

OFFICE BUILDING FOR LEASE

2nd Story Executive Office

16055 State Road 52
Suite 201
Land O Lakes, FL 34638



Cody Brightwell
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4875 Bruce B. Downs Blvd., Wesley Chapel, FL 33544 | nyecommercial.com

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OFFERING SUMMARY

Lease Rate:	\$5,000 per month (NNN)
Available SF:	3,282 SF
Year Built:	2009
Traffic Count:	33,000

PROPERTY OVERVIEW

Introducing a premier leasing opportunity at a prime location in Land O Lakes, FL. This exceptional property at 16055 State Road 52 Suite 201 offers an ideal setting for businesses seeking a new home. With ample parking, convenient access to major roadways, and proximity to amenities, the property is designed to meet the needs of today's tenants. The thoughtfully designed layout allows for versatile configurations, and large windows flood the space with natural light, creating an inviting atmosphere for clients and employees alike. Elevate your business presence at this prestigious address.

PROPERTY HIGHLIGHTS

- 2nd Floor Executive Office
- 4 Large offices | 1 large conference room | 3 bathrooms including one with shower | Elevator and 2 stairwells | Large reception and kitchen
- Pylon and Building Signage
- High Traffic Counts
- Affluent area; Average HH Income within 1 mile: \$115,109

