

LAND FOR LEASE

.95 Acres

22127 SR 54
LAND O LAKES, FL 34639

Luis Cardenas
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4875 Bruce B. Downs Blvd., Wesley Chapel, FL 33544 | nyecommercial.com

Land Lease | .95 Acres | Sr 54

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PROPERTY DESCRIPTION

Now available for ground lease — a 0.95-acre parcel zoned PO-1 (Professional Office District), offering a rare opportunity to develop a medical or professional office in a rapidly expanding market. The site allows for a wide range of professional and business service uses consistent with Pasco County's office district standards. Its strategic location provides excellent visibility, convenient access to major roadways, and proximity to growing residential communities. Ideal for medical, dental, financial, or administrative office users seeking a custom-built facility tailored to their operational needs.

PROPERTY HIGHLIGHTS

- Excellent visibility and frontage along SR 54 | High daily traffic counts
- Surrounded by established and growing residential communities
- Convenient access to US 41, I-75, and the Suncoast Parkway
- Zoning Special Exception allows for Day Care Centers | Veterinary clinics are permitted
- Owners are open to Joint venturing

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Lease Rate:

\$4,000.00 SF/yr

Lot Size:

0.95 Acres

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	2,292	17,306	37,475
Total Population	5,357	45,823	104,064
Average HH Income	\$111,816	\$133,519	\$141,351



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LUIS CARDENAS

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PROFESSIONAL BACKGROUND

Before coming to Nye Commercial, Luis attended high school locally at Zephyrhills High School and went on to graduate from Saint Leo University with a degree in marketing. After graduating, he worked for Make A Difference Inc. as Director of Marketing, he assisted with the mobile food pantry and ran the organization's social media accounts. During his time at Make A Difference, Luis was introduced to commercial real estate by the organization's founder. Hablamos Espanol

NYE Commercial Advisors
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