



LUTZ RETAIL SPACE FOR LEASE

Lease Price:
\$21 psf
NNN

21202-21226 Mariner Place, Lutz, FL 33549



PROPERTY FEATURES

- ❖ 1,100 Sf available for immediate occupancy in Lutz, FL
- ❖ Space offers expansive floor plan with 15' ceilings, 1 private workspace and 1 restroom
- ❖ Tenant improvement allowance or rent abatement available for qualified tenants
- ❖ Center has experienced interior & exterior renovations: re-surfacing & re-stripping of parking lot and upgraded retention area with future plans to revamp exterior with new paint
- ❖ Property benefits from over 200ft of aggregate frontage & is situated at a 4-way signalized intersection with 2 dedicated curb cuts w/ easement access from adjacent CVS & 20 parking spaces
- ❖ Strategically located at the SR 54 and US 41 intersection with traffic counts in excess of 65,000 vehicles per day
- ❖ In close proximity to several thoroughfares: 1/2 mile to N Dale Mabry Hwy, 2 miles to Collier Pkwy, 4.5 miles to Wesley Chapel Blvd & under 5 miles to the Suncoast Pkwy
- ❖ Schedule your tour today!



Demographics - 5 miles



\$118,335
Average HH Income



41.6
Average Age



100,354
Population



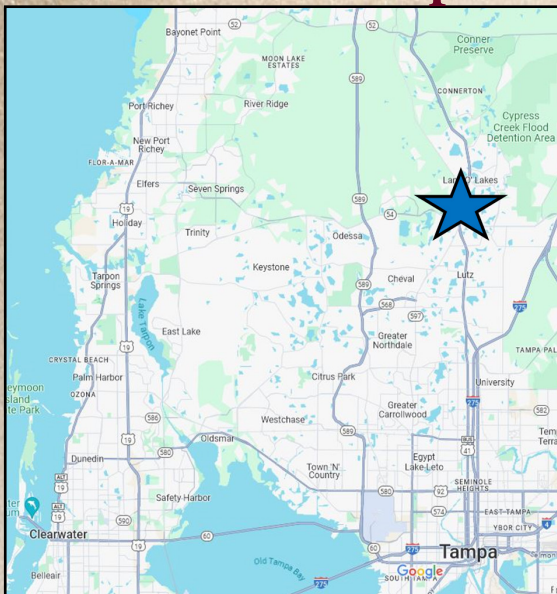
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Aerial Map - Local Retail



Location Map



Site Plan - Availabilities



Commercial Asset

Partners

www.cap-realty.com

Eugene Ruiz
Commercial Associate
Cell: (813) 765-4274
Office: (727) 376-4900
Email: er Ruiz@cap-realty.com