



OFFICE BUILDING FOR LEASE



THE VILLAGE AT TERRA BELLA



LIVINGSTON RD



12,000 AADT



1683 SF AVAILABLE



FOR LEASE



Luis Cardenas
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1900 Highland Oaks Blvd

Lutz, FL 33559



PROPERTY DESCRIPTION

Prime 1,683 SF Office Space in Lutz, FL – 5 Reserved Parking Spots Included! Unlock the potential of your business with this exceptional 1,638-square-foot office space located in the heart of Lutz, FL. Perfectly suited for a variety of professional services, this well-maintained office offers a blend of modern amenities and prime location benefits.

PROPERTY HIGHLIGHTS

- **Reserved Parking:** Enjoy the convenience of 5 reserved parking spots, ensuring easy access for you, your employees, and your clients.
- **Strategic Location:** Situated in a thriving business district, this office space provides high visibility and easy access to major roads, local amenities, and dining options.
- **Professional Environment:** Join a community of established businesses in a well-maintained building that reflects the professionalism and prestige of your brand.
- This office space is ideal for law firms, medical practices, consulting firms, or any business seeking a central and accessible location in Land O' Lakes.

OFFERING SUMMARY

Lease Rate:	\$23.00 SF/yr (NNN)
Available SF:	1,683 SF
Lot Size:	0.04 Acres

DEMOGRAPHICS	3 MILES	6 MILES	9 MILES
Total Households	16,057	60,859	142,996
Total Population	42,389	167,260	382,350
Average HH Income	\$125,074	\$139,036	\$123,835

