



For Lease

RIPCO
RETAIL LEASING

Jallo Professional Office Park

SWC of Meadowbrook Drive Lutz
and State Road 54 Florida

±1,200 – 4,000 SF Ground Floor

Class A new construction professional office space for lease

Contact
Exclusive Agent

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Site Plan

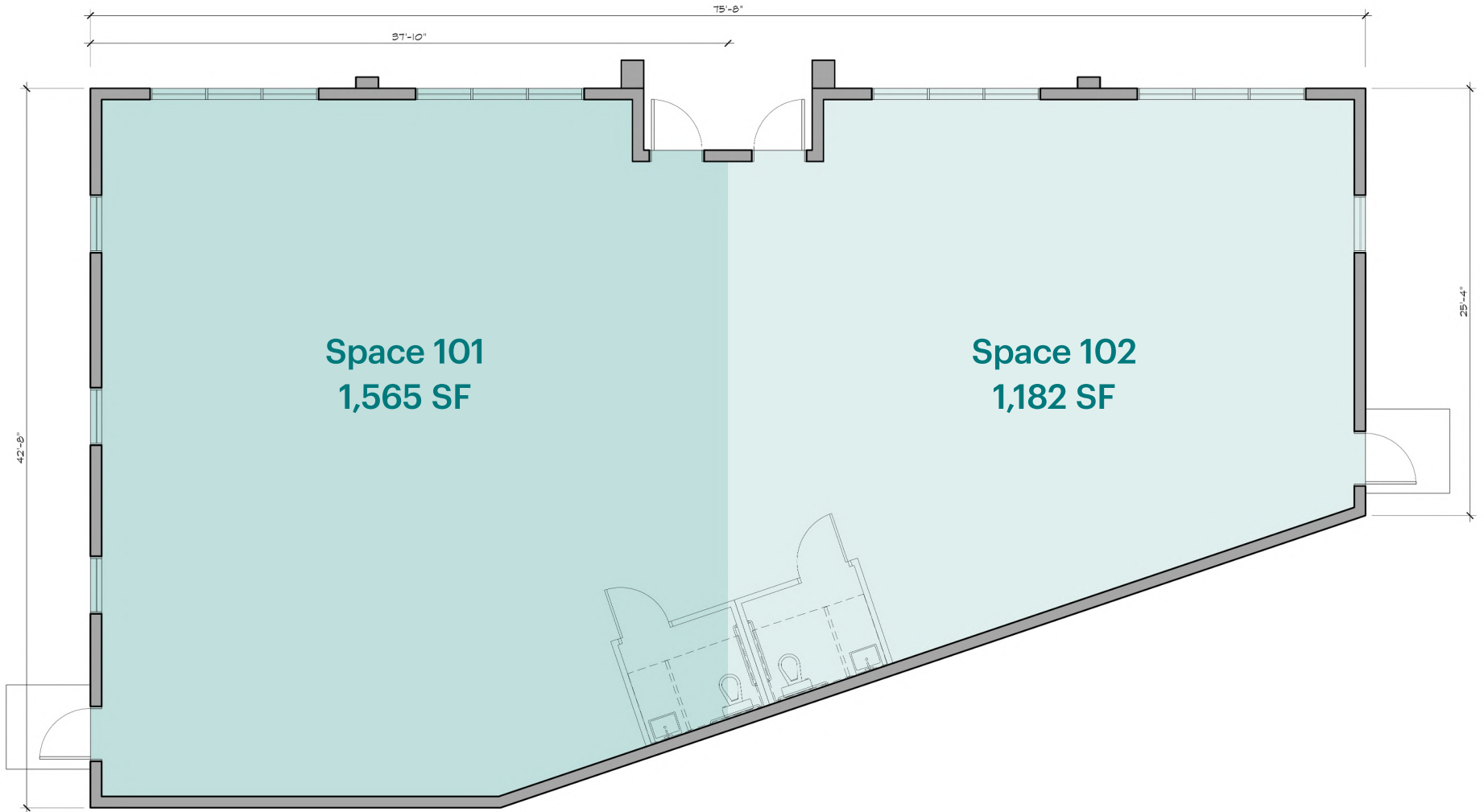


Site Plan for illustrative purposes only and can be subject to change

Location	Southwest corner of Meadowbrook Drive and State Road 54
Size	Ground Floor: ±1,200 – 4,000 SF
GLA	±18,000 SF
Possession	Q4 2026
Term	Minimum five (5) years
Rent	Upon request
Neighbors	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)
Comments	<p>Class A new construction professional office space with anticipated Q4 2026 delivery.</p> <p>Sleek modern elevation and canopies, paved/brick exterior, expansive windows, and grand ingress doors.</p> <p>Site offers 61 parking spaces, approximately 200 feet of SR 54 frontage, and ingress from Meadowbrook Drive.</p> <p>±1.68-acre parcel located at a four-way, lighted intersection of SR 54 and Meadowbrook Drive in Lutz, FL.</p> <p>Convenient access to the Suncoast Parkway, US 41/SR 54, and Gunn Highway for easy employee and patient commutes.</p> <p>Surrounded by major medical and retail hubs and four (4) master-planned communities.</p>

