

EAGLE PLAZA

📍 24400 SR-54 | Lutz, FL 33559

RETAIL SPACE AVAILABLE
FOR LEASE



EAGLE PLAZA, a 29,695 SF retail plaza located on SR-54 & Oak Grove Boulevard in the Lutz / Wesley Chapel corridor.

- **AVAILABLE:** 1,400 SF | 3,030 SF (AT LEASE)
- 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

AREA RETAILERS:



AREA POPULATION

	3 Mile	43,582
	5 Mile	117,095
	10 Minute	45,501

AVG. HOUSEHOLD INCOME

	3 Mile	\$144,001
	5 Mile	\$154,257
	10 Minute	\$146,087

DAILY TRAFFIC COUNTS AADT

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

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