

# RETAIL/MEDICAL SPACE FOR LEASE

2131 BRINSON ROAD | LUTZ, FLORIDA 33558



- ±0.56 acres located just south of the SR 54 and US 41 (Land O' Lakes Boulevard) intersection, on the west side of US 41.
- Situated directly north of Tire Kingdom at the corner of Leonard Road and Brinson Road, near shopping centers, restaurants, and banks in a high-traffic growth area.
- Ideal for a small drive-thru, retail center, or medical use, with potential for off-site retention.
- Brinson Road provides north-south access, allowing convenient ingress and egress from multiple directions.

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## Get more information

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# Aerial map

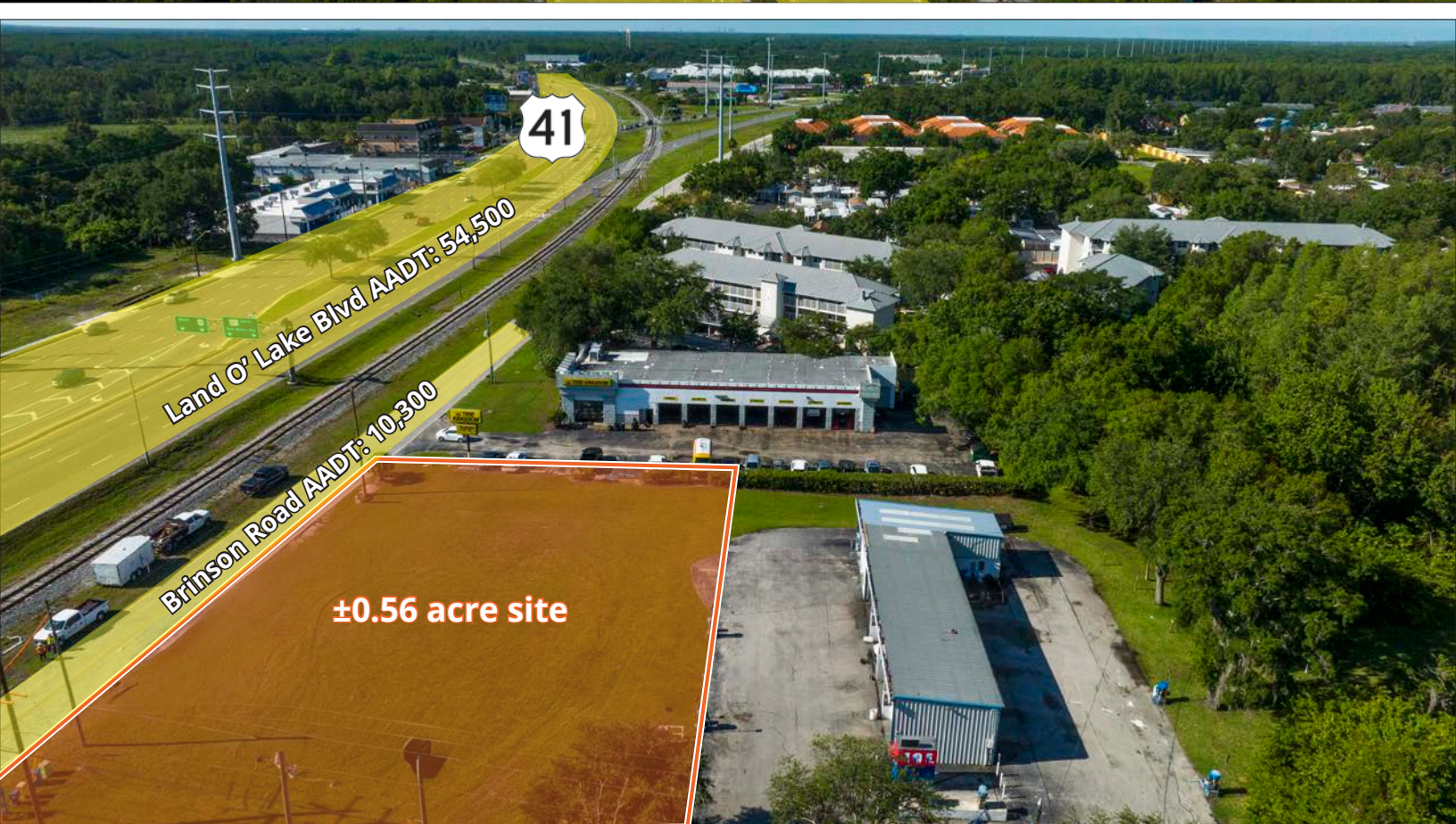
2131 Brinson Road  
Lutz, Florida





# Photos

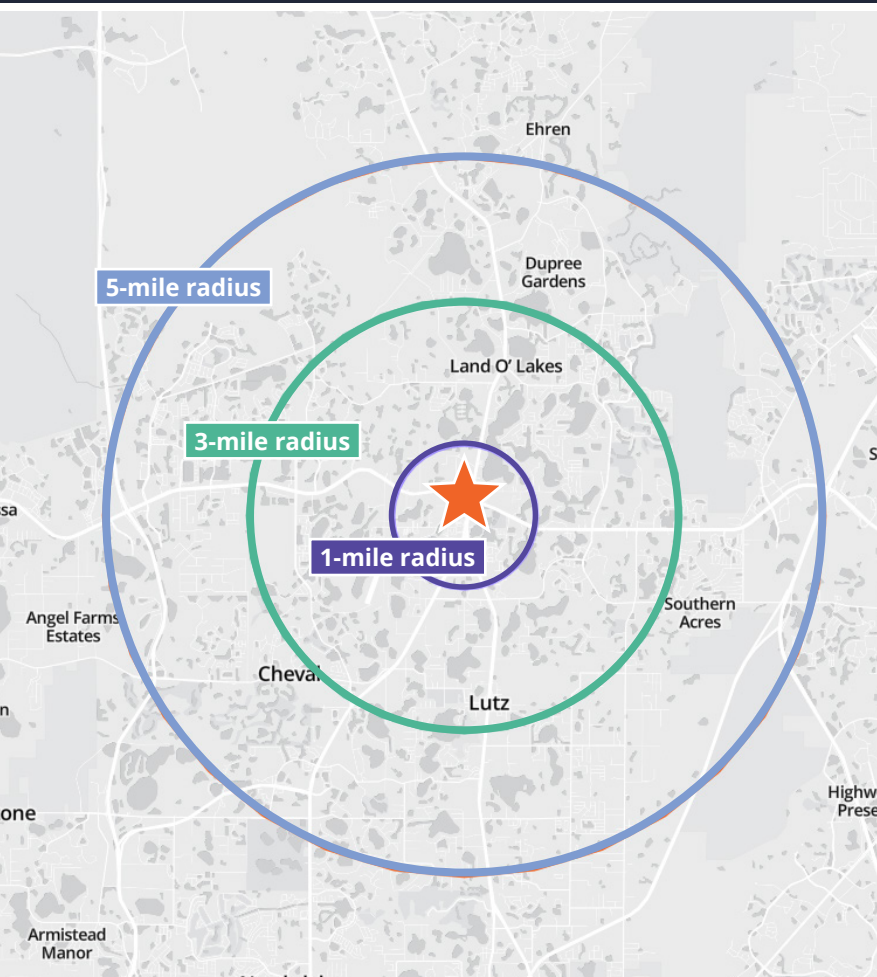
2131 Brinson Road  
Lutz, Florida





# Demographics

2131 Brinson Road  
Lutz, Florida



**Population:** Over 109, 000 people within a five mile radius.



**Density:** Over 40,000 households within a five mile radius.



**Income:** Average household income of \$154,873 within a five mile radius.



**Home Value:** Median home value of \$448,203 within a five mile radius.



**Employment:** Employment population of over 29,000 within a five mile radius.

Population	1 Miles	3 Miles	5 Miles
Total population	1,111	46,975	109,947
Median age	44	41	40
Male population	42	41	39
Female population	46	42	40
Households & Income	3 Miles	5 Miles	10 Miles
Total households	503	18,010	40,364
Average HH income	\$107,268	\$148,414	\$154,873
Median house value	\$280,633	\$429,872	\$448,203
Businesses	3 Miles	5 Miles	10 Miles
Total businesses	141	2,760	6,223
Total employees	778	12,568	29,859

# If you would like to discuss this further, please get in touch.



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