Floor Plan

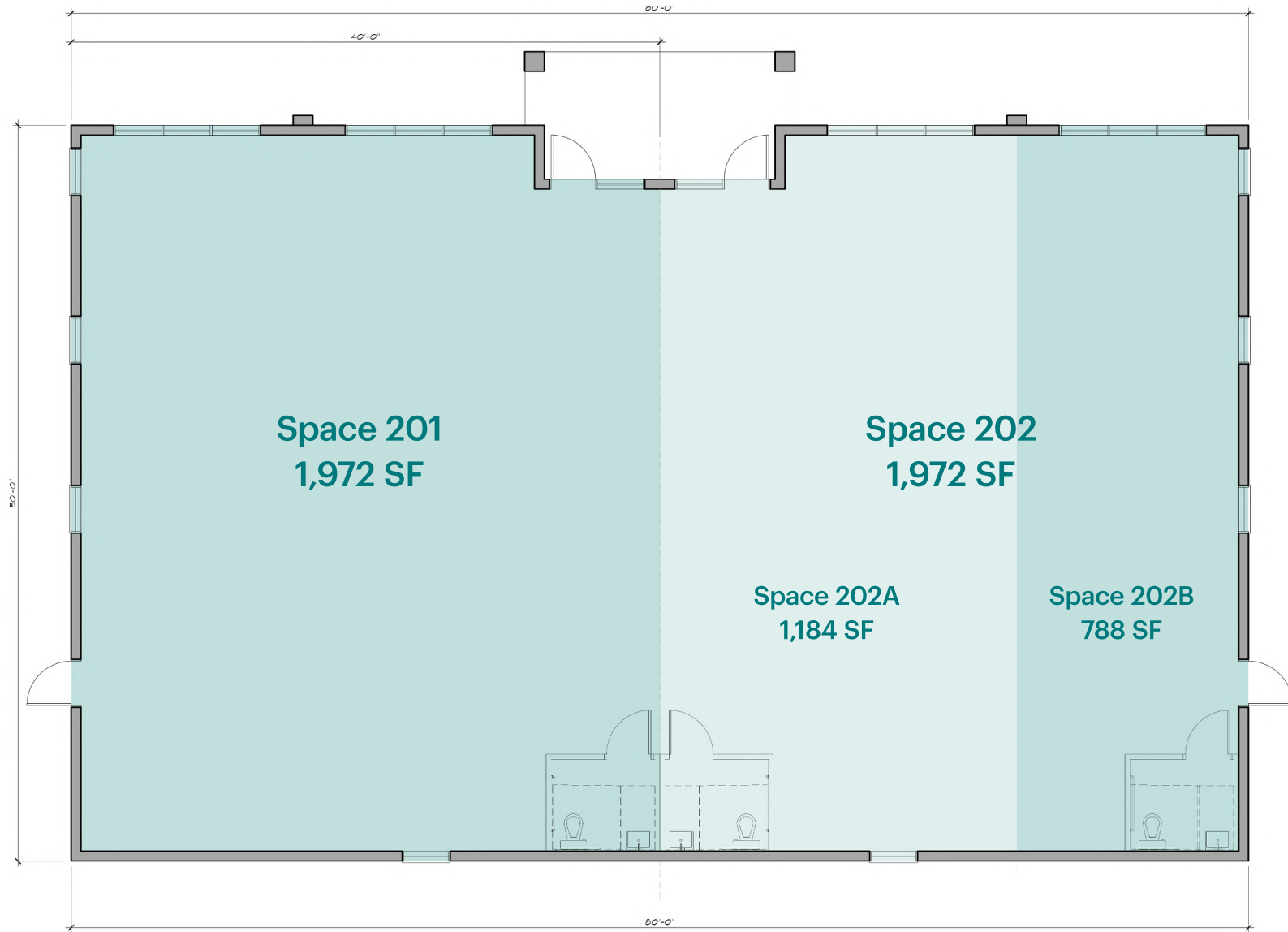
Building 1
Office, medical space



Floor Plan for illustrative purposes only