

# EAGLE PLAZA

24400 St Rd 54 | Lutz, FL 33549

FOR LEASE



## PROPERTY OVERVIEW

- » **AVAILABLE:** 1,264 SF | 3,030 SF (3 free months rent upon opening for business)
- » Eagle Plaza, a 29,695 SF retail plaza located on SR-54 & Oak Grove Blvd in the Lutz/Wesley Chapel corridor
- » Frontage on SR-54, a high traffic corridor with an average daily traffic count of 69,000 vehicles
- » Located directly across the street from newly constructed EOS Fitness & 252 Multi-Family Units, and just a 4 minute drive away from Tampa Premium Outlets & I-75

## DEMOGRAPHICS

	1 Mile	3 Mile	5 Min
Population	10,218	43,715	118,974
Households	3,950	16,732	44,518
Avg. HH Income	\$118,069	\$135,849	\$150,482

## TRAFFIC COUNTS AADT

SR-54	69,000 AADT
Wesley Chapel Blvd	22,500 AADT
I-275	113,503 AADT



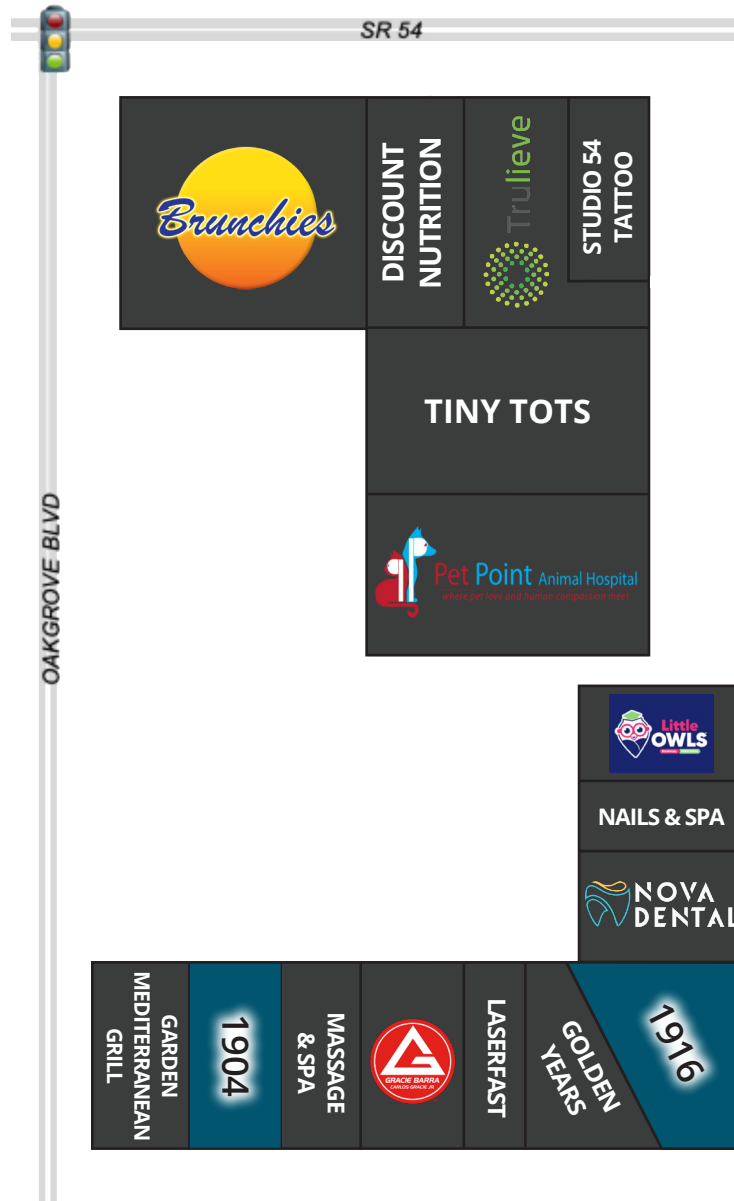
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UNIT	TENANT	SF
1916	AVAILABLE	3,030
1904	AVAILABLE	1,264

**3 FREE MONTHS RENT UPON OPENING FOR BUSINESS**