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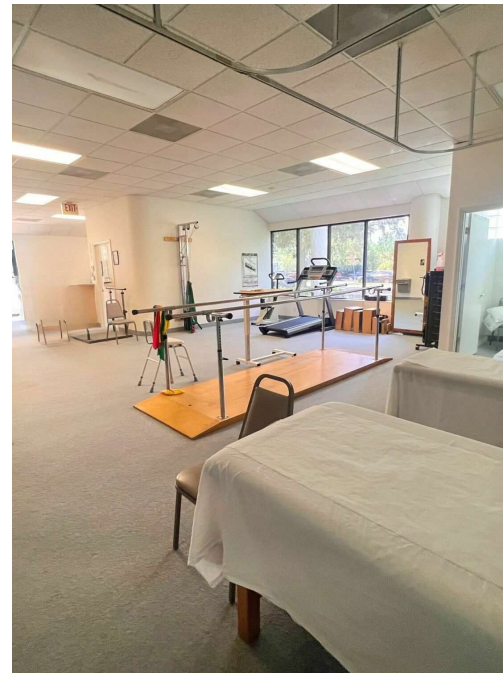
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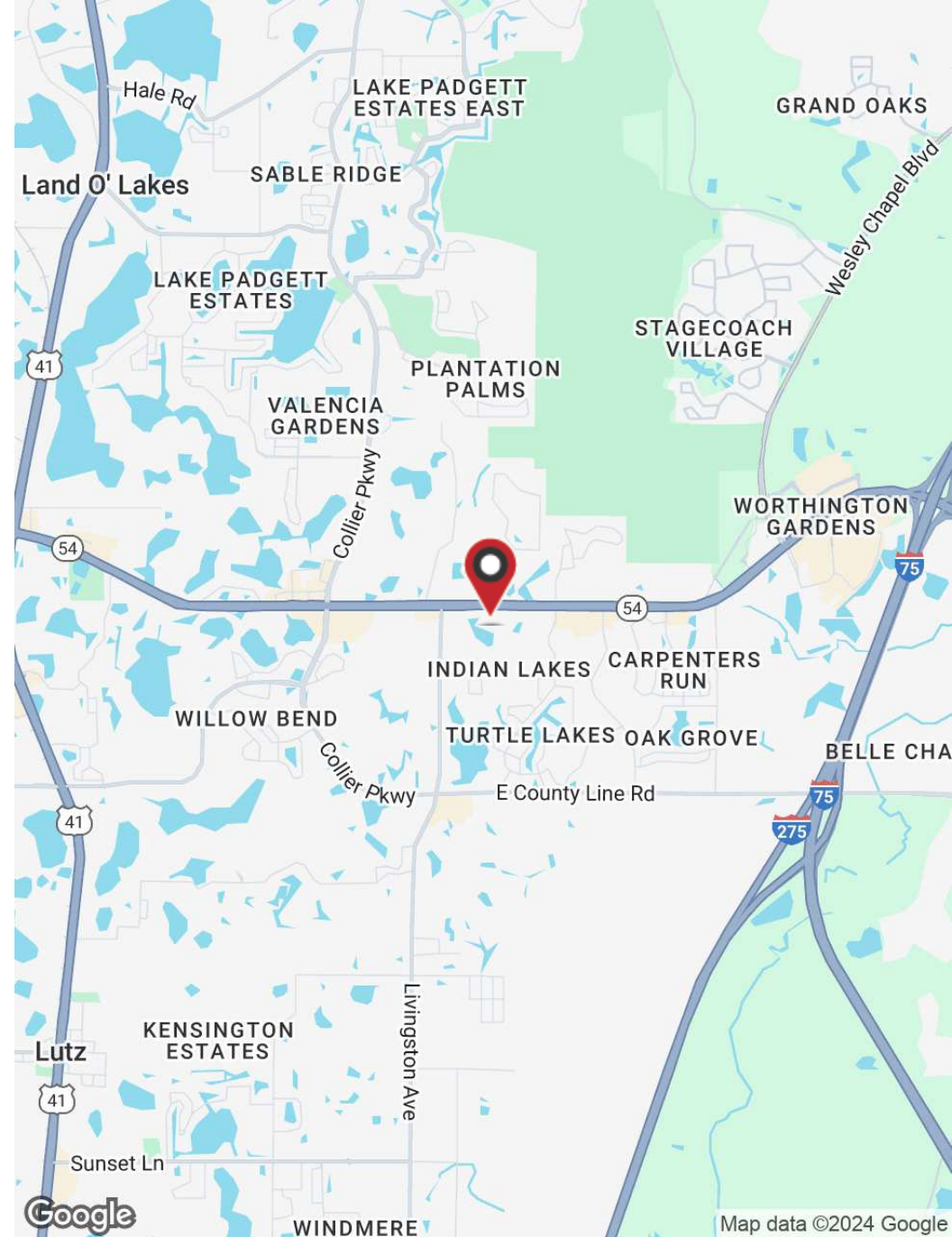
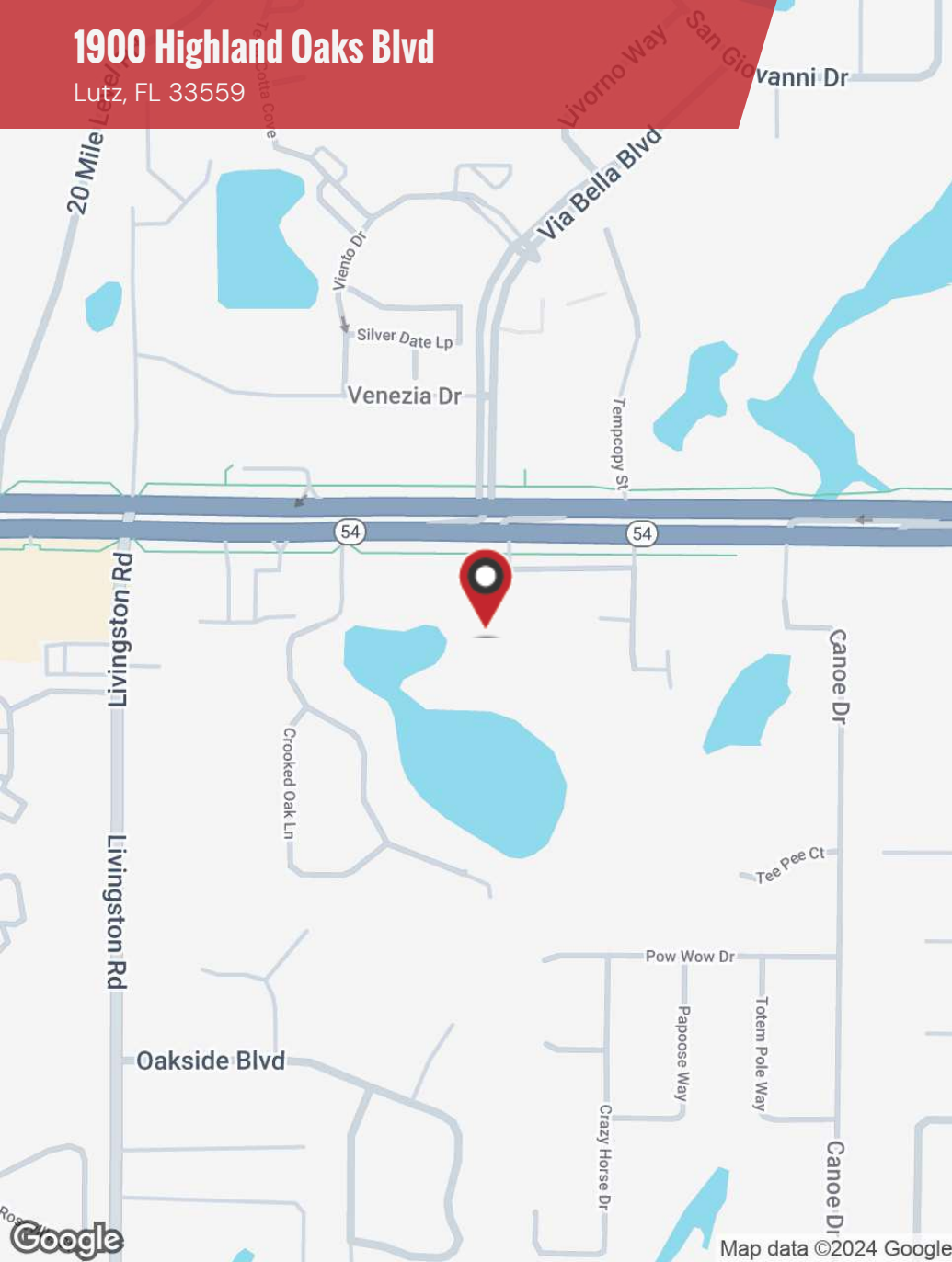
