

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.

Get more information

Nick Mastro (Lead Broker)

Senior Associate
813. 444. 5334
nick.mastro@avisonyoung.com

Nick Robinson

Senior Vice President
352. 565. 4517
nick.robinson@avisonyoung.com

John Bencivenga, CCIM

Vice President
813. 280. 8993
john.bencivenga@avisonyoung.com

Aerial map

2131 Brinson Road
Lutz, Florida



Devonwood Residential

Cambridge Cove

Alto Farms

subject property

Paradise Lakes

Lake Heron

Lake O' Lake Blvd AADT: 54,500

FL 54 AADT: 63,000

597

41

54

Walmart
SUBWAY
TIRE PLUS TOTAL CAR CARE
HCA Florida Healthcare



OLLIE'S GOOD STUFF CHEAP
McDonald's
SUBWAY
Citi
jiffy lube

BEALLS BeallsFlorida.com
Marshalls
PIZZERIA
ROSS DRESS FOR LESS
five BELOW
ULTA BEAUTY
KFC
Wendy's
EoS FITNESS
DOLLAR TREE

TIBBETTS LUMBER CO.

CVS pharmacy
PINCH-A-PENNY POOL-PATIO-SPA

TIRE KINGDOM SERVICE CENTERS

enterprise

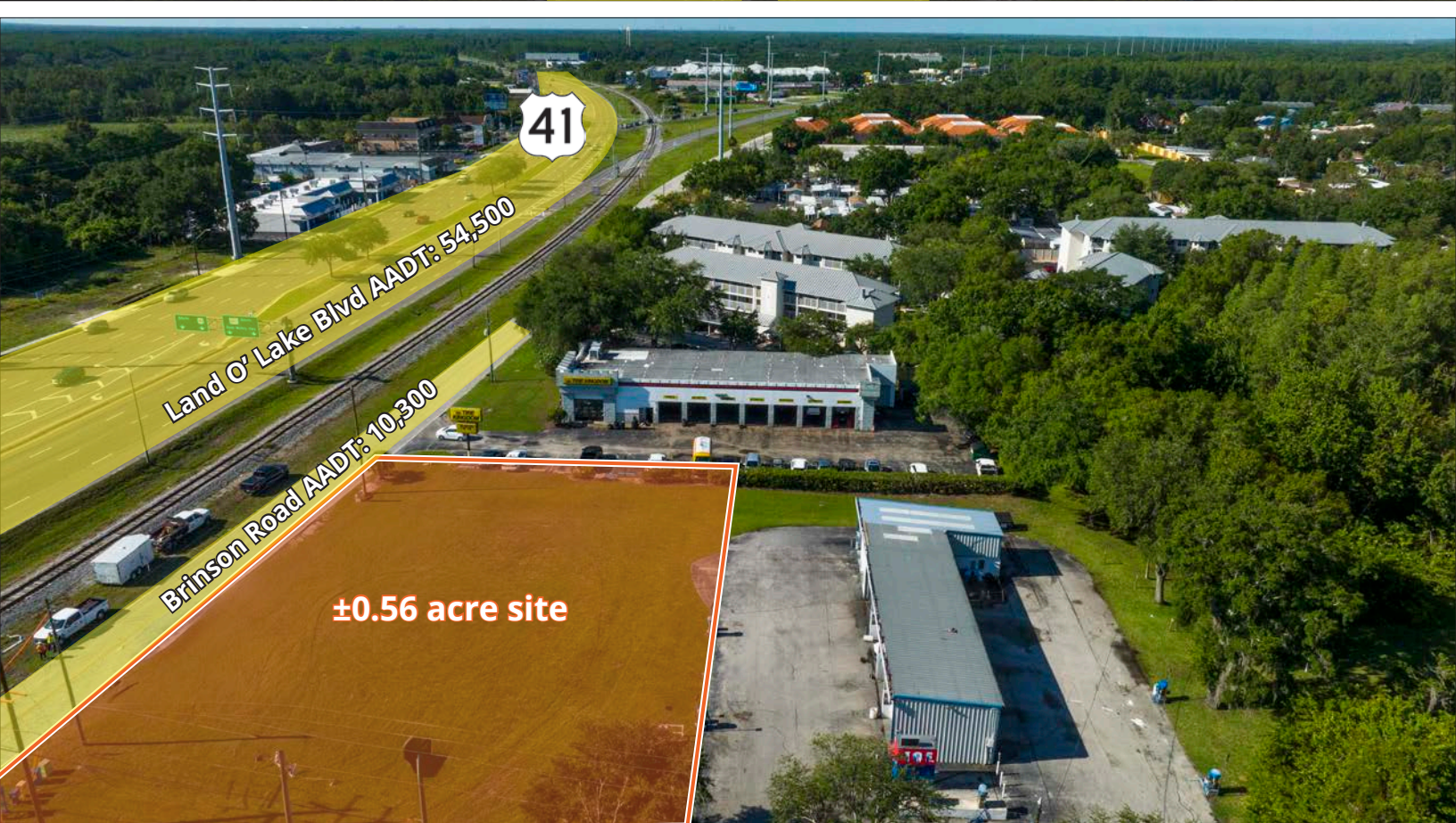
MI CARRIETA RESTAURANT & BAR

LOWE'S

TRACTOR SUPPLY CO
ExtraSpace Storage
Culver's
FAMOUS TATE APPLIANCE & BEDDING CENTERS

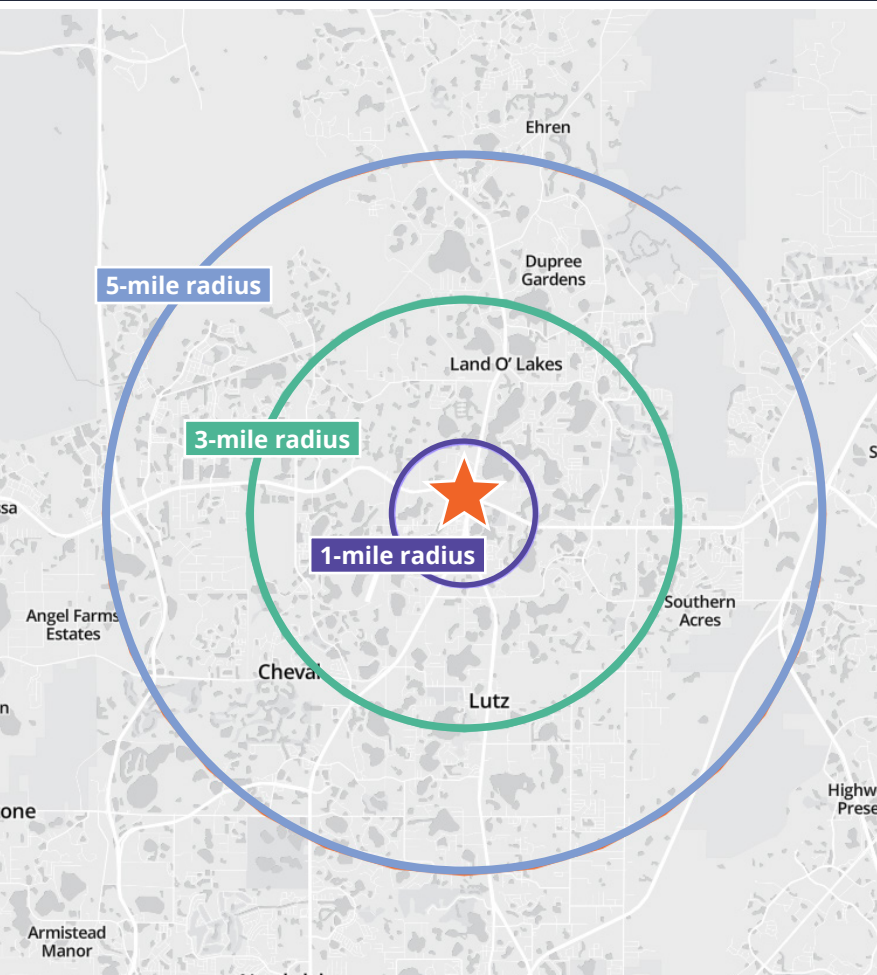
Photos

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.



Nick Mastro, Senior Associate
813. 444. 5334
nick.mastro@avisonyoung.com



John Bencivenga, CCIM, Vice President
813. 280. 8993
john.bencivenga@avisonyoung.com



Nick Robinson, Senior Vice President
352. 565. 4517
nick.robinson@avisonyoung.com

Visit us online

avisonyoung.com
