

FOR LEASE - NORTHPOINTE CENTER
SR 54 & Northpointe Parkway
Suncoast Parkway SR589 Exit 19
Lutz, FL 33558

LUTZ RETAIL | PASCO COUNTY
 EXTERIOR FACADE AND SITE RENDERING
 POINTE VILLAGE DR., LUTZ FLORIDA



- Free Standing Retail, Fast Casual Restaurant, Multi-Tenant Building up to 11,702 SF available for lease. Projected Shell Delivery date Q3, 2025.
- 1.43 acre site at SWC of signalized intersection on busy SR 54 at Northpointe Parkway - SR 589/Suncoast Parkway Exit 19.
- Excellent access and visibility with 76 parking spaces.
- Center to be developed next to Glory Days Grill, Carrabba's Italian Grill, Bangkok Sushi, International Beer Garten, Northpointe Village Shopping Center. Hilton Garden Inn Suncoast (110 Rooms, 9 Meeting Rooms) and Residence Inn (100 Suites and 2 Meeting Rooms).
- Nearby Retailers include Publix Greenwise, Panera, Chili's, Starbucks, Burger King, Hooters, CVS, Advent Health ER.
- 2023 Property Taxes: \$20,927.82
- Traffic Counts:
 SR 54 at Northpointe Parkway - 58,952 VPD
 SR 589/Suncoast Parkway at Sr 54 - 41,292 VPD



