Pizza Hut** **McDonald's** **Starbucks**  
**JJ** **SMOOTHIE KING** **chili's**

**FIVE GUYS**  
BURGERS and FRIES  
**DUNKIN'**  
**KFC**  
**HUNGRY GREEK**  
fresh healthy Greek  
**DQ**  
**Jersey Mike's**  
**TACO BELL**  
**Dominos**  
Pizza

**FIRST WATCH**  
THE DAYTIME CAFE  
**MISSION BBQ**  
**Starbucks**

**BURGER KING**  
**ALDI**  
**E6S FITNESS**  
**LUTZ DENTAL**  
**PANDA EXPRESS**  
**FK**  
**Chick-fil-A**  
Fresh Kitchen

**W** **McDonald's**  
**OUTBACK CAVA**  
STEAKHOUSE

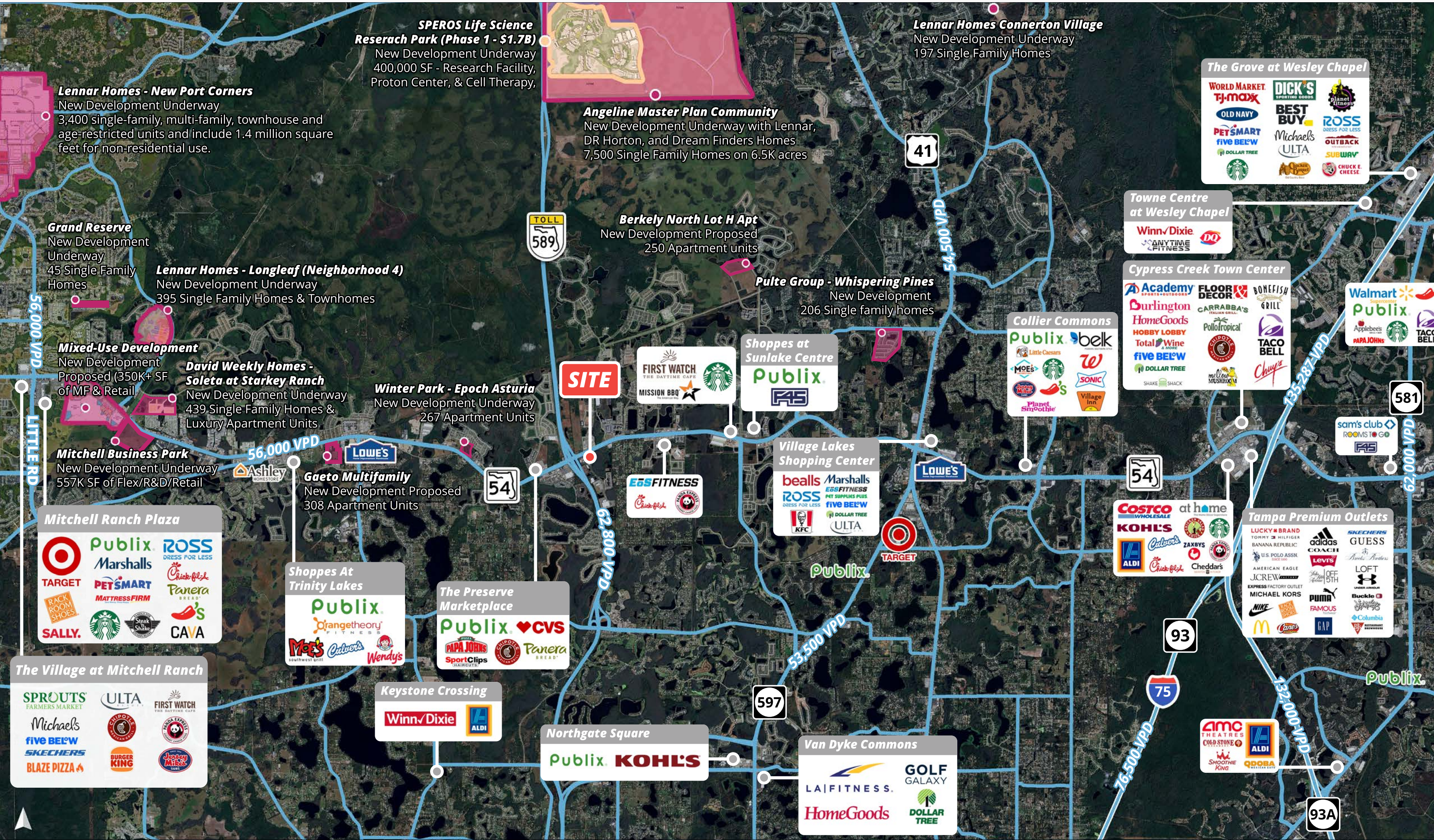
**Andy's**  
Frozen Custard  
**GREENLANE**

**CARRABBA'S**  
ITALIAN GRILL

**HOOTERS**

# Trade Aerial - Pasco County

Odessa, FL



**SPEROS Life Science Reserach Park (Phase 1 - \$1.7B)**  
New Development Underway  
400,000 SF - Research Facility, Proton Center, & Cell Therapy,

**Lennar Homes Connerton Village**  
New Development Underway  
197 Single Family Homes

**Lennar Homes - New Port Corners**  
New Development Underway  
3,400 single-family, multi-family, townhouse and age-restricted units and include 1.4 million square feet for non-residential use.

