

OFFERING MEMORANDUM

PET SUPERMARKET
WINN DIXIE
ACE Hardware
DOLLAR GENERAL
ANIMAL HOSPITAL
UNITED STATES POSTAL SERVICE

Walgreens

1.38 Acres

18801 N 41 Hwy
Lutz, FL 33549

1.38 Acres

AADT 39,000

Medical Office Park



PINCH-A-PENNY POOL-PATIO-SPA
BLACK SHEEP AMERICAN PUB
Nail Salon
Hair Salon
Dry Cleaners



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Property Summary



PROPERTY DESCRIPTION

Nestled in a high-traffic area with an impressive daily count of 39,000 vehicles, this strategically located property offers an opportunity to make a mark in a bustling community.

Boasting an expansive 200' of frontage along N 41 Hwy, your business will benefit from maximum visibility and exposure.

PROPERTY HIGHLIGHTS

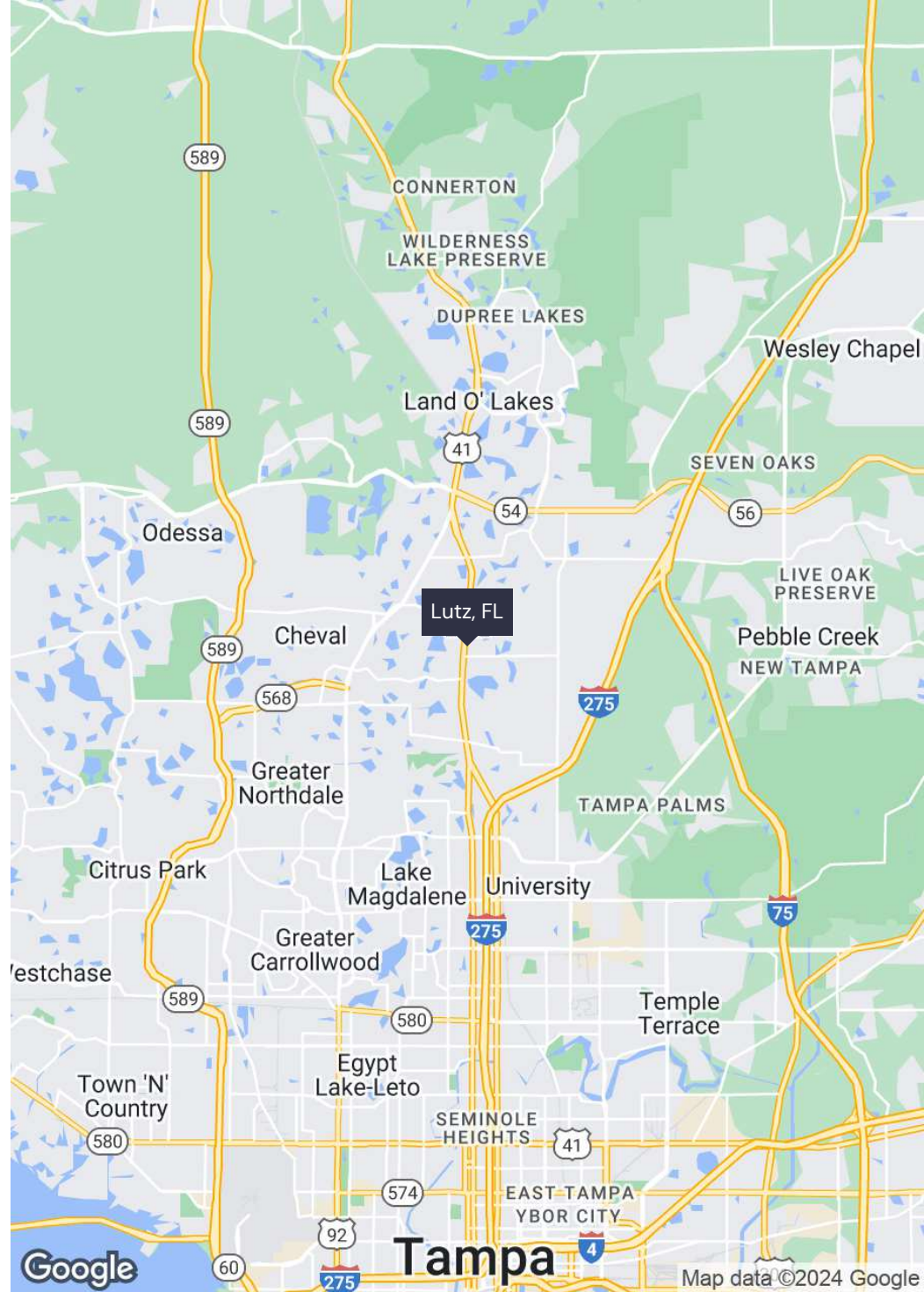
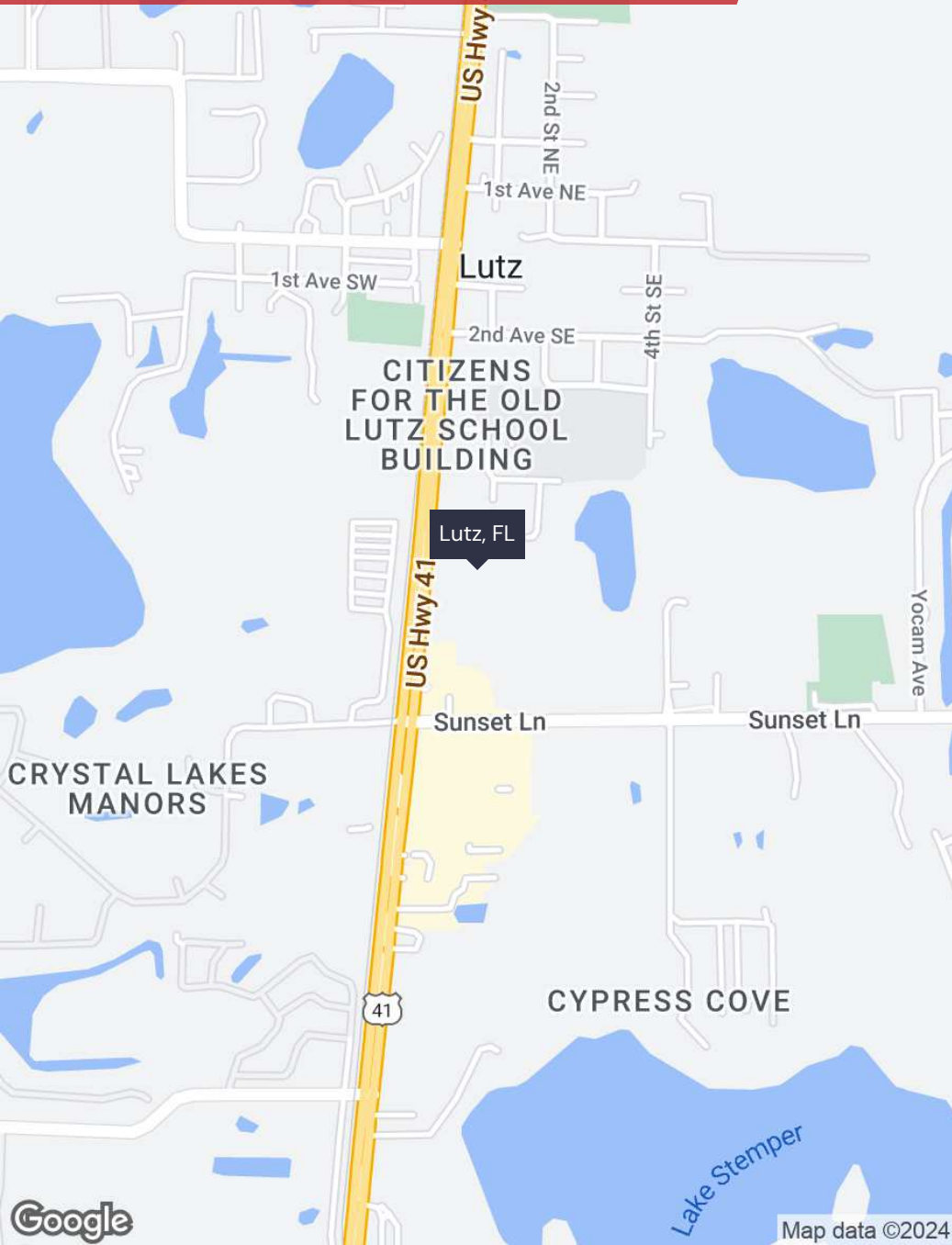
- 0.58 Acres zoned General Commercial. 0.8 Acres zoned RSC-6
- Average Household Income within a 1 mile radius is \$157,492
- Nearby restaurants and retailers include Walgreens, Winn-Dixie, Ace Hardware, Pet Supermarket, McDonald's, Beef 'O' Brady's, Dunkin', and Pizza Hut
- Surrounded by new large scale residential developments, with convenient access to serve the Lutz, Cheval, Wesley Chapel areas

