

Luis Cardenas







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

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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Land Lease | .95 Acres | Sr 54

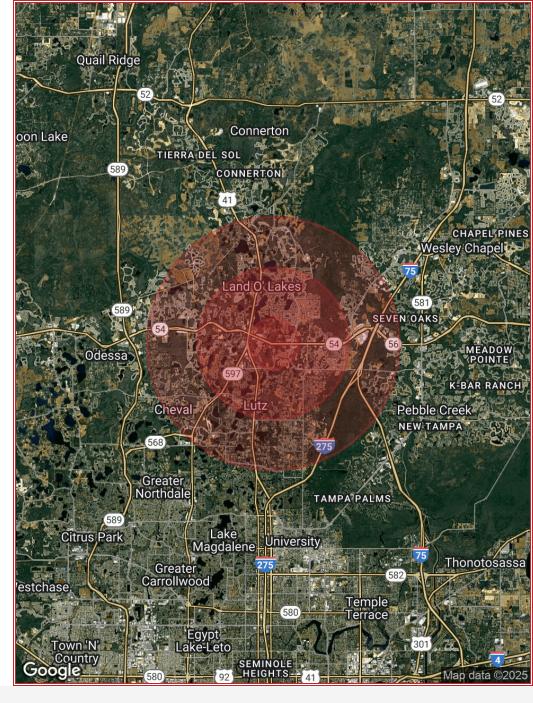
22127 SR 54, LAND O LAKES, FL 34639

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,357	45,823	104,064
Average Age	44	42	41
Average Age (Male)	43	41	40
Average Age (Female)	45	43	41
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
HOUSEHOLDS & INCOME Total Households	1 MILE 2,292	3 MILES 17,306	5 MILES 37,475
Total Households	2,292	17,306	37,475
Total Households # of Persons per HH	2,292 2.3	17,306 2.6	37,475 2.8

TRAFFIC COUNTS

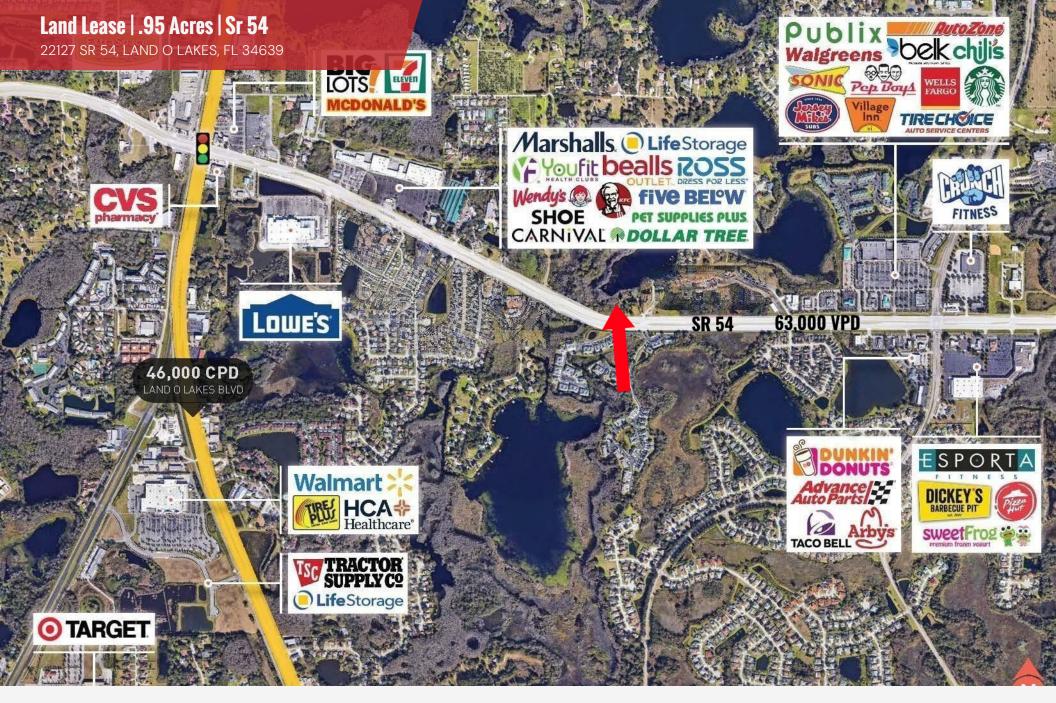
63,000/day

Demographics data derived from AlphaMap



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LUIS CARDENAS

Senior Associate

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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

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