

17703 Hunting Bow Circle #101, Lutz, FL 33558

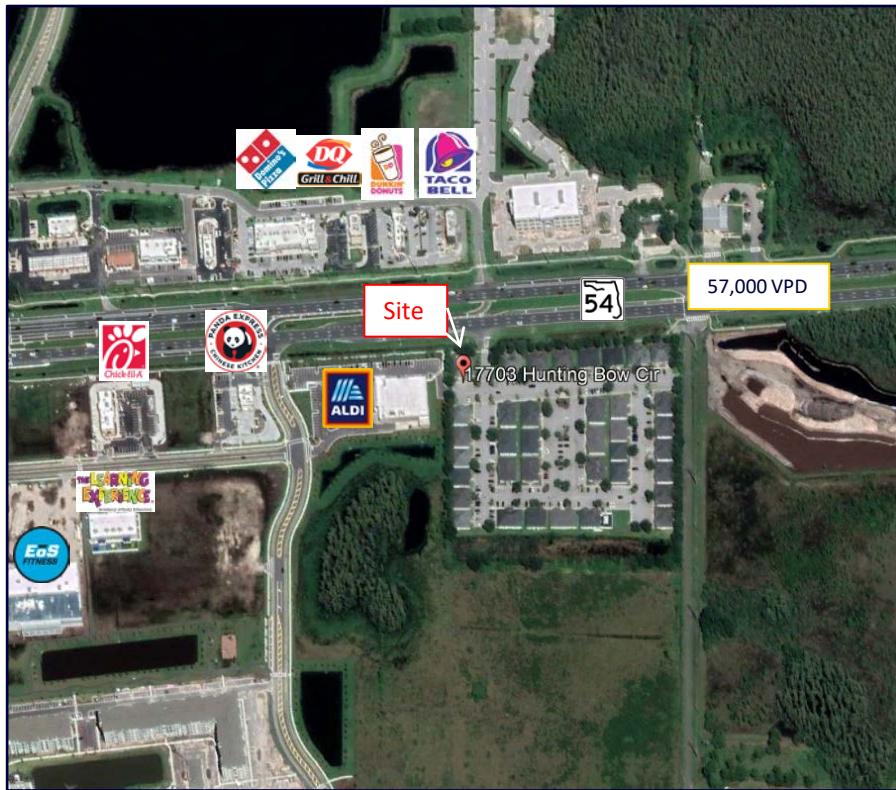
Ballantrae Office Park



\$23.00 / SF / YR / MG (\$2,875.00/Month)

Property Details

- Available April 1, 2023, 1,500 SF professional office at the NW corner of the office park with SR 54 frontage
- Five offices, large conference room/office, restroom, breakroom and reception with ceramic tile floors
- Water, sewer and garbage included in lease rate
- Abundant first come first served parking and located within minutes of the Suncoast Parkway and U.S. 41
- Numerous restaurants within minutes of this property.



Shane Billings

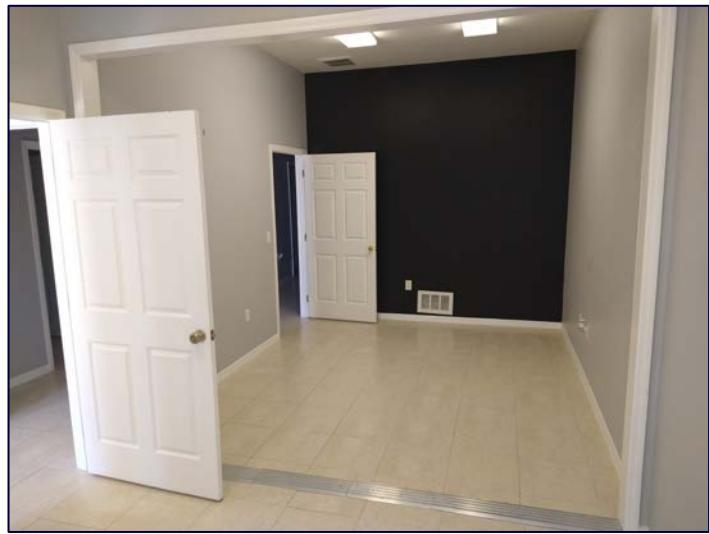
Commercial Associate

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Bridgewater Commercial Real Estate
447 3rd Ave N Suite 403
St. Petersburg, FL 33701



2022 Area Demographics

| | 1 Mile | 3 Mile | 5 Mile |
|-------------------|-----------|-----------|-----------|
| Population | 5,058 | 40,878 | 80,809 |
| Median Age | 35.5 | 40.7 | 42.3 |
| Total Households | 1,606 | 14,544 | 30,230 |
| Average HH Income | \$120,489 | \$122,981 | \$116,858 |



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