

FOR LEASE | SUBLEASE

±2,410 SF FREESTANDING BUILDING WITH DRIVE-THRU ON 1.19 ACRES

22820 STATE ROAD 54, LUTZ, FL



OPERATING BUSINESS -  
DO NOT DISTURB

LOCATED AT SIGNALIZED INTERSECTION

EXCLUSIVE RETAIL LEASING

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# PROPERTY OVERVIEW

## HIGHLIGHTS

- ±2,410 SF freestanding building for lease/sublease
- Existing drive-thru and ample parking
- Signalized intersection
- Approximately 80,000 cars per day at the intersection
- Adjacent to: 
- Join area retailers:



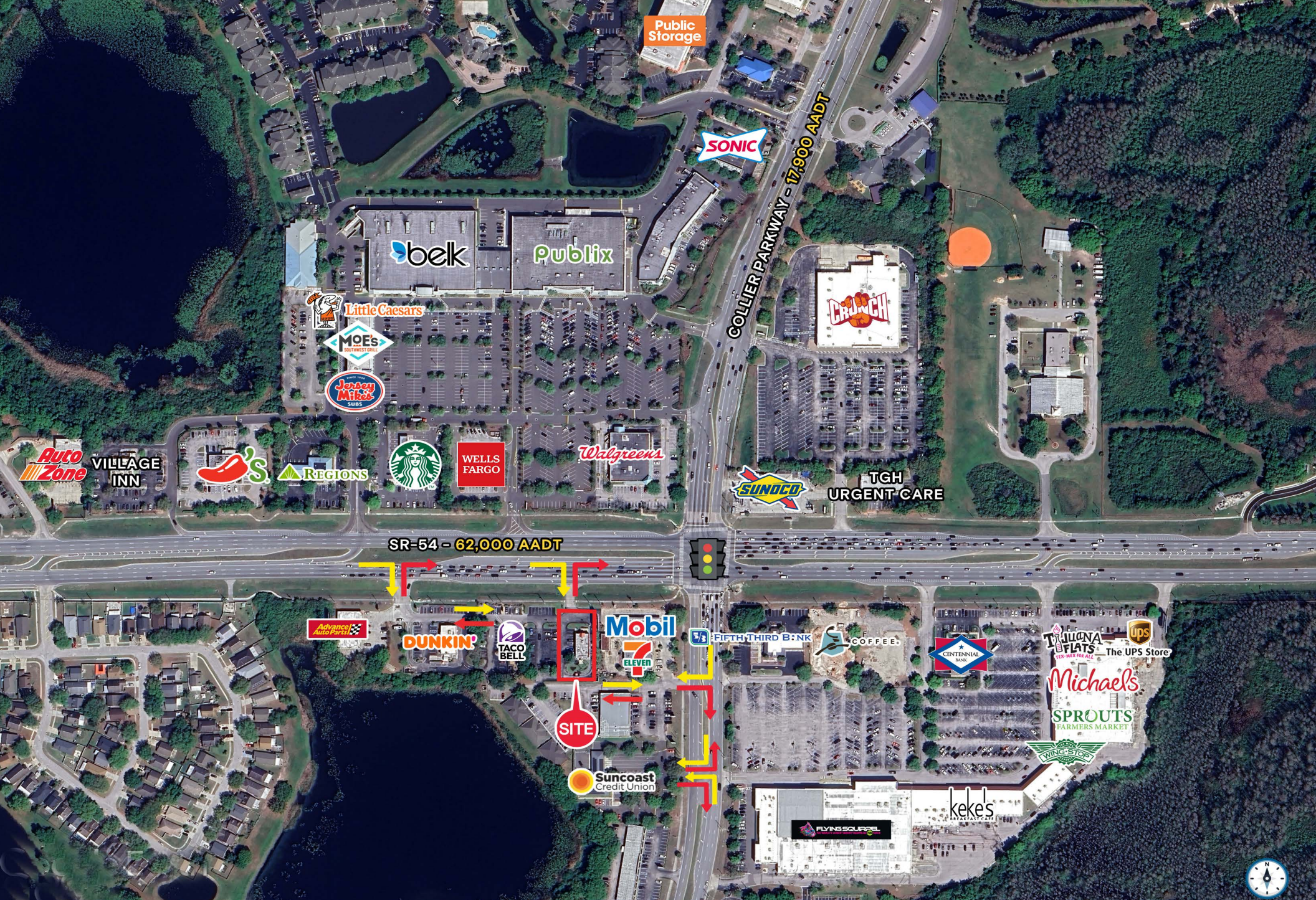
## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	5,471	42,251	110,925
HOUSEHOLDS	2,288	16,081	40,128
DAYTIME EMPLOYEES	4,583	34,918	89,785
AVERAGE HH INCOME	\$101,329	\$113,554	\$128,835