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INTERIOR IMAGES



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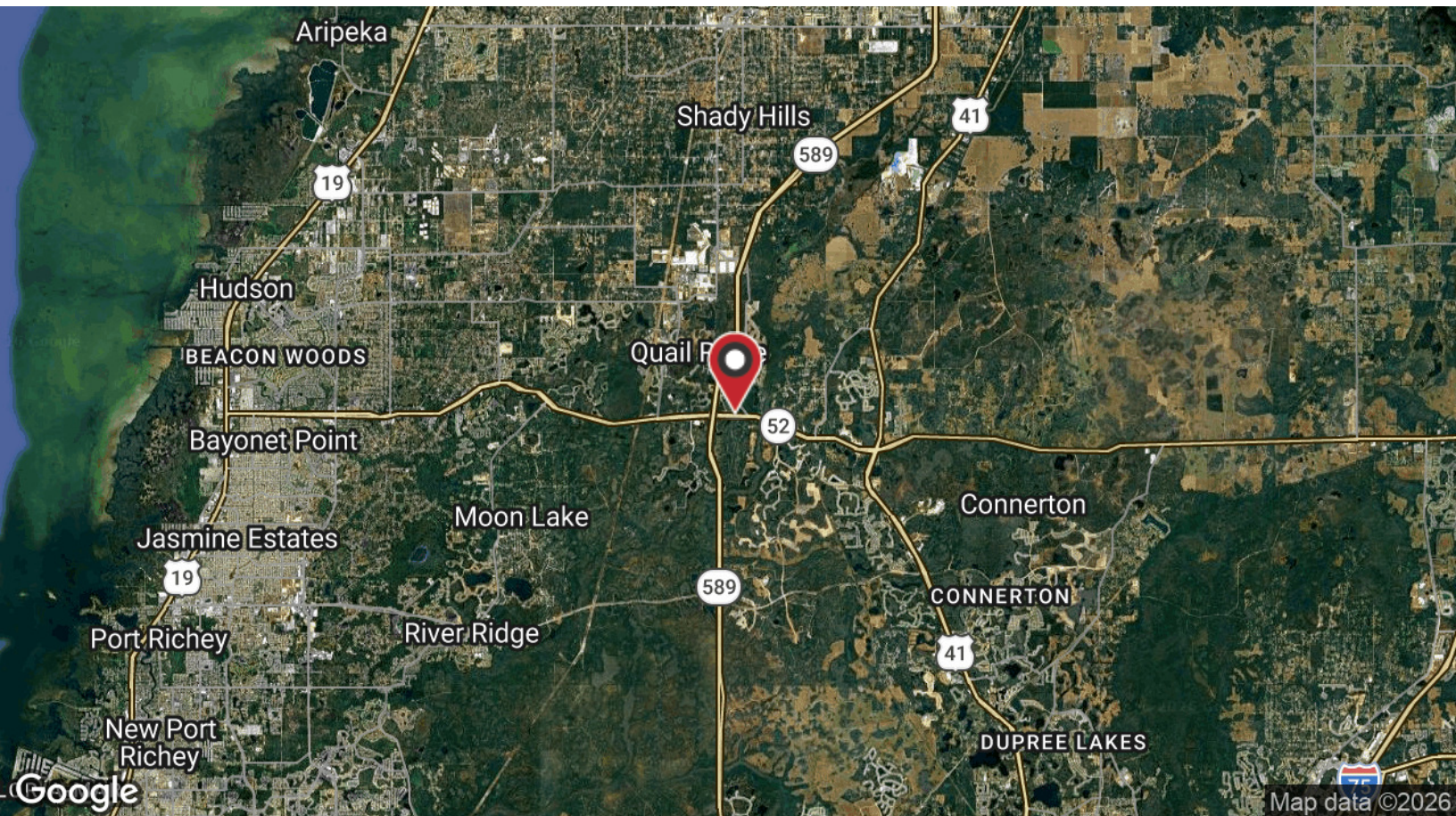
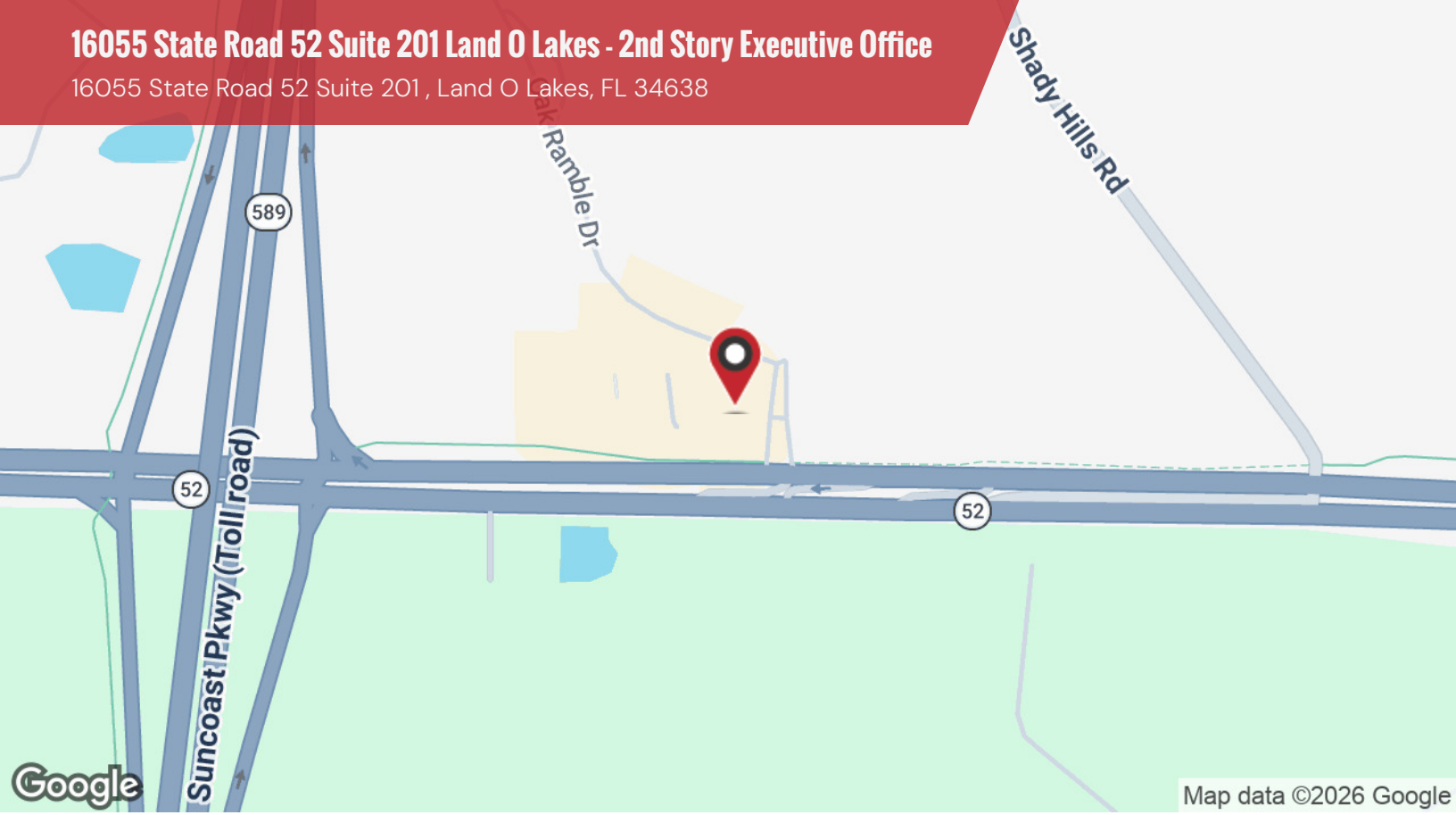


