

NORTH TAMPA BUSINESS CENTER

1601 NEBRASKA AVE N | LUTZ, FL

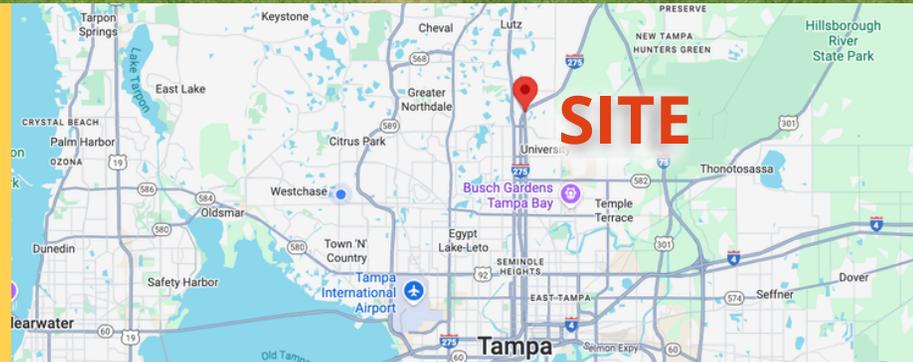


PROPERTY DETAILS

- Highly visible frontage along Nebraska Avenue with consistent traffic flow.
- Surrounded by established residential communities and local businesses.
- Easy access to U.S. Highway 41 and I-275 for regional connectivity.
- Two 14' x 12' grade level doors.

TRAFFIC COUNTS

NEBRASKA AVE N - 34,500 VPD



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	13,952	58,406	152,963
Households	7,711	29,762	70,130
Average Household Income	\$78,121	\$91,207	\$92,692
Daytime Employees	22,213	66,641	124,176

CONTACT FOR LEASING

PHIL LETELIER

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CASEY KEY

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