

Multi -Tenant Office Building

2530 Green Forest Ln | Lutz, FL 33558



MATTHEWS™

Offering Memorandum

EXCLUSIVELY LISTED BY



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PROPERTY OVERVIEW

2530 Green Forest Lane
Lutz, FL 33558 (Tampa, FL MSA)



Subject Property

SR-54 ±57,000 VPD



Leased
1,000 SF

Available
2,500 SF





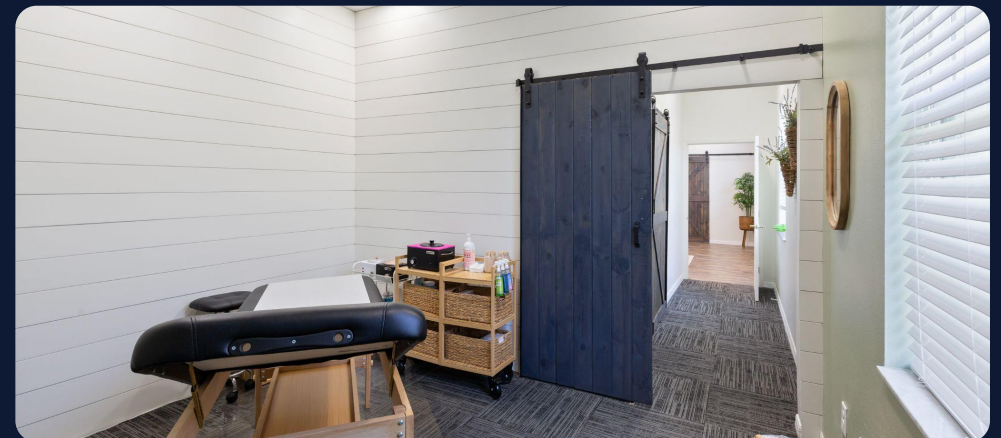
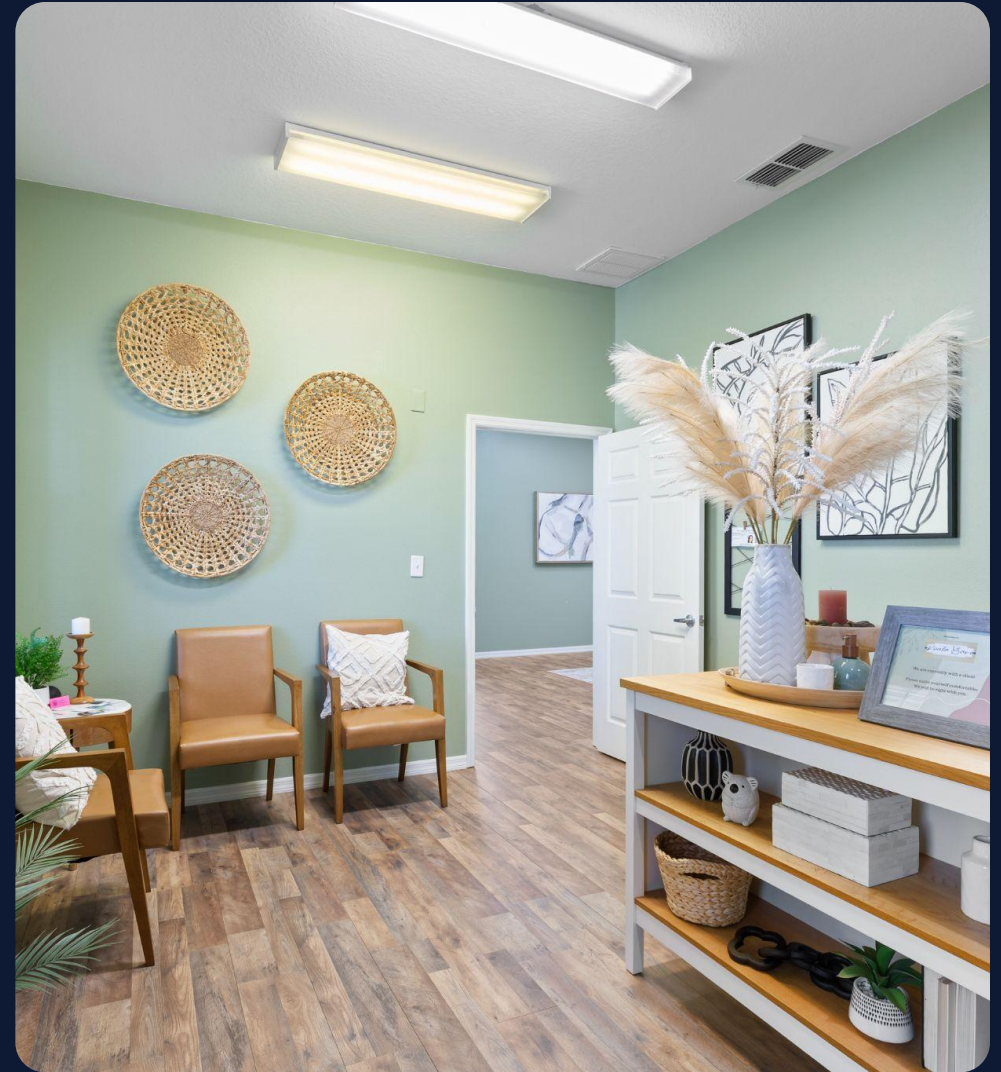
54