and can be subject to change

Floor Plan

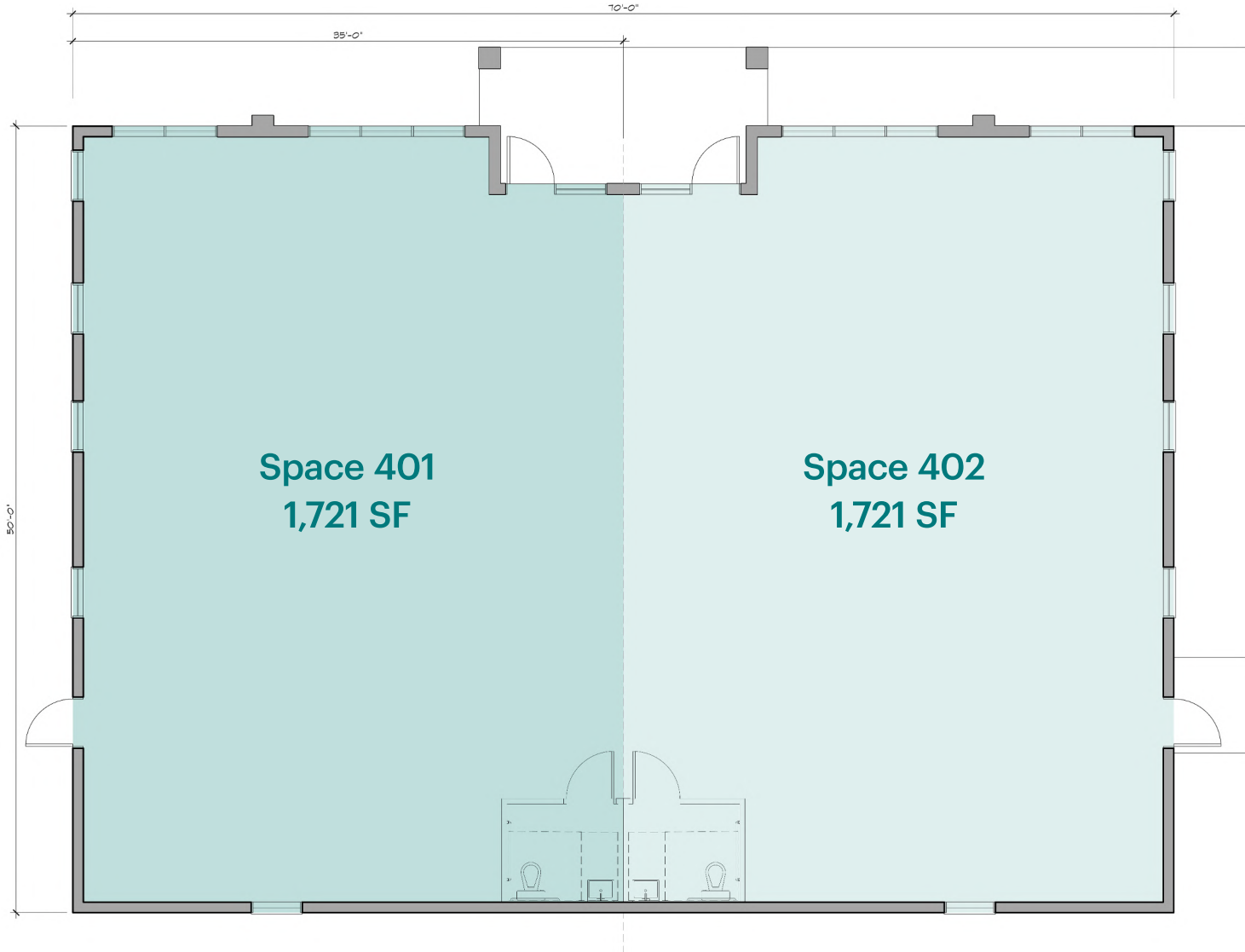
Building 2, 3, & 5
Office, medical space