OFFERING SUMMARY

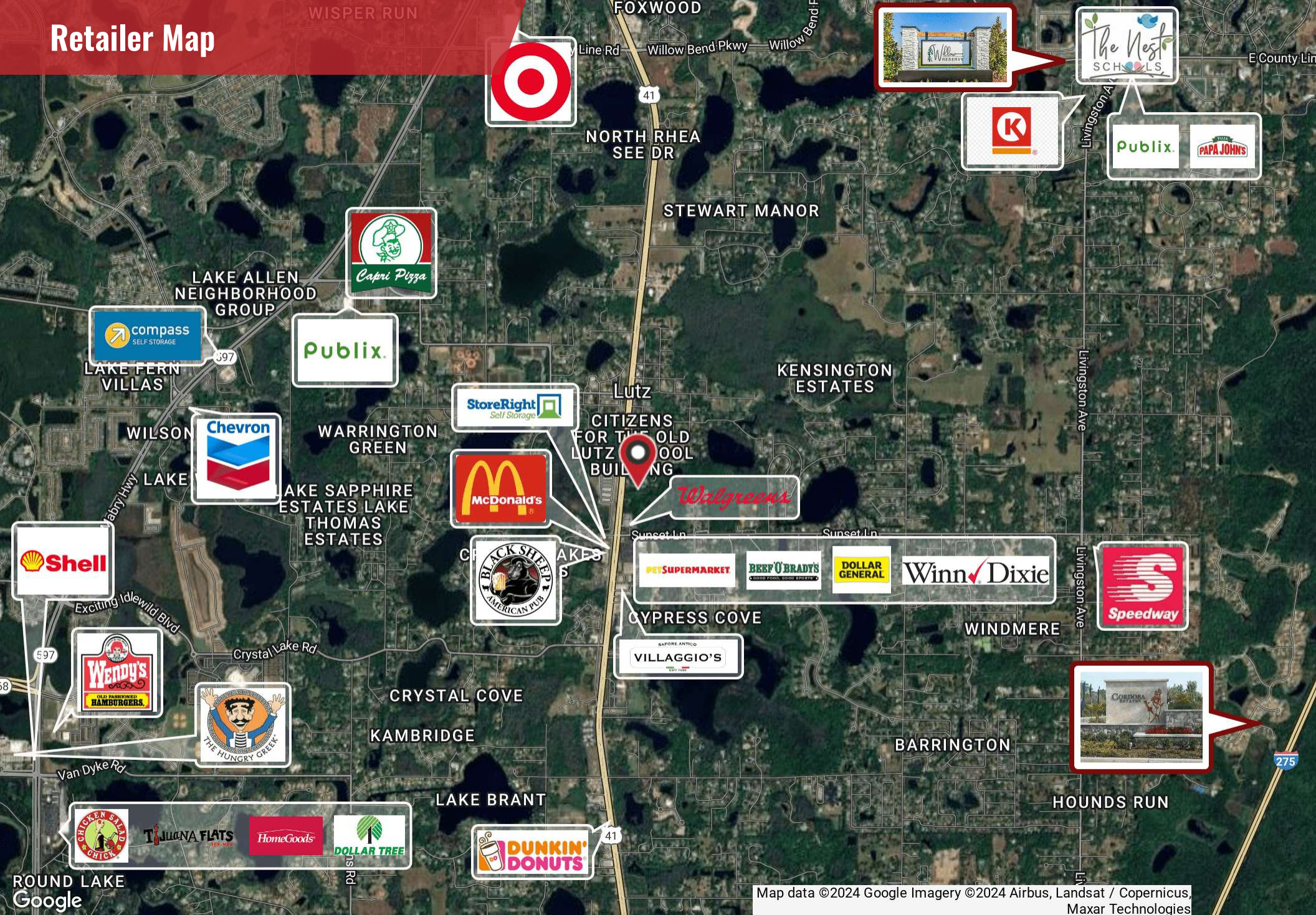
Sale Price:	\$450,000
Zoning:	GC RSC-6
Lot Size:	1.38 Acres
Parcel #:	U-12-27-18-OJG-000045-00001

DEMOGRAPHICS	3 MILES	6 MILES	9 MILES
Total Households	1,158	12,634	52,595
Total Population	3,110	33,906	136,104
Average HH Income	\$157,492	\$152,874	\$126,157

Regional Map



Retailer Map



Map data ©2024 Google Imagery ©2024 Airbus, Landsat / Copernicus, Maxar Technologies