± 57,500 VPD

54



Interior Photos



Interior Photos



2530 Green Forest Lane
Lutz, FL 33558

\$1,200,000
Asking Price

3,500 SF
Gross Leasable Area

2026
New Roof

PO-1
Zoning



Investment Overview

Property Highlights

- **Multi-Tenant Configuration:** Currently divided into two suites, allowing an owner-user to occupy approximately 2,500 SF while retaining the existing tenant in Suite 1. This structure provides an owner-user with immediate rental income while maintaining flexibility for future use.
- **PO-1 Professional Office Zoning:** Zoned PO-1, the property is designed to accommodate a variety of uses including medical and traditional office users providing flexibility for both owner-users and investors.
- **New Roof – 2026:** New commercial-grade roof installed in 2026 with a 30-year warranty, providing long-term protection and minimizing near-term capital expenditure requirements.
- **Modern Interior Build Outs:** Suite 1 is currently occupied by a wax studio featuring a modern buildout with multiple private operating rooms. Suite 2 is owner-occupied and features a full commercial-grade kitchen, multiple private offices, and bathrooms, providing a highly functional setup for a variety of users.
- **Corner-Lot Positioning:** Situated on a prominent corner lot within Ballantrae Professional Park, the property benefits from enhanced visibility and additional parking along the side of the building.
- **Move-In Ready & Highly Functional:** Existing build outs provide a turnkey opportunity for an owner-user, allowing a buyer to utilize the property immediately while minimizing the need for additional upfront improvements.

Location Highlights

- **Rapidly Growing Trade Area:** The greater Lutz/Land O' Lakes area (all associated ZIP codes) totals approximately 77,553 residents, with the immediate five-mile trade area projected to grow to 107,288 residents by 2030 (+13.1%) — one of the strongest growth trajectories in the Tampa Bay MSA.
- **Affluent, Well-Educated Demographic Base:** Average household incomes exceed \$150,000 within one, three, and five miles, with median household income of \$120,031 — a strong patient/client base for medical and professional service tenants, and a demographic that typically supports premium office/medical office rents.
- **Surging New Retail & Restaurant Development:** The SR-54 corridor is undergoing rapid commercial expansion, with recent and incoming openings including Sprouts Farmers Market, Whataburger, ALDI, Chick-fil-A, and Portillo's. SR-54 itself carries approximately 57,000 vehicles per day at the Cypress Creek/Bexley segment, underscoring the corridor's retail draw and continued investment.
- **Immediate Access to Suncoast Parkway & I-75:** Direct connectivity via SR-589 and the I-75 corridor efficiently links the property to Tampa, Pasco County, and the greater Tampa Bay MSA, easing commutes for both staff and patients/clients.
- **Proximity to Tampa Premium Outlets:** Nearby Tampa Premium Outlets (100+ retailers at I-75 & SR-56) adds to the area's amenity base, supporting employee and patient convenience.

