

Camp Indianhead Crossings

22299 State Road 54
Lutz, FL 33549

FOR LEASE

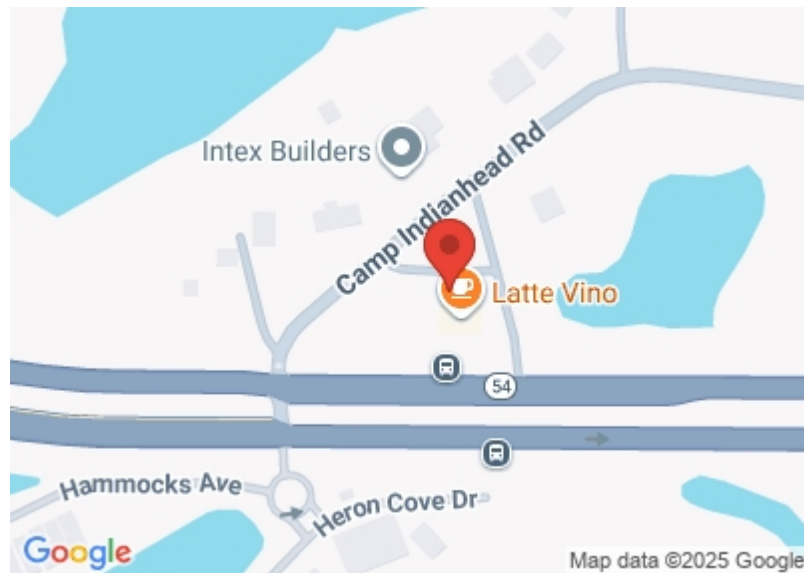


PROPERTY SUMMARY

Camp Indianhead Crossings is a well-maintained, meticulously landscaped 12,765 square foot shopping center sitting at the corner of Camp Indianhead Road and State Road 54. The center offers building and monument signage visible to the 63,000 vehicles that travel State Road 54 each day. Camp Indianhead Crossings boasts a well-established, diverse tenant mix that brings frequent traffic to the center.

- Property is strategically located in the Lutz market with direct frontage on State Road 54.
- Covered Sidewalk Along Entire Store Frontage.
- Three Ingress/Egress Points.
- Excellent access, frontage and visibility.
- Building Signage both along State Road 54 and Camp Indianhead Road, as well as Monument Signage.

Building SqFt	12,765 SqFt
Available SqFt	980 - 4,223
Base Rent/SqFt	\$35
NNN/SqFt (2025)	\$12.14
Term (Years)	5 - 10
Traffic Count	63,000.00
Year Built	2018
Zoning Type	Commercial
County	Pasco



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Strategic Properties Group

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SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE(SF)	TERM
#105	Medical, Retail	\$ 35.00 SF/Yr	NNN	1,680 SF	5 - 10 Yrs
#106	Medical, Retail	\$ 35.00 SF/Yr	NNN	1,563 SF	5 - 10 Yrs
#107	Medical, Retail	\$ 35.00 SF/Yr	NNN	980 SF	5 - 10 Yrs