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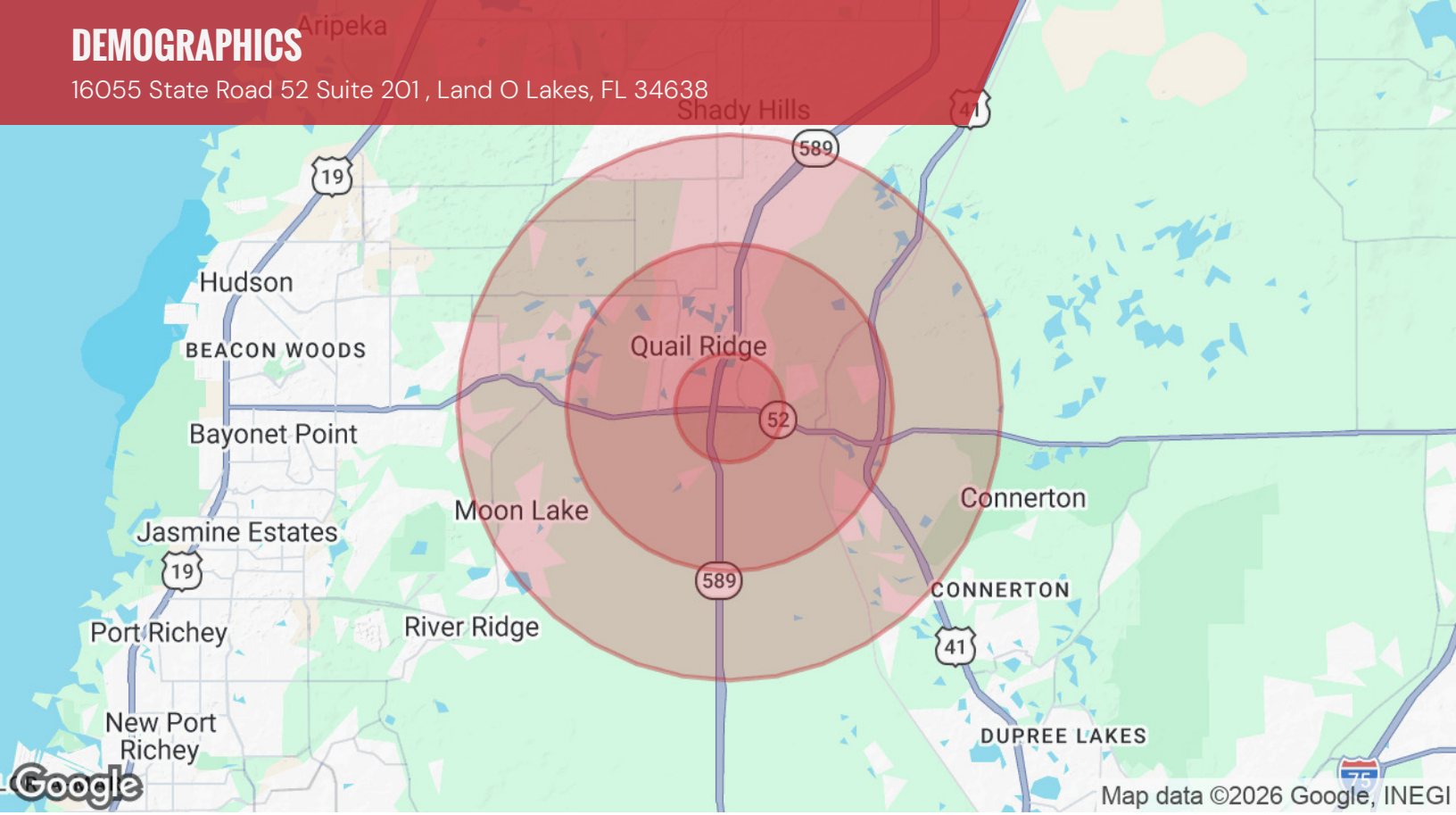


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DEMOGRAPHICS

16055 State Road 52 Suite 201, Land O Lakes, FL 34638



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,216	12,393	34,315
Average Age	39.3	40.0	41.4
Average Age (Male)	41.2	40.3	40.6
Average Age (Female)	39.2	41.2	42.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	432	4,559	12,350
# of Persons per HH	2.8	2.7	2.8
Average HH Income	\$115,109	\$104,805	\$95,991
Average House Value	\$307,882	\$307,647	\$287,351
TRAFFIC COUNTS	33,000/day		

2023 American Community Survey (ACS)

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Moffitt Cancer Center Speros Campus

Nearby Developments



Moffitt is building the Speros Campus on land off Ridge Road in Land O'Lakes. It will eventually have 140 buildings that will include housing, hotel space, veterans' facilities, and academic training space.

DETAILS

- 775 acres at intersection of Suncoast Parkway and Ridge Road Extension.
- 6+ Miles of new road construction for the entire project.
- 2023-2028: The years in which construction is planned to complete Phase 1A of the campus.
- \$1.6 billion: The estimated cost of Phase 1A.
- \$600 million: Total investment in Phase 1A by Moffitt, the state of Florida and Pasco County. (Including \$200 million for research, \$80 million for clinical, \$70 million for proton therapy and \$100 million for infrastructure)
- \$1 billion: Private sector investment for Phase 1A.
- 14,500 jobs



On 775 acres in Pasco County, will boast 140 buildings, including clinics, research, housing and more. Expansion at the site will continue well into the next few decades.

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MEET THE TEAM



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