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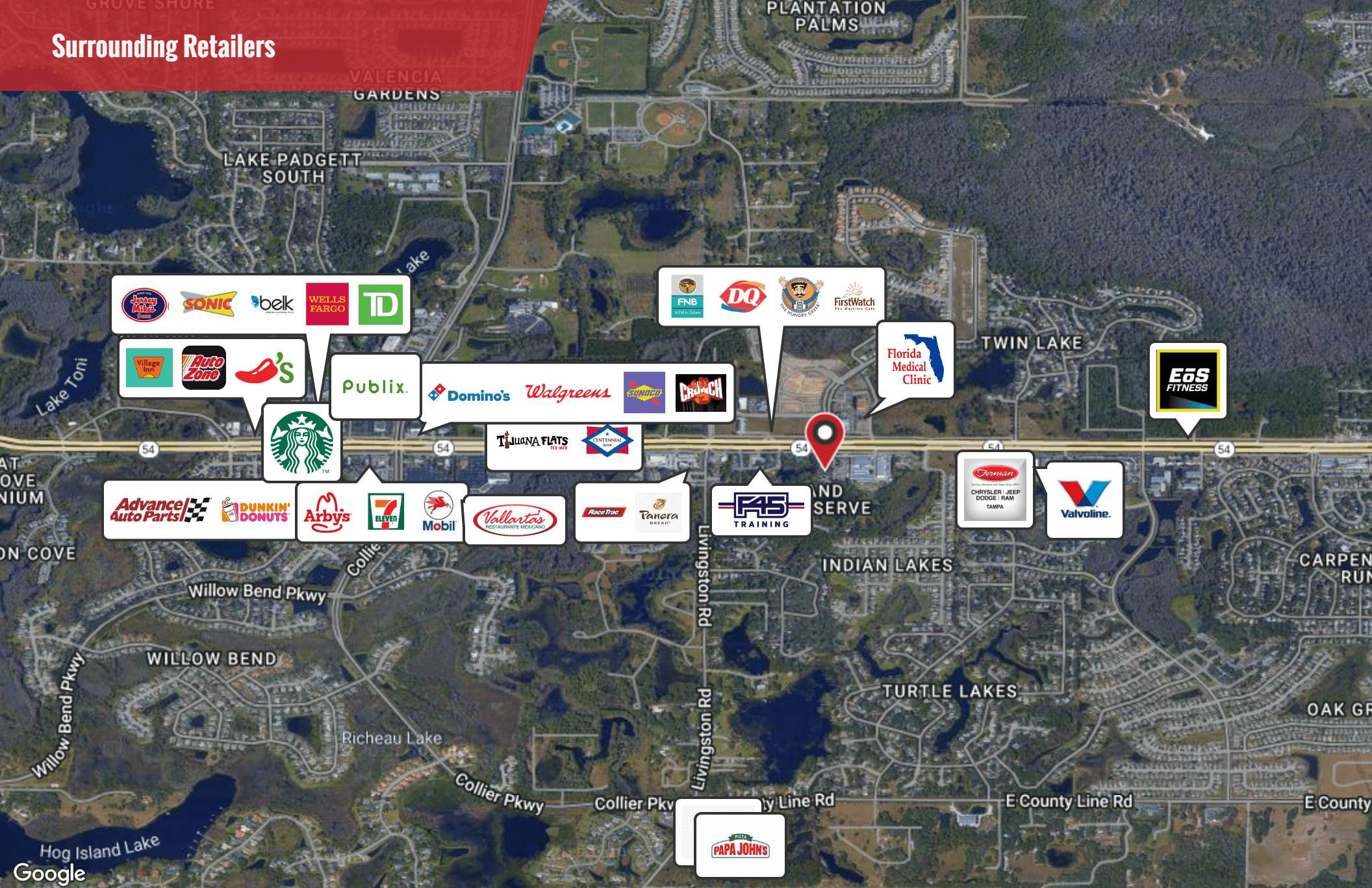