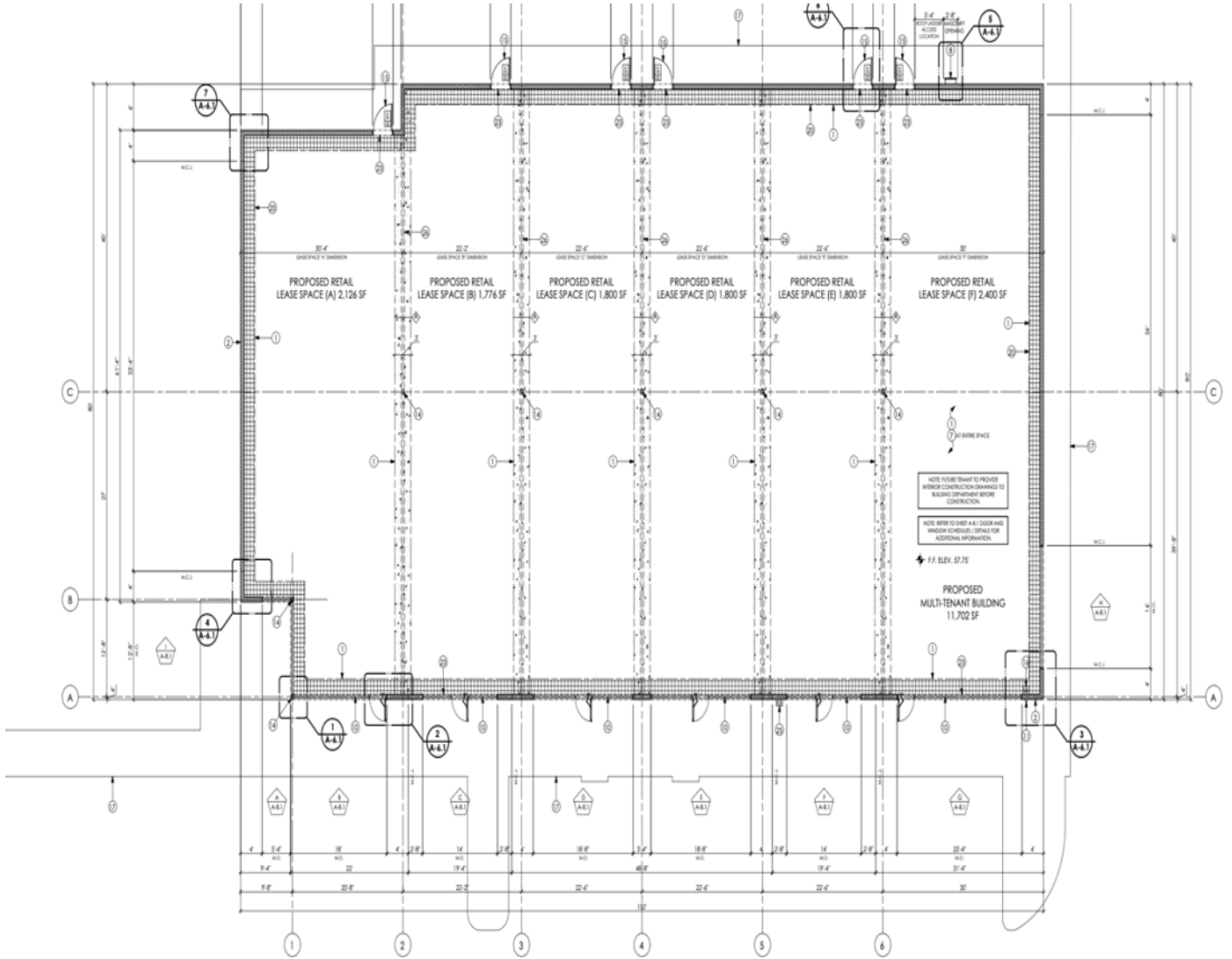
2024 Demographics

	<u>3 Miles</u>	<u>5 Miles</u>	<u>7 Miles</u>
Population	34,748	72,546	150,579
Avg. HH Income	\$99,639	\$100,981	\$105,454
Households	12,221	27,417	56,672
Employment	5,212	19,967	41,575



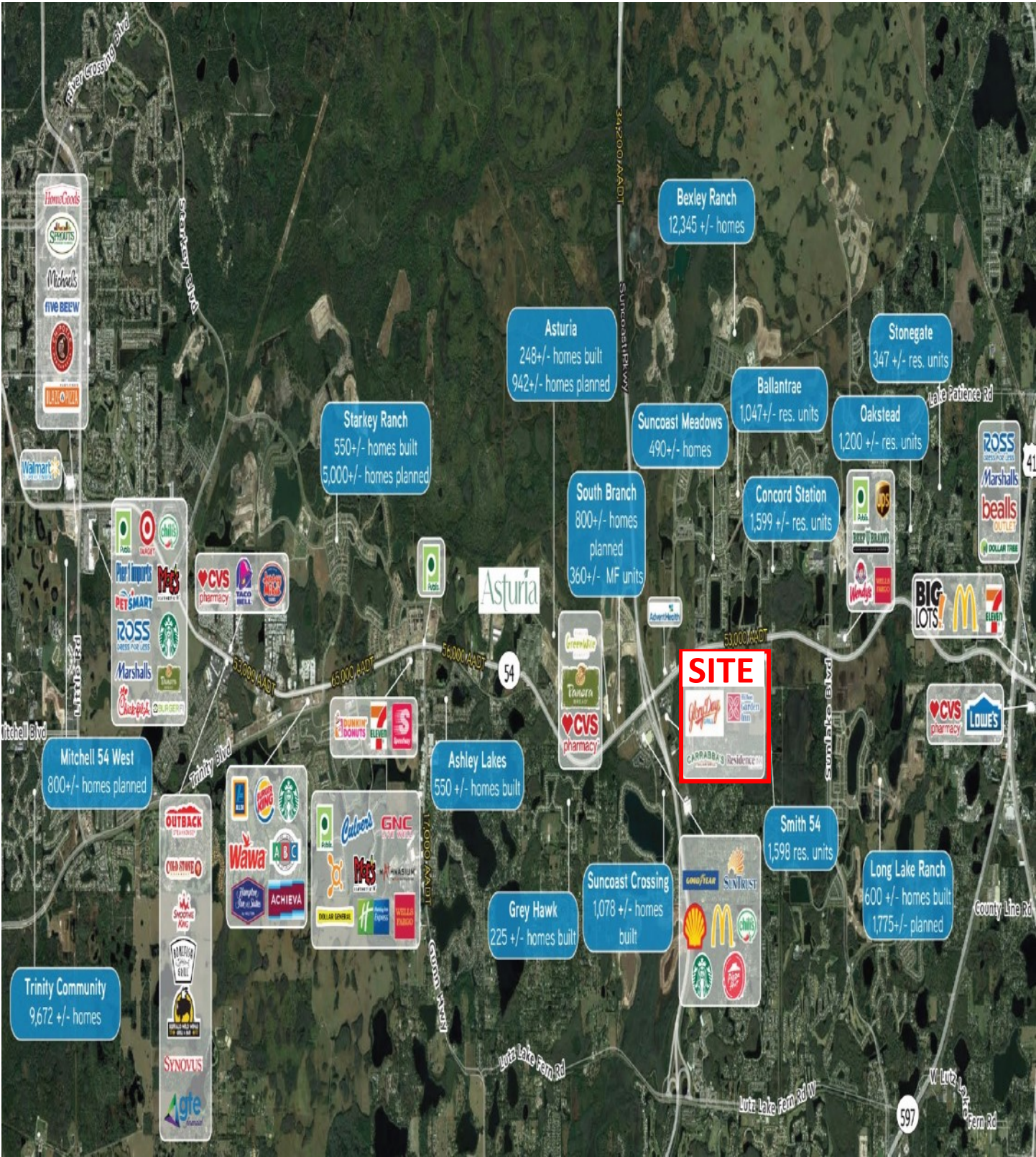
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Site Plan



Northpointe Center
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Map



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