Floor Plan for illustrative purposes only and can be subject to change

Floor Plan

Building 4
Office, medical space



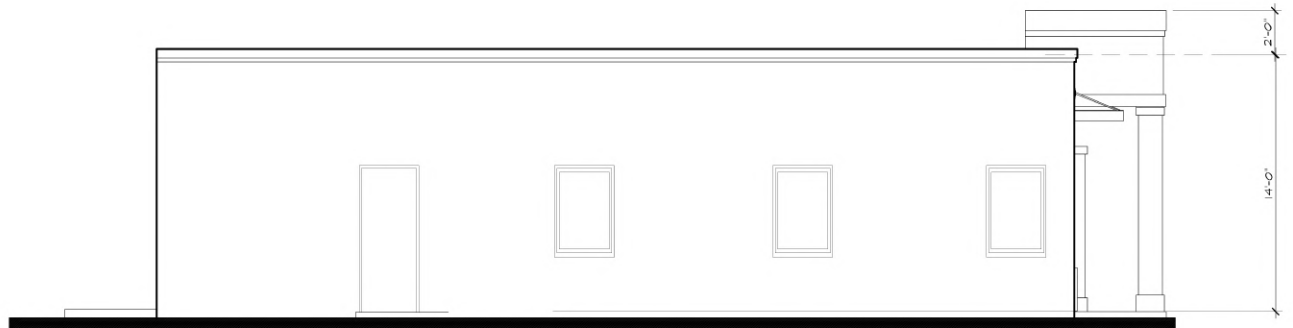
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Elevation Plan