Major Employers

1. University of South Florida ± 25 Min
2. Tampa International Airport ± 23 Min
3. Tampa Premium Outlets ± 15 Min
4. Sunlake High School ± 5 Min

Nearby Cities

1. Wesley Chapel ± 22 Min
2. Downtown Tampa ± 30 Min
3. South Tampa ± 29 Min
4. Ybor City ± 34 Min
5. Westshore ± 24 Min

Subject Property

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Sunlake High School
 ± 5 Minutes Away

3

Tampa Premium Outlets
 ± 15 Minutes Away

1

Wesley Chapel
 ± 22 Minutes Away

1



University of South Florida
 ± 25 Minutes Away

2



Tampa International Airport
 ± 23 Minutes Away

5

Westshore
 ± 24 Minutes Away

2

Downtown Tampa
 ± 30 Minutes Away

3

South Tampa
 ± 29 Minutes Away

4

Ybor City
 ± 34 Minutes Away

Google Earth

MARKET OVERVIEW

2530 Green Forest Lane
Lutz, FL 33558 (Tampa, FL MSA)



Tampa, FL MSA

TAMPA, FL MSA

Tampa is a major metropolitan center in Florida and one of the state's most dynamic economic and cultural hubs. Known for its strategic transportation infrastructure—anchored by Tampa International Airport and a robust port system—Tampa offers strong connectivity for both domestic and international business. The region's diverse economy is driven by sectors such as financial services, healthcare, technology, defense, logistics, and tourism. With a steadily growing population, business-friendly climate, and an expanding corporate presence, Tampa blends relative affordability, a skilled workforce, and a high quality of life, making it an increasingly attractive market for investment and growth.

Healthcare providers and businesses operating in Tampa benefit from a rapidly expanding and diverse consumer base, strong population growth, and sustained demand across both urban and suburban submarkets. Positioned as a key gateway to Florida, Tampa is supported by an integrated transportation network that includes major interstate access, Tampa International Airport, and one of the state's most active seaports—supporting long-term commercial expansion and economic stability.

Total Population
3.4 Million

Annual Visitors
15.8 Million

Tourism Economic Impact
\$20 Billion

GDP
\$243.3 Billion





Lutz, FL

28,436
Total Population

\$120,031
Median HH Income

9,000
of Households

42
Median Age

Local Market Overview

Lutz, Florida, is a rapidly growing suburban community in the northern Tampa Bay area, offering convenient access to major employment, retail, healthcare, and entertainment destinations throughout Hillsborough and Pasco counties. Located north of Tampa, the area benefits from proximity to Interstate 275, Interstate 75, and the Veterans Expressway, providing connectivity to Downtown Tampa, Tampa International Airport, and surrounding business centers. Nearby destinations such as Tampa Premium Outlets, The Shops at Wiregrass, and major healthcare facilities complement a broad mix of restaurants, services, and everyday conveniences. Lutz also maintains a more residential character than many of Tampa Bay’s denser urban districts, supporting its appeal for residents seeking suburban surroundings with metropolitan accessibility. The surrounding area features established neighborhoods, newer residential communities, recreational amenities, and expanding commercial corridors that reflect continued investment across northern Tampa Bay.

Property Demographics

Population	1-Mile	3-Mile	5-Mile
Current Year Estimate	6,058	49,532	94,886
Five Year Projection	7,017	56,661	107,288
Households	1-Mile	3-Mile	5-Mile
Current Year Estimate	2,038	17,213	34,573
Five Year Projection	2,357	19,674	38,998
Income	1-Mile	3-Mile	5-Mile

Average Household Income \$151,627 \$157,537 \$151,134

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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **2539 Green Forest Lane, Lutz, FL 33558** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

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3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

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