**Angeline Master Plan Community**  
New Development Underway with Lennar, DR Horton, and Dream Finders Homes  
7,500 Single Family Homes on 6.5K acres

**The Grove at Wesley Chapel**

- WORLD MARKET
- TJ-MAXX
- OLD NAVY
- PET SMART
- FIVE BEL'W
- DOLLAR TREE
- DICK'S SPORTING GOODS
- BEST BUY
- Michael's
- ULTA
- ROSS DRESS FOR LESS
- OUTBACK
- SUBWAY
- CHUCK E. CHEESE

**Grand Reserve**  
New Development Underway  
45 Single Family Homes

**Lennar Homes - Longleaf (Neighborhood 4)**  
New Development Underway  
395 Single Family Homes & Townhomes

**Berkely North Lot H Apt**  
New Development Proposed  
250 Apartment units

**Towne Centre at Wesley Chapel**

- Winn-Dixie
- ANYTIME FITNESS
- DQ

**Mixed-Use Development**  
New Development Proposed (350K+ SF of MF & Retail)

**David Weekly Homes - Soleta at Starkey Ranch**  
New Development Underway  
439 Single Family Homes & Luxury Apartment Units

**Pulte Group - Whispering Pines**  
New Development  
206 Single family homes

**Cypress Creek Town Center**

- Academy Sports + Outdoors
- FLOOR DECOR
- BONEFISH GRILL
- Burlington HomeGoods
- HOBBY LOBBY
- Total Wine & More
- FIVE BEL'W
- DOLLAR TREE
- SHAKE SHACK
- CARRABBA'S ITALIAN GRILL
- Pollo Tropical
- TACO BELL
- Chop Top
- meat & MUSHROOM
- Chop's

**Mitchell Business Park**  
New Development Underway  
557K SF of Flex/R&D/Retail

**Ashley HOMESTORES**

**Gaeto Multifamily**  
New Development Proposed  
308 Apartment Units

**Winter Park - Epoch Asturia**  
New Development Underway  
267 Apartment Units

**SITE**

**Shoppes at Sunlake Centre**

- FIRST WATCH THE DAYTIME CAFE
- MISSION BBQ
- Starbucks
- Publix
- FAS

**Collier Commons**

- Publix
- belk
- Little Caesars
- MOES
- Starbucks
- W
- SONIC
- Planet Smoothie
- Village Inn

**Walmart Publix**

- Applebees
- PAPA JOHN'S
- TACO BELL

**Mitchell Ranch Plaza**

- TARGET
- Publix
- ROSS DRESS FOR LESS
- Marshalls
- PET SMART
- MATTRESS FIRM
- Chick-fil-A
- Panera BREAD
- SALLY.
- Starbucks
- Steak Shake
- CAVA

**Shoppes At Trinity Lakes**

- Publix
- Orangetheory FITNESS
- Moe's
- Chick-fil-A
- Wendy's

**The Preserve Marketplace**

- Publix
- CVS
- PAPA JOHN'S
- Sport Clips
- Panera BREAD

**Village Lakes Shopping Center**

- bealls
- Marshall's
- ROSS DRESS FOR LESS
- KFC
- ESS FITNESS
- PET SUPPLIES PLUS
- FIVE BEL'W
- DOLLAR TREE
- ULTA
- Publix
- TARGET

**Costco Wholesale**

- at home
- KOHL'S
- ALDI
- Chick-fil-A
- Zaxby's
- Starbucks
- Cheddar's

**Tampa Premium Outlets**

- LUCKY BRAND
- TOMMY HILFINGER
- BANANA REPUBLIC
- U.S. POLO ASSN.
- AMERICAN EAGLE
- JCREW
- EXPRESS FACTORY OUTLET
- MICHAEL KORS
- NIKE
- adidas
- COACH
- Levi's
- LOFT
- LOUIS VUITTON
- PUMA
- FAMOUS
- GAP
- SKECHERS
- GUESS
- Buckle
- Columbia
- RESTAURANT NETWORK

**The Village at Mitchell Ranch**

- SPROUTS FARMERS MARKET
- ULTA
- FIRST WATCH THE DAYTIME CAFE
- Michael's
- Starbucks
- Planet Smoothie
- five BEL'W
- SKECHERS
- BURGER KING
- BLAZE PIZZA
- Jersey Mike's