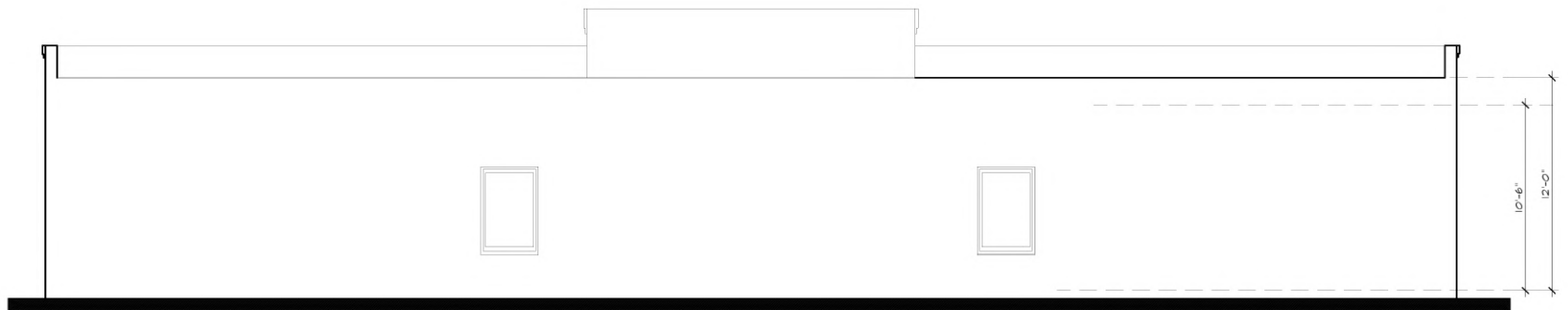
Front
Site Elevation



Sides
Site Elevation

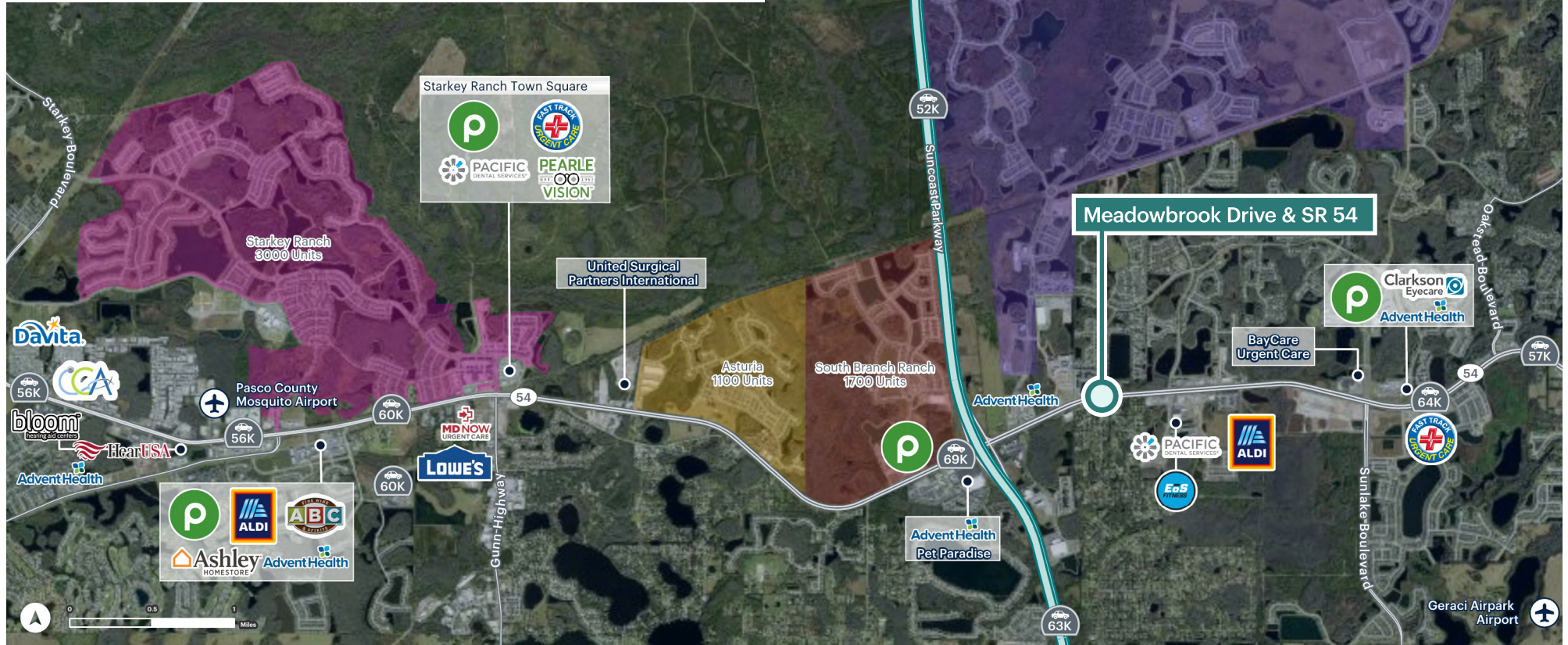


Rear
Site Elevation



Market Aerial

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



Market Overview

West Pasco County

Economy

The Tampa Bay MSA (Pinellas, Hillsborough and Pasco County including major cities such as Tampa, St. Petersburg, and Clearwater) remains a dynamic growth market with expanding consumer demand, diverse industries, and a strong labor pool. Within this region, Pasco County encompassing Lutz, Wesley Chapel, Trinity, Odessa and New Port Richey stands out as a viable option for franchise and corporate expansion thanks to rapid population growth (over 3.00% annually and 20% the past decade), increasing residential development, and rising local spending power.

Pasco's business-friendly environment includes available surplus development land, competitive costs, and targeted incentives for proactive economic development support. Population surges north of Tampa are fueling demand for healthcare and professional services, while infrastructure improvements and strategic location near major highways (such as I-275, I75, Suncoast Parkway, and Veteran's Express Way) provide excellent access to the broader Tampa Bay consumer base.

Attractions

Jay B. Starkey Wilderness Park:

One of the largest natural areas in the region with over 8,000+ acres of trails for hiking, biking, horseback riding, and camping.

TPC Tampa Bay:

A PGA Tour-designed championship golf course featuring lush wetlands, abundant wildlife, and scenic water-lined fairways.