Demographics Map & Report

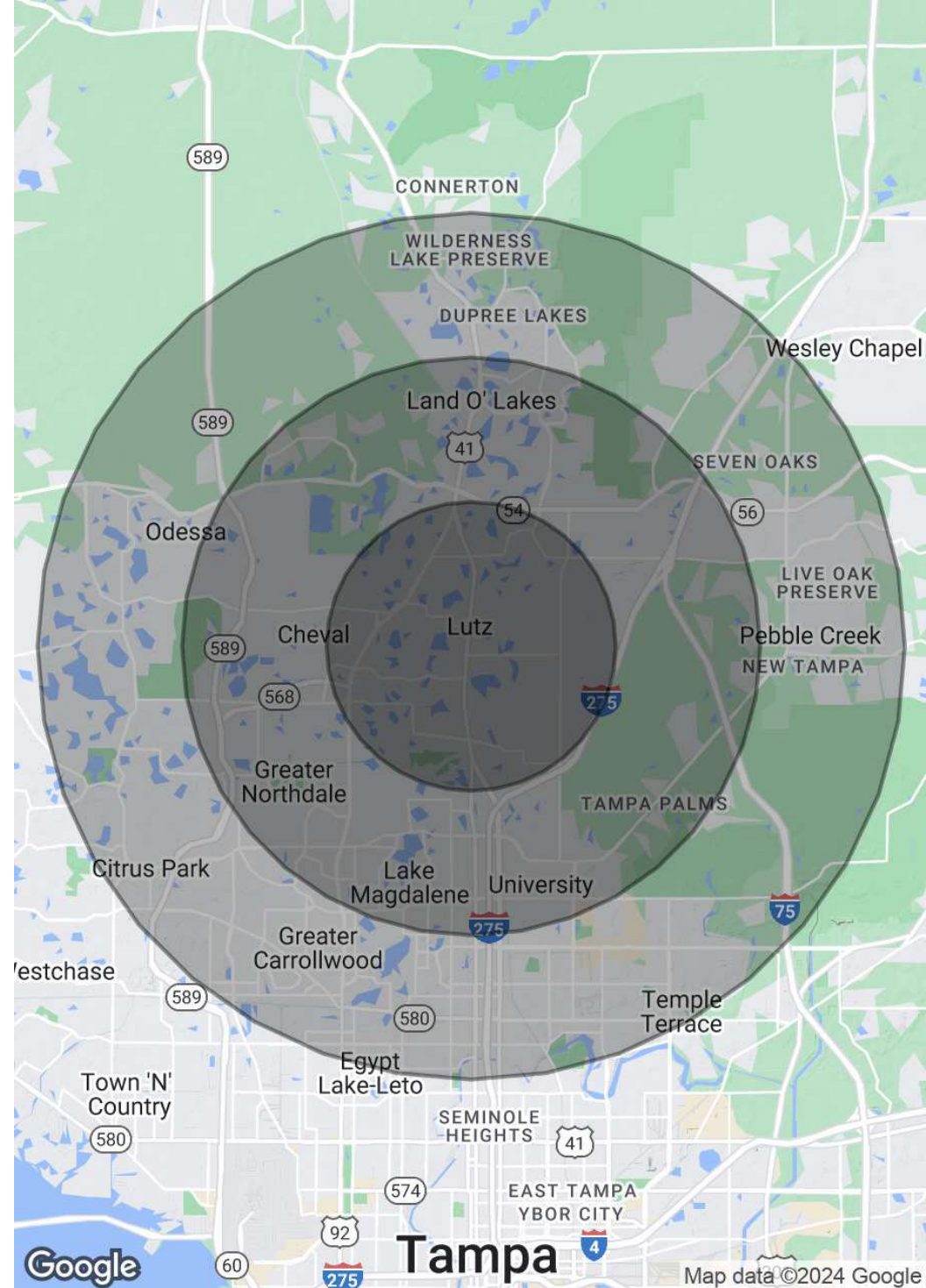
POPULATION	3 MILES	6 MILES	9 MILES
Total Population	3,110	33,906	136,104
Average Age	45	43	41
Average Age (Male)	44	42	40
Average Age (Female)	45	44	42

HOUSEHOLDS & INCOME	3 MILES	6 MILES	9 MILES
Total Households	1,158	12,634	52,595
# of Persons per HH	2.7	2.7	2.6
Average HH Income	\$157,492	\$152,874	\$126,157
Average House Value	\$561,862	\$595,211	\$479,842

TRAFFIC COUNTS

39,000/day

Demographics data derived from AlphaMap



Meet the Team



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