



5 SE 4th Ave
Lutz, Florida 33549

Property Highlights

- 1.97 acre hard corner parcel on US-41 with frontage to 37,000 cars per day
- Preliminary conceptual plan for 10,500 SF of medical office, professional office, or retail
- Nearby restaurants and retailers include Walgreens, Winn-Dixie, Ace Hardware, Pet Supermarket, McDonald's, Beef 'O' Brady's, Dunkin', and Pizza Hut
- Located 2.5 miles from Idlewild Baptist Church (13,000+ members) and directly in front of Lutz Elementary School (639 students)
- Surrounded by new large scale residential developments, with convenient access to serve the Lutz, Cheval, Wesley Chapel areas

DEMOGRAPHIC INFORMATION



Radius	Population	Households
1 Mile	3,335	1,239
3 Miles	33,927	12,788
5 Miles	120,916	47,245



Radius	Average HH Income	Employees
1 Mile	\$107,861	1,780
3 Miles	\$120,561	11,262
5 Miles	\$106,841	34,910



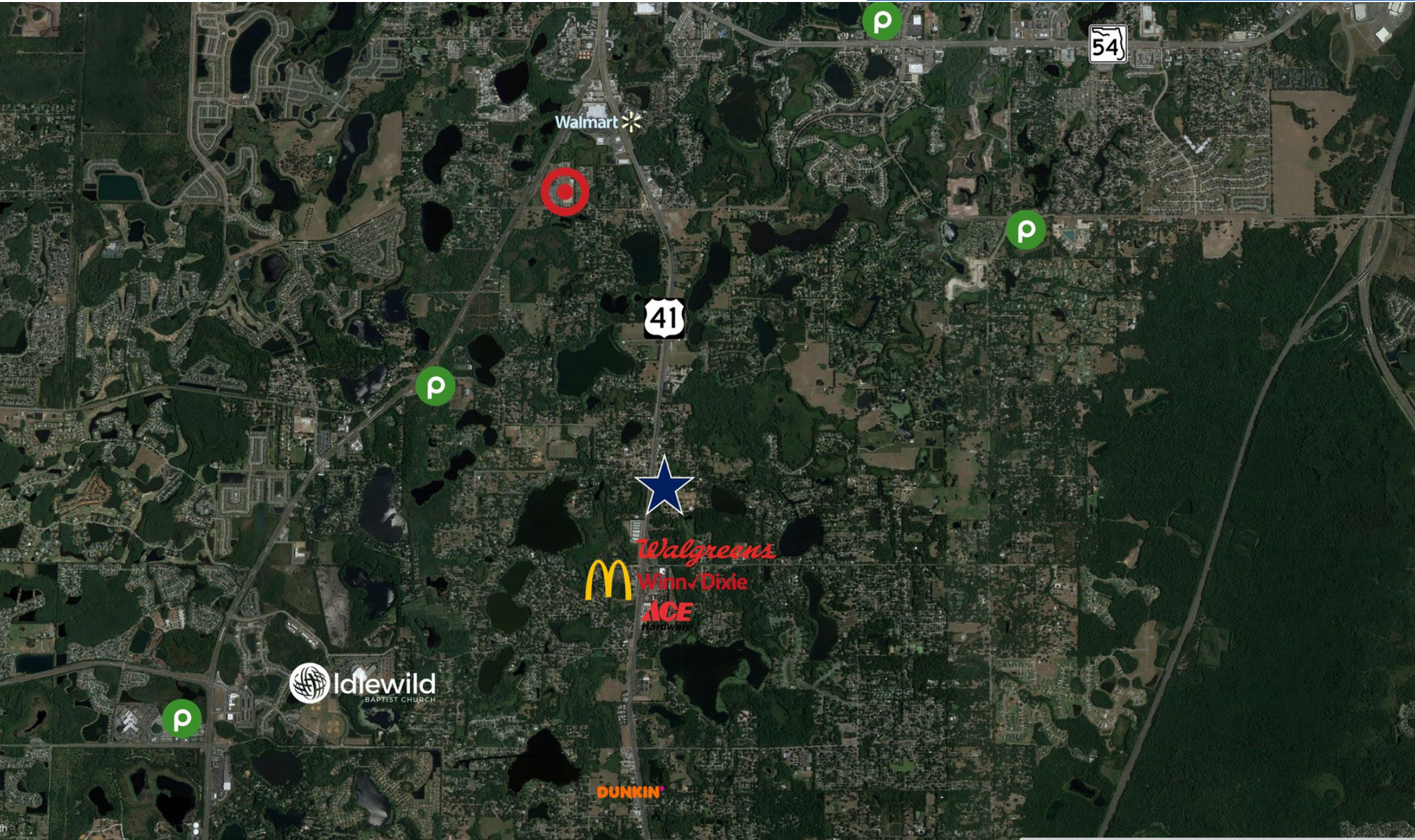


4th Ave SE

1.97 Acres



37,000 VPD



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

401 E Jackson St Suite 3300
Tampa, FL 33602
813 726 4853 tel
vendita.ai