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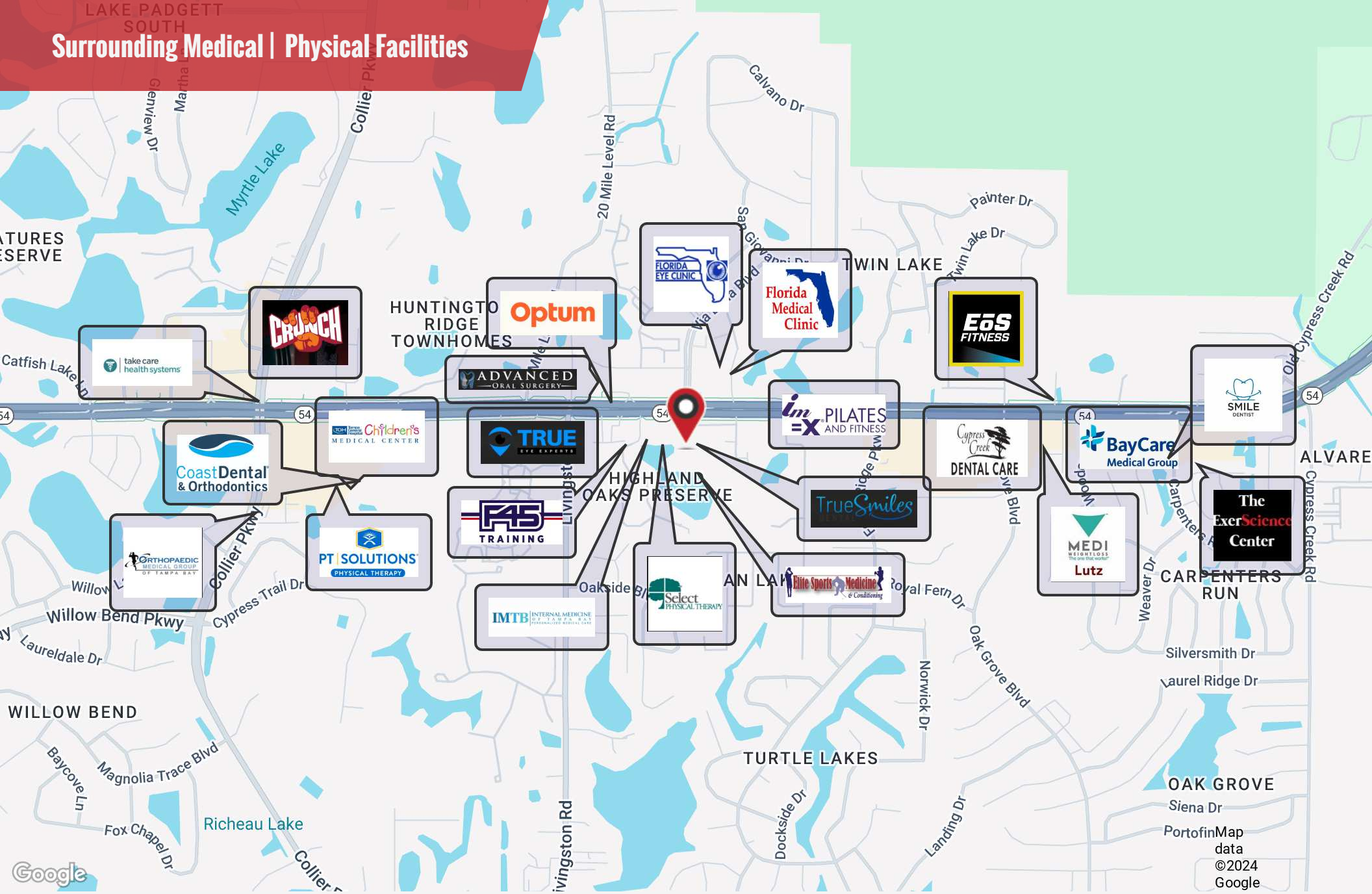
Surrounding Retailers



