

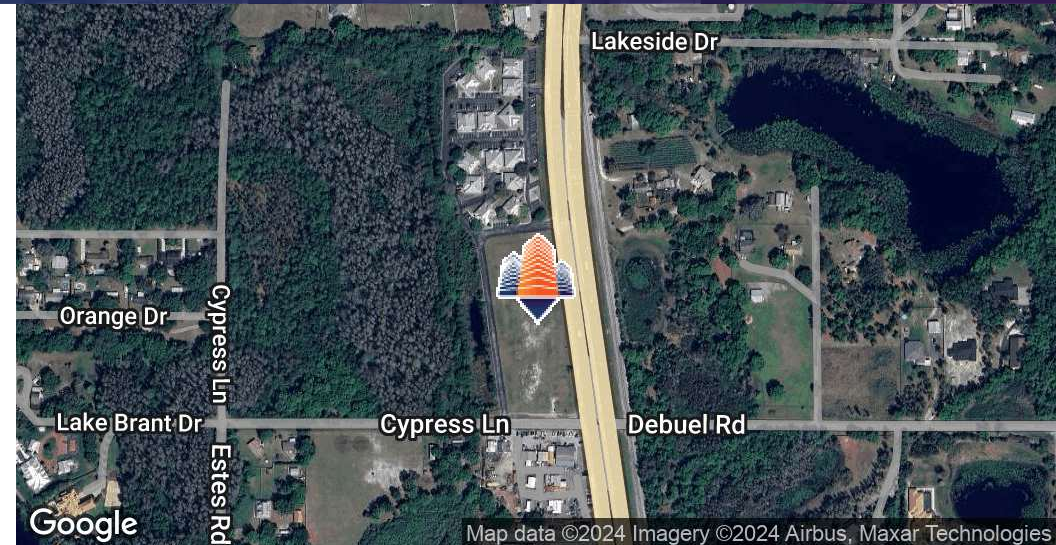
Lutz Retail Development

17710 U.S. 41, Lutz, FL 33549



EQUITY
INVESTMENT
SERVICES

PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- New Retail Development in High Income Area
- Multiple access points including a left in for North Bound Traffic
- 45,000+ cars per day on N US Hwy 41
- Adjacent to National Daycare User
- Available for Build to Suit or Ground Lease
- Ideal Uses: Financial Institutions , Auto Parts, Medical, Daycare and Traditional Retail

[CLICK HERE TO ACCESS THE SITE PLAN.](#)

OFFERING SUMMARY

Lease Rate:	Negotiable
Lot Size:	3.54 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,220	14,238	68,586
Total Population	3,249	37,044	171,044
Average HH Income	\$148,751	\$132,541	\$101,958

Nick Barbato

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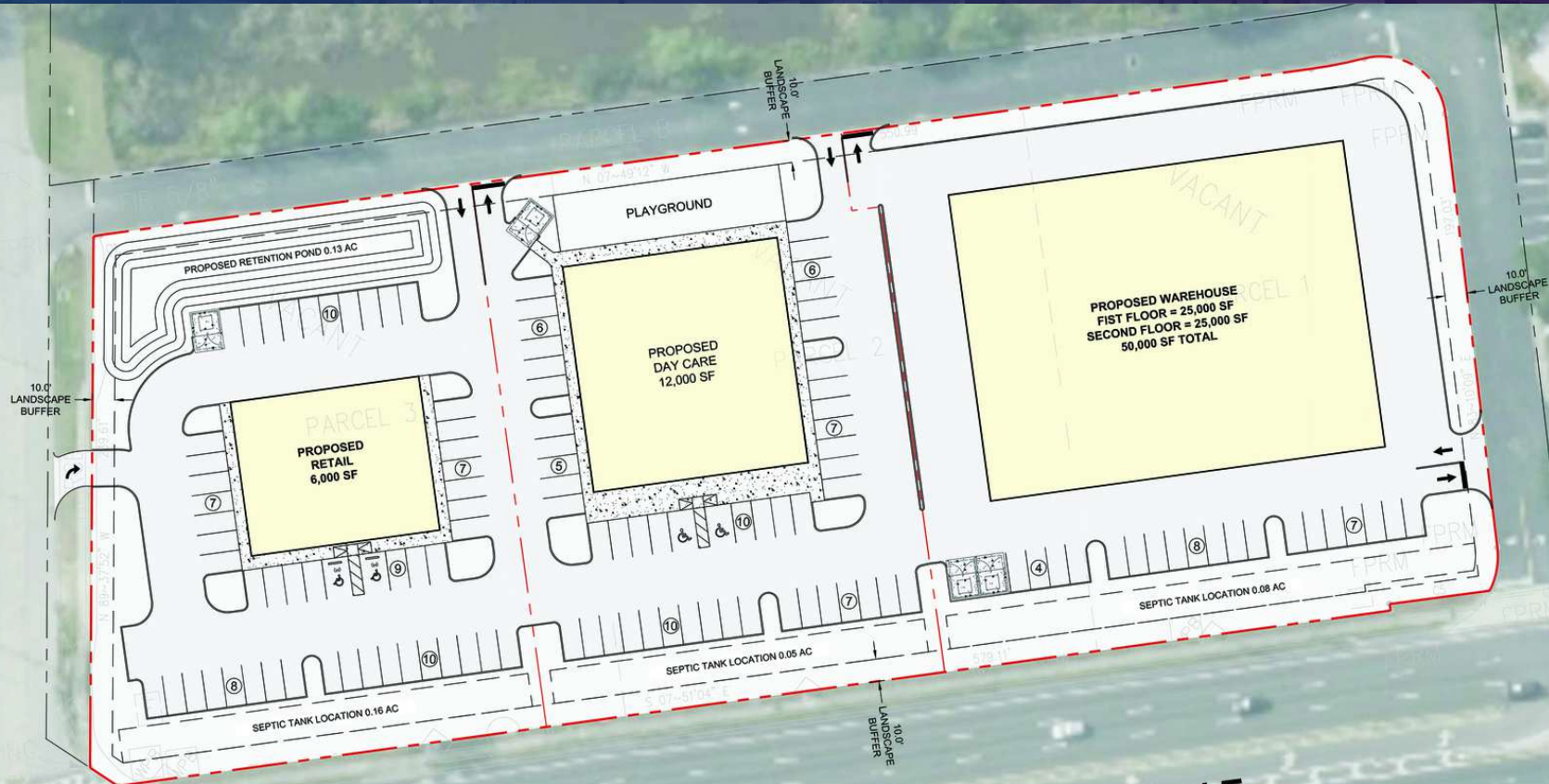
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SITE PLAN



N. U.S. HWY 41 / STATE ROAD 45
RIGHT OF WAY VARIES
ASPHALT PAVEMENT

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PROPERTY RENDERING



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RETAILER MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,249	37,044	171,044
Average Age	42.3	41.6	38.5
Average Age (Male)	40.9	39.9	37.2
Average Age (Female)	45.5	42.9	39.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,220	14,238	68,586
# of Persons per HH	2.63	2.57	2.43
Average HH Income	\$148,751	\$132,541	\$101,958
Average House Value	\$543,651	\$533,202	\$436,892

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