**Keystone Crossing**

- Winn-Dixie
- ALDI

**Northgate Square**

- Publix
- KOHL'S

**Van Dyke Commons**

- LA FITNESS
- HomeGoods
- GOLF GALAXY
- DOLLAR TREE

**AMC THEATRES**

- COLD STONE
- ALDI
- SMOOTHIE KING
- QDOBA

93A

# New Multi-Tenant Center on State Road 54

16611 Pointe Village Dr. | Lutz, FL 33558



## DEMOGRAPHIC HIGHLIGHTS

### 1 MILE

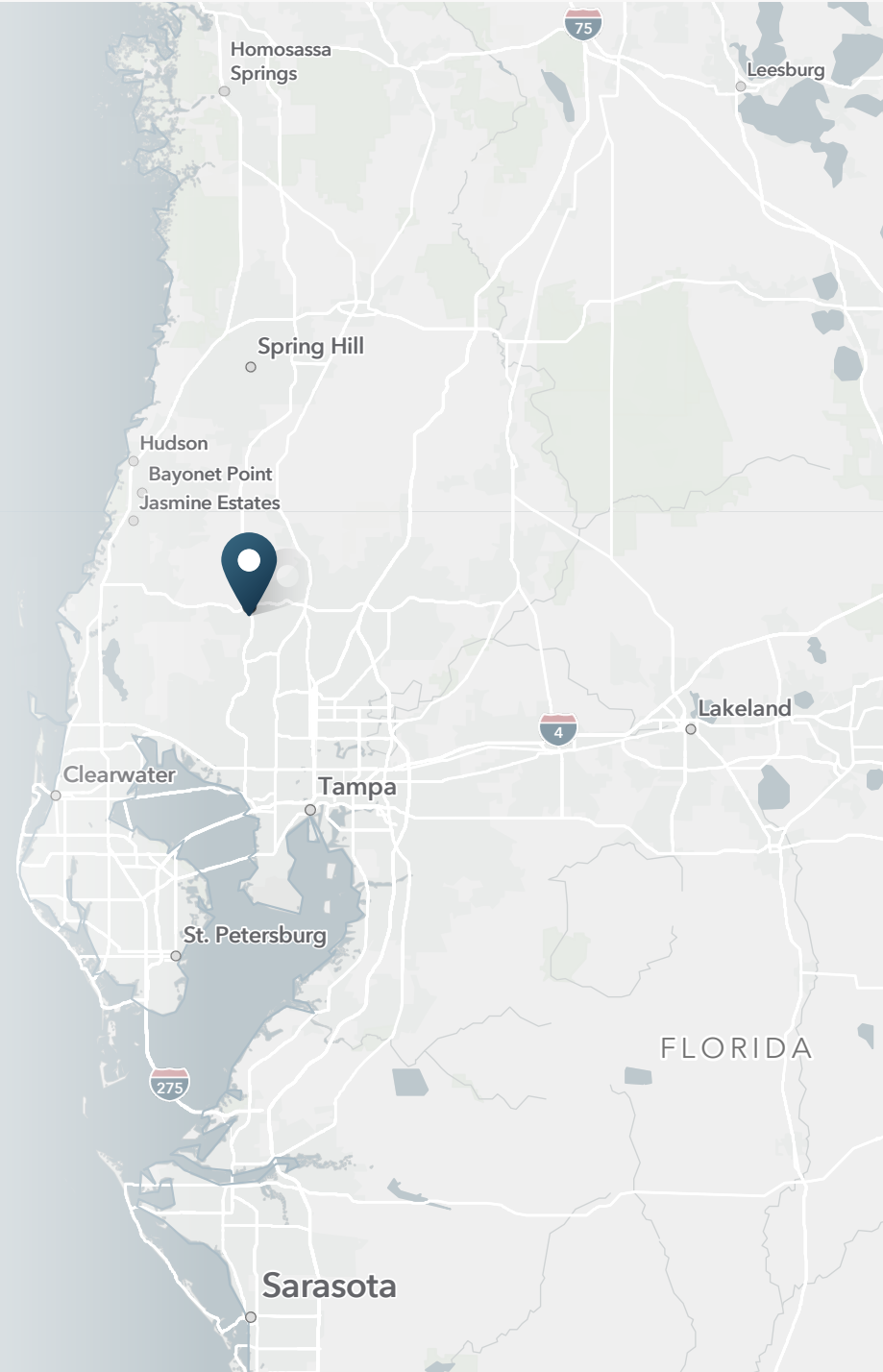
3,519 Population	2,777 Total Daytime Population	\$139,192 Average Household Income	1,547 Total Households
---------------------	--------------------------------------	--	------------------------------

### 3 MILES

45,225 Population	34,060 Total Daytime Population	\$163,771 Average Household Income	16,027 Total Households
----------------------	---------------------------------------	--	-------------------------------

### 5 MILES

88,642 Population	73,715 Total Daytime Population	\$161,632 Average Household Income	32,745 Total Households
----------------------	---------------------------------------	--	-------------------------------



> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.





**SRS Real Estate Partners**  
1501 W. Cleveland St, Suite 300  
Tampa, FL 33606  
813.371.0980

**John Fahey**  
john.fahey@srsre.com

**Grant Burt**  
813.379.3445  
grant.burt@srsre.com

**SRSRE.COM**

©2025 SRS Real Estate Partners LLC. All Rights Reserved.

The information presented was obtained from sources deemed reliable;  
however SRS Real Estate Partners does not guarantee its completeness or accuracy.