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Surrounding Medical | Physical Facilities



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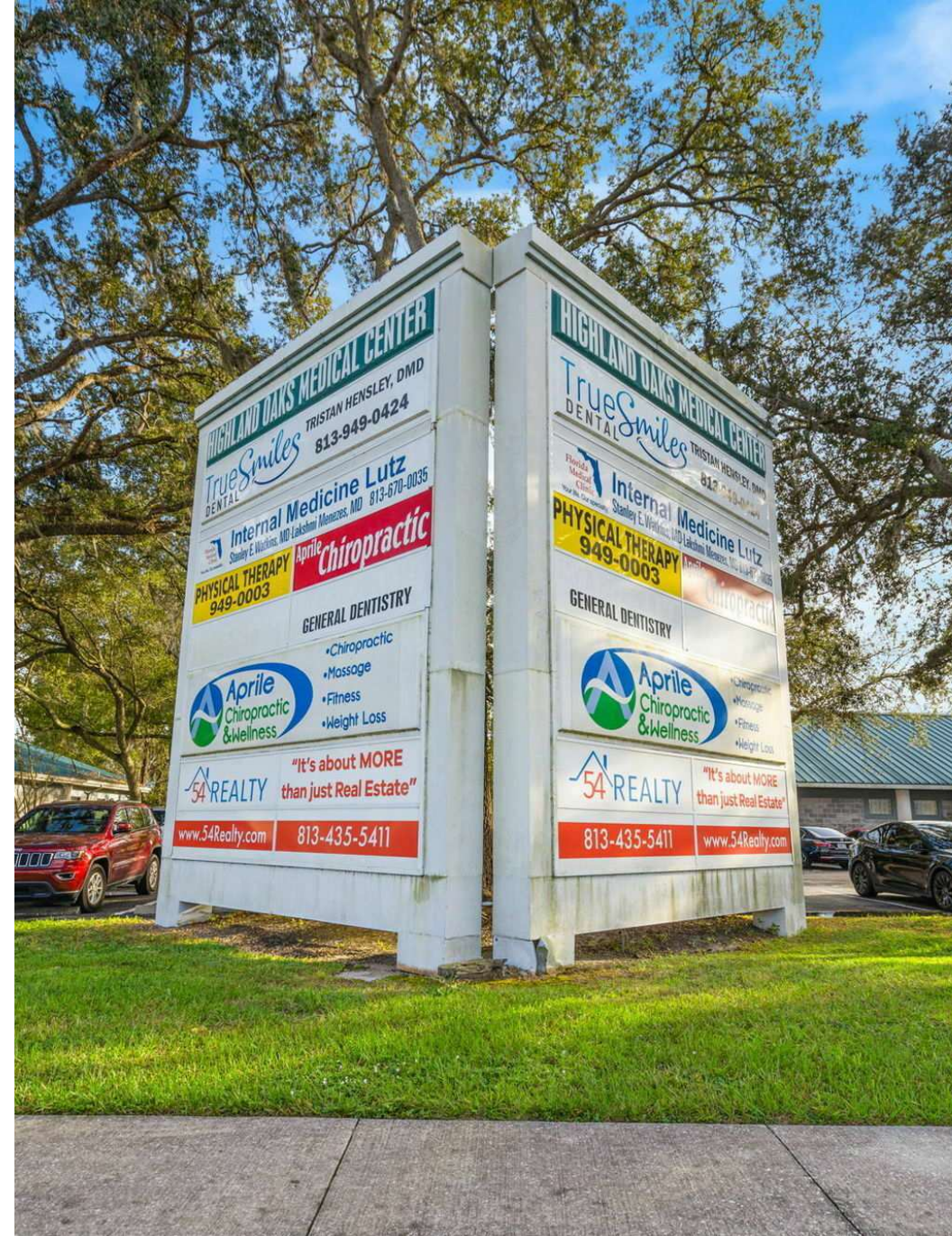
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POPULATION	3 MILES	6 MILES	9 MILES
Total Population	42,389	167,260	382,350
Average Age	42	40	39
Average Age (Male)	41	39	38
Average Age (Female)	43	41	40

HOUSEHOLDS & INCOME	3 MILES	6 MILES	9 MILES
Total Households	16,057	60,859	142,996
# of Persons per HH	2.6	2.7	2.7
Average HH Income	\$125,074	\$139,036	\$123,835
Average House Value	\$436,650	\$463,186	\$435,178

Demographics data derived from AlphaMap



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LUIS CARDENAS

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PROFESSIONAL BACKGROUND

Before coming to Nye Commercial, Luis attended high school locally at Zephyrhills High School and went on to graduate from Saint Leo University with a degree in marketing. After graduating, he worked for Make A Difference Inc. as Director of Marketing, he assisted with the mobile food pantry and ran the organization's social media accounts. During his time at Make A Difference, Luis was introduced to commercial real estate by the organization's founder. Hablamos Espanol

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