

**FOR SALE OR LEASE**

# 1.6 Acres County Line Rd & Livingston Rd

21539 County Line Rd  
Lutz, FL 33559

**AVAILABLE**



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# Property Summary



## PROPERTY DESCRIPTION

Approximately 1.6 Acres located in Pasco County, FL at the border of Pasco County and Hillsborough County. Regional highways and state highways are located very close to this location with Interstate 75 just over 3 miles away; SR 54 with 76,000 cars per day is just 1 mile away, and Highway 41 just 2.5 Miles away.

Conveniently located across from the newly established Publix Shopping Center. The location also offers easy access to The Cypress Creek Town Center. This bustling hub features attractions such as the Prime Outlet Mall, PopStroke Entertainment Venue, and an array of dining and shopping options.

## PROPERTY HIGHLIGHTS

- Located at the Corner of Countyline Road and Livingston Avenue in a Dense Residential Corridor
- Livingston Marketplace has over 1.1 Million Visitors Per Year
- Located just 3 mile south of Tampa Premium Outlets

## OFFERING SUMMARY

<b>Sale Price:</b>	\$2,400,000
<b>Land Lease Rate:</b>	10k/Monthly
<b>Lot Size:</b>	1.6 Acres
<b>Zoning</b>	C-1
<b>Parcel ID</b>	32-26-19-001A-00000-0070

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
<b>Total Households</b>	14,481	42,965	206,278
<b>Total Population</b>	38,018	116,339	550,658
<b>Average HH Income</b>	\$127,143	\$140,118	\$112,317

# Regional Map

LAKES AT  
HERON COVE  
CONDOMINIUM

HERON COVE

WILLOW BEND

INDIAN LAKES

CARPENTERS  
RUN

TURTLE LAKES

OAK GROVE

Lutz, FL

E County Line Rd

Livingston Ave

54

54

275



Map data ©2024 Google



# Retailer Map



Map data ©2024 Google Imagery ©2024 Airbus, Maxar Technologies

# Demographics Map & Report

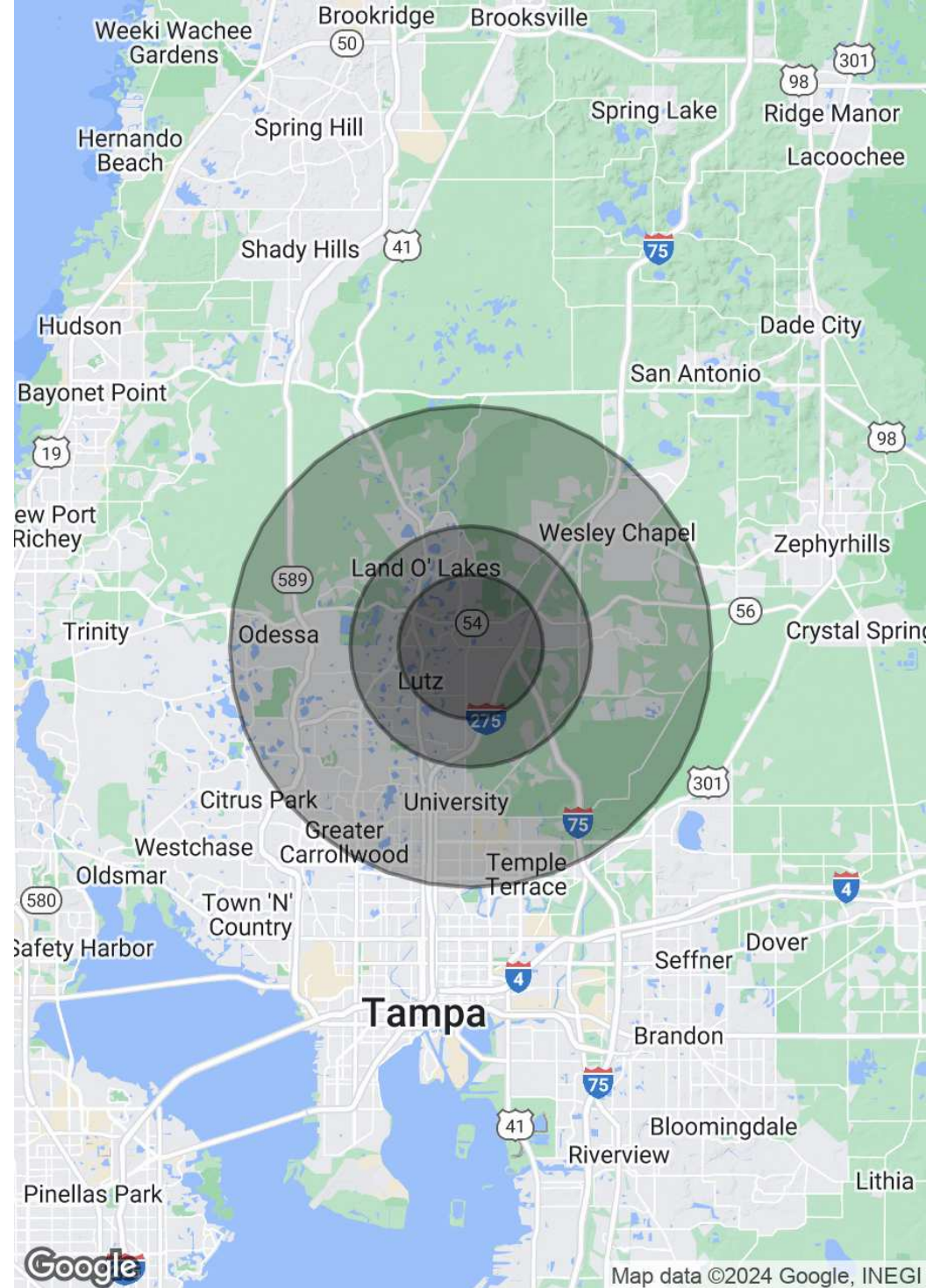
POPULATION	3 MILES	5 MILES	10 MILES
<b>Total Population</b>	38,018	116,339	550,658
<b>Average Age</b>	42	41	39
<b>Average Age (Male)</b>	41	40	38
<b>Average Age (Female)</b>	43	41	40

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
<b>Total Households</b>	14,481	42,965	206,278
<b># of Persons per HH</b>	2.6	2.7	2.7
<b>Average HH Income</b>	\$127,143	\$140,118	\$112,317
<b>Average House Value</b>	\$452,424	\$479,580	\$407,616

## TRAFFIC COUNTS

17,000/day

Demographics data derived from AlphaMap



# Meet the Team



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