

An aerial photograph showing a large commercial and residential development. In the foreground, there are several large, modern commercial buildings with flat roofs and parking lots. Behind them, a dense residential area with many small, single-story houses is visible. The area is surrounded by lush green trees and vegetation. A road curves through the bottom left corner of the image.

# SKIPPER SQUARE

1450 Skipper Rd, Lutz, FL 33549

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— REALTY SOLUTIONS —





## PROPERTY DESCRIPTION

Now leasing a 3,000 square foot end-cap unit in a well-positioned shopping center on Skipper Road. This space offers excellent frontage, strong visibility, and high traffic flow throughout the day. The unit is ideal for retail, restaurant, medical, or service-oriented businesses. A patio expansion may be possible, making it an attractive option for food and beverage concepts.

Located just minutes from I-275, USF, and St. Joseph's Hospital, this site connects the growing Lutz market with the vibrant University area. Surrounded by established neighborhoods, schools, and major retailers, the property offers long-term potential in a high-demand corridor.

## OFFERING SUMMARY

Lease Rate:	\$16.00 SF/yr (NNN)
Number of Units:	7
Available SF:	1,500 - 3,000 SF
Lot Size:	3.64 Acres
Building Size:	29,164 SF

SPACES	LEASE RATE	SPACE SIZE
Skipper Square End Cap	\$16.00 SF/yr	1,500 - 3,000 SF

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## Complete Highlights

## SKIPPER SQUARE

### BUILDING INFORMATION

Building Class	B
Occupancy %	80.0%
Tenancy	Multiple
Number of Floors	1
Year Built	1988
Number of Buildings	8
Available Space	3,000 sqft
Intersection	Skipper Rd & Bearss Ave

### PROPERTY HIGHLIGHTS

- 3,000 square feet end-cap unit
- Located in a busy shopping center
- Excellent visibility and signage potential
- Possible patio expansion opportunity
- Ideal for restaurant, retail, or medical use
- Minutes from Interstate 275, USF, and St. Joseph's Hospital
- Centrally positioned between Lutz and University submarkets
- Surrounded by dense residential and commercial activity
- Ample parking and easy access from major roads

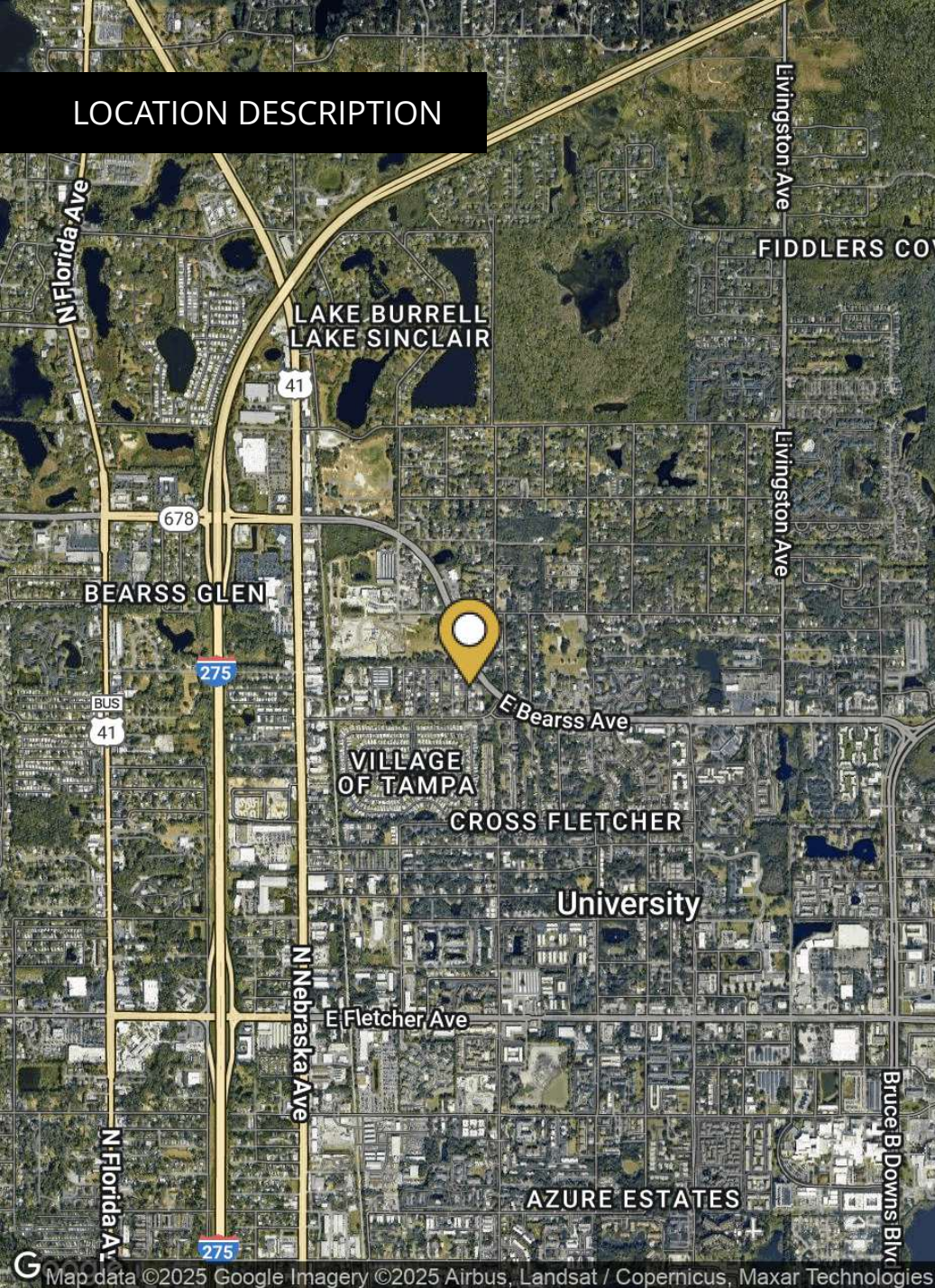
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## LOCATION DESCRIPTION



## SKIPPER SQUARE



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Located on Skipper Road in Lutz, this property sits at the crossroads of suburban growth and urban access. Just minutes from Interstate 275, it provides quick and easy access to downtown Tampa, Wesley Chapel, and surrounding areas. The site is strategically positioned between two major retail corridors, offering excellent exposure to both the Lutz and University areas.

The location is surrounded by a strong mix of residential communities, national retailers, and essential services. Nearby landmarks include the University of South Florida, St. Joseph's Hospital North, and multiple shopping centers. This is an ideal location for businesses looking to serve both local residents and the student, medical, and commuter populations.

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# Retailer Map



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