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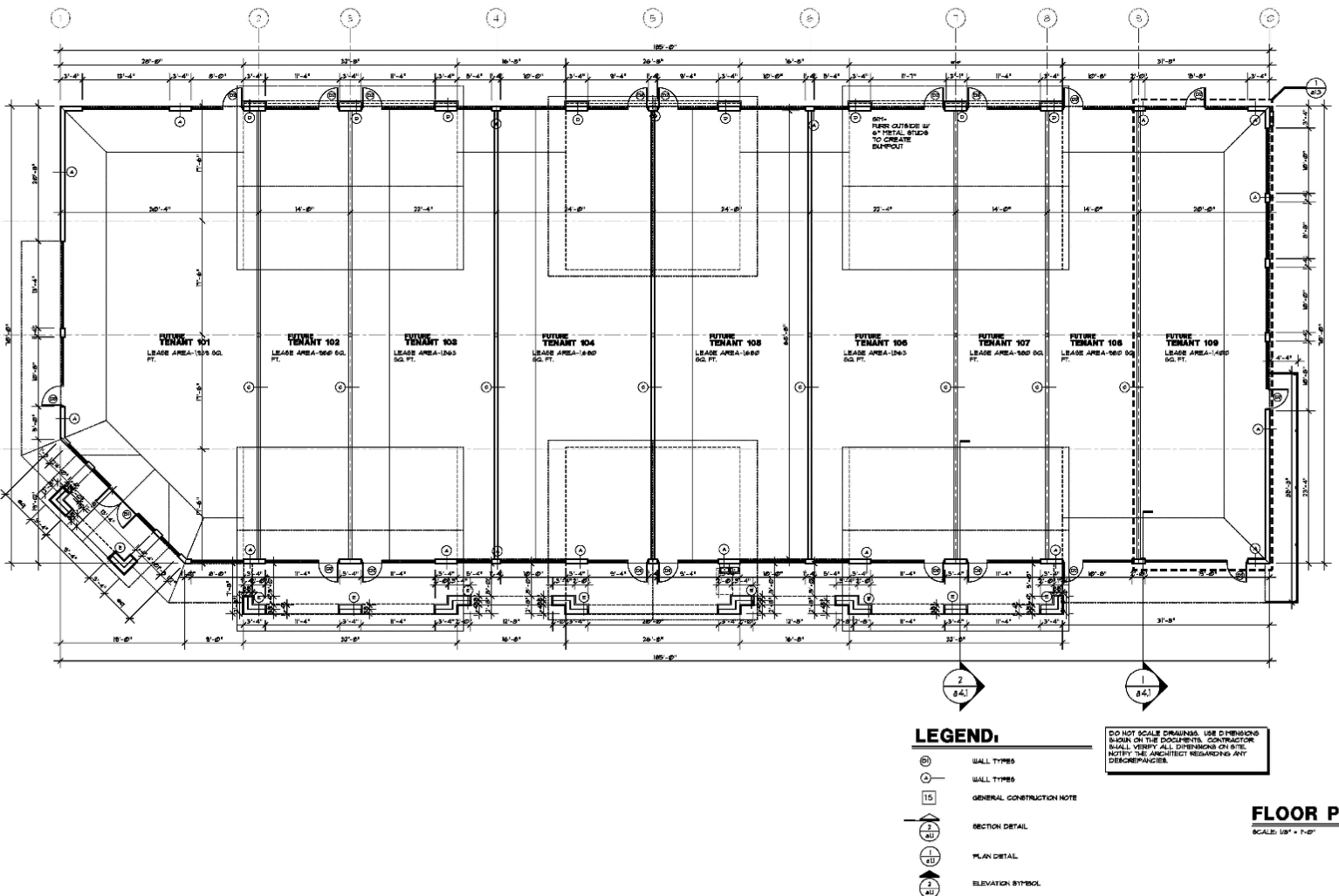
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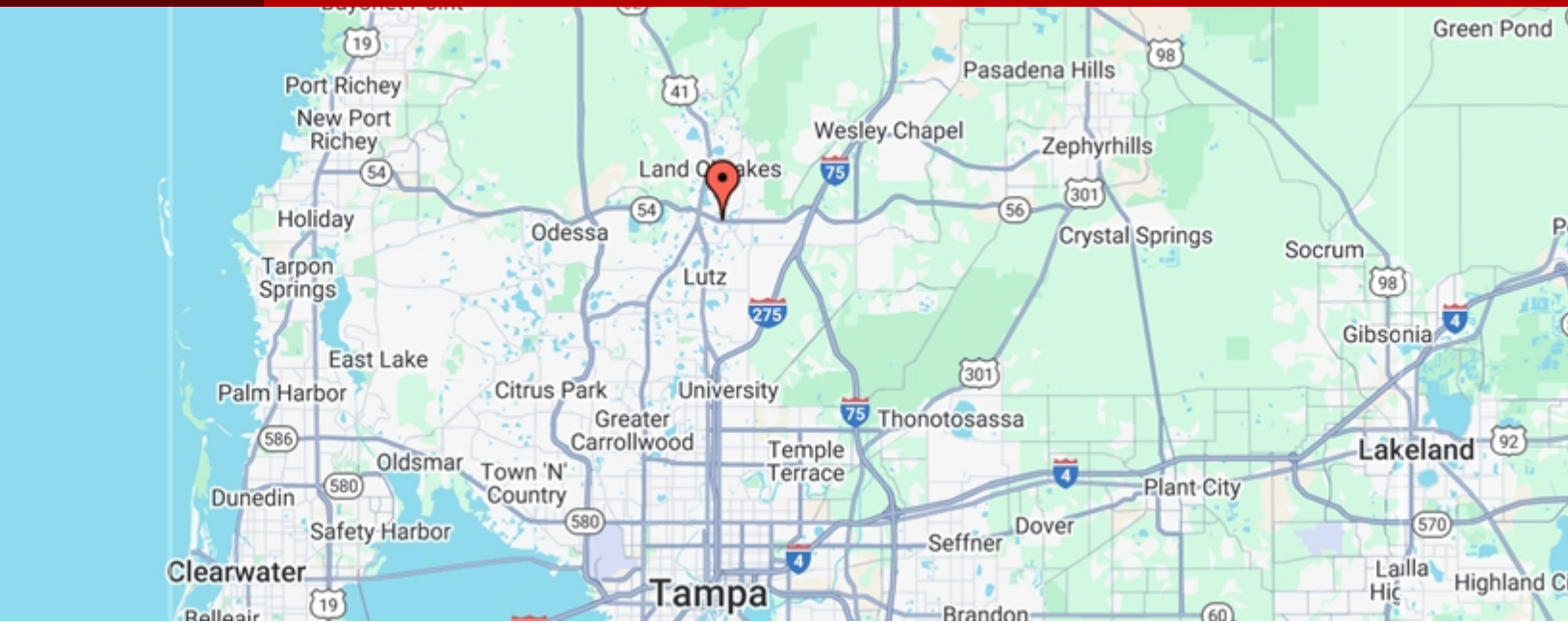
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POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	4,145	22,635	41,805
2010 Population	4,711	35,090	75,216
2025 Population	5,103	45,965	104,203
2030 Population	5,717	50,700	113,479
2025-2030 Growth Rate	2.3 %	1.98 %	1.72 %
2025 Daytime Population	6,603	39,470	87,414

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	78	993	1,808
\$15000-24999	61	469	860
\$25000-34999	59	479	999
\$35000-49999	109	1,042	2,165
\$50000-74999	452	2,221	4,687
\$75000-99999	310	2,253	4,428
\$100000-149999	483	4,413	9,547
\$150000-199999	368	2,453	5,147
\$200000 or greater	222	3,691	8,694
Median HH Income	\$ 100,125	\$ 115,147	\$ 119,988
Average HH Income	\$ 114,613	\$ 142,103	\$ 150,371

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	1,555	8,287	15,134
2010 Total Households	1,851	13,003	26,960
2025 Total Households	2,143	18,015	38,336
2030 Total Households	2,405	20,047	42,168
2025 Average Household Size	2.37	2.55	2.71
2025 Owner Occupied Housing	1,567	14,434	30,340
2030 Owner Occupied Housing	1,811	16,148	33,477
2025 Renter Occupied Housing	576	3,581	7,996
2030 Renter Occupied Housing	595	3,899	8,691
2025 Vacant Housing	100	1,008	2,143
2025 Total Housing	2,243	19,023	40,479

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