



1600 SF OF QUALITY MEDICAL SPACE \$32 SF/YR & NNN FOR LEASE

**1784 Collier Parkway
Lutz, FL 33549**

Property Summary

The quality is the construction! Bring your business to this great space! Finished to suit, let's finish construction with you! Have a say in the layout and enjoy the benefits of top of the line finishes.

Two entrance and exit points will make accessing this office a breeze. Situated just off of Collier and State Road 54, this location is ideal for business.

Check us out at Collier & State Road 54!

PROPERTY FEATURES



1,600 SF



Office Space



Ample Parking



New Construction



AADT Traffic Count:
SR54-69,000
Collier-17,100

Schedule your tour today!



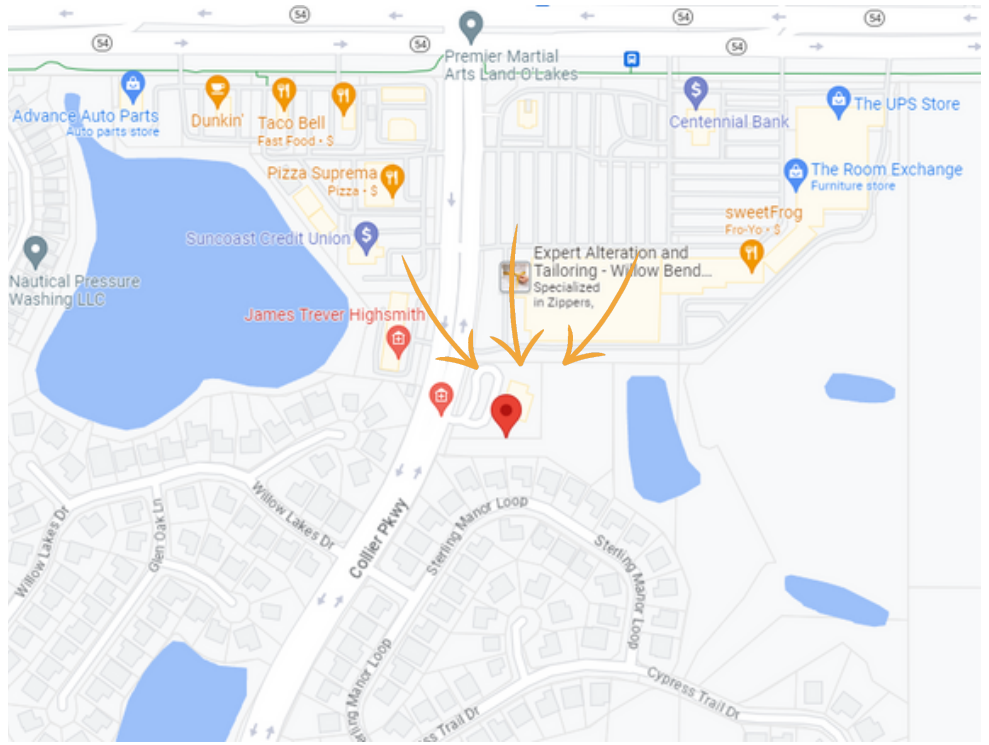
John T Bast III | Broker & Commercial Real Estate Advisor

813-728-6757

john@bastcommercialgroup.com

www.bastcommercialgroup.com





Map



Zoning Information

Zoned: Professional Office
Allowable Use: Traditional Office, Medical Office, Executive Office
Year built: 2023
Lot Size:

Around the Neighborhood



Major Intersection: Collier & 54
 3 miles to the Tampa Premium Outlets
 >4 miles to I-75
 7 miles to the Suncoast Parkway/Veterans





Property Overview

Address:

1784 Collier Parkway, Ste B
Lutz, FL 33549

Land Area :

Year Built: 2023

Present Use:

Allowable Use: Traditional Office,
Medical Office, Executive Office,
Professional Office

Location Description:

Legal Description: WILLOW BEND PROFESSIONAL OFFICE
CONDOMINIUM OR 10265 PG 1040 UNIT 2

Zoning: Professional Office/Office

Land Use:

Flood Zone: X

Taxes:

Traffic Count: State Road 54: 69,000
Collier Parkway - 17,100

For Lease: \$32/SF/YR

Notes: This property will be finished to suit! Looking for a high traffic location to set up your business. Professional dentist office will be opening in the space next to you.

Agent: John T. Bast III

Signage: YES

Showing Information: By appointment only, please call or text John Bast @ 813-728-6757



KEYS TO THE BAY REAL ESTATE | BAST COMMERCIAL GROUP

130 WHITAKER RD. STE B | LUTZ, FL 33559



Demographics



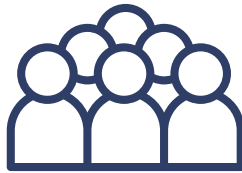
Average HH
Size



Median Age



Median HH
Income -
\$81,299



2022
Population -
16,933



Average
Disposable
Income - \$87,980



Leading Industry -
Professional/
Management/Financial
Services

1784 Collier Parkway

Lutz, FL 33549



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