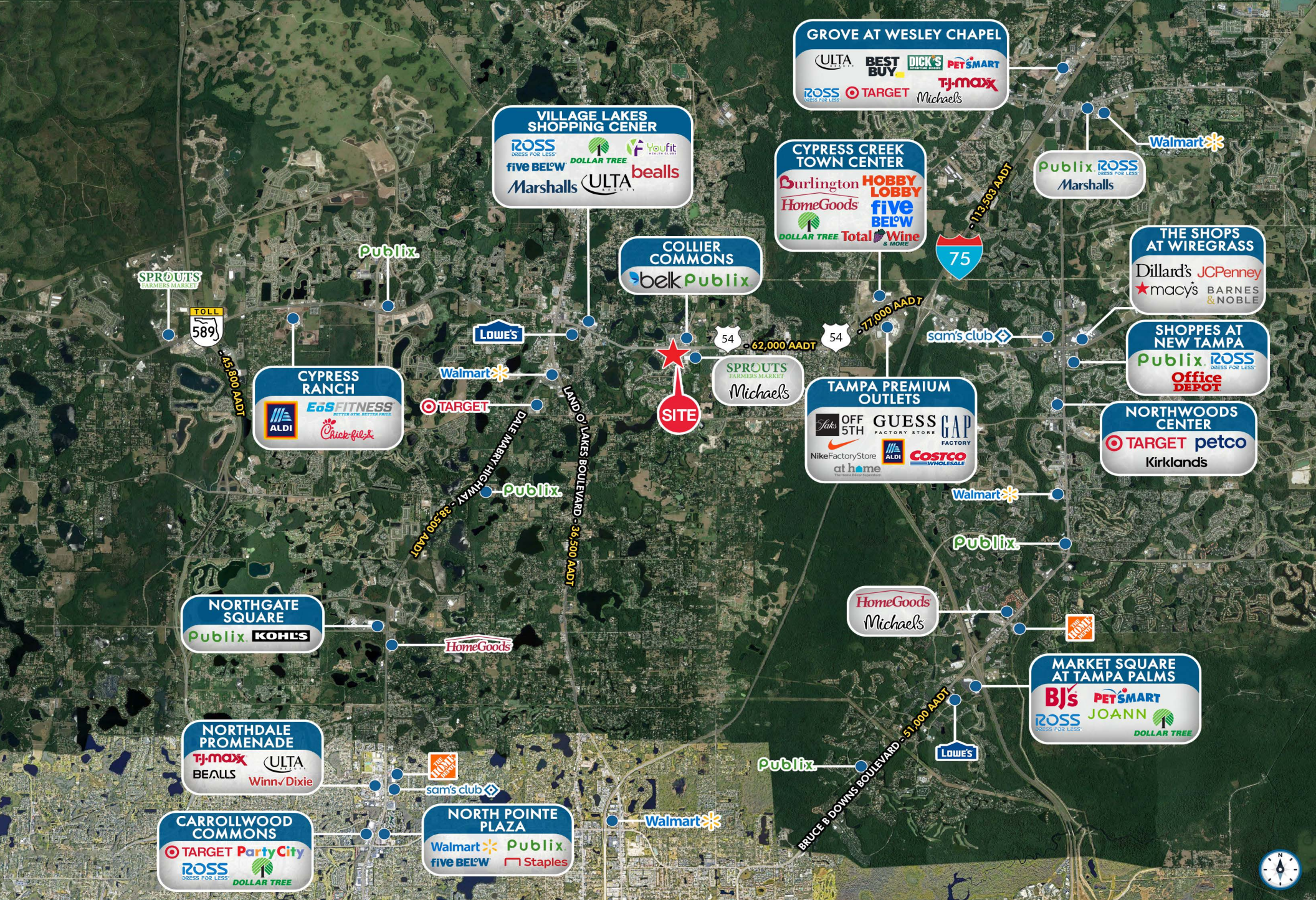
	5 MINUTES	10 MINUTES	15 MINUTES
POPULATION	17,383	56,181	160,279
HOUSEHOLDS	6,905	21,112	58,187
DAYTIME EMPLOYEES	14,460	46,040	129,261
AVERAGE HH INCOME	\$104,444	\$122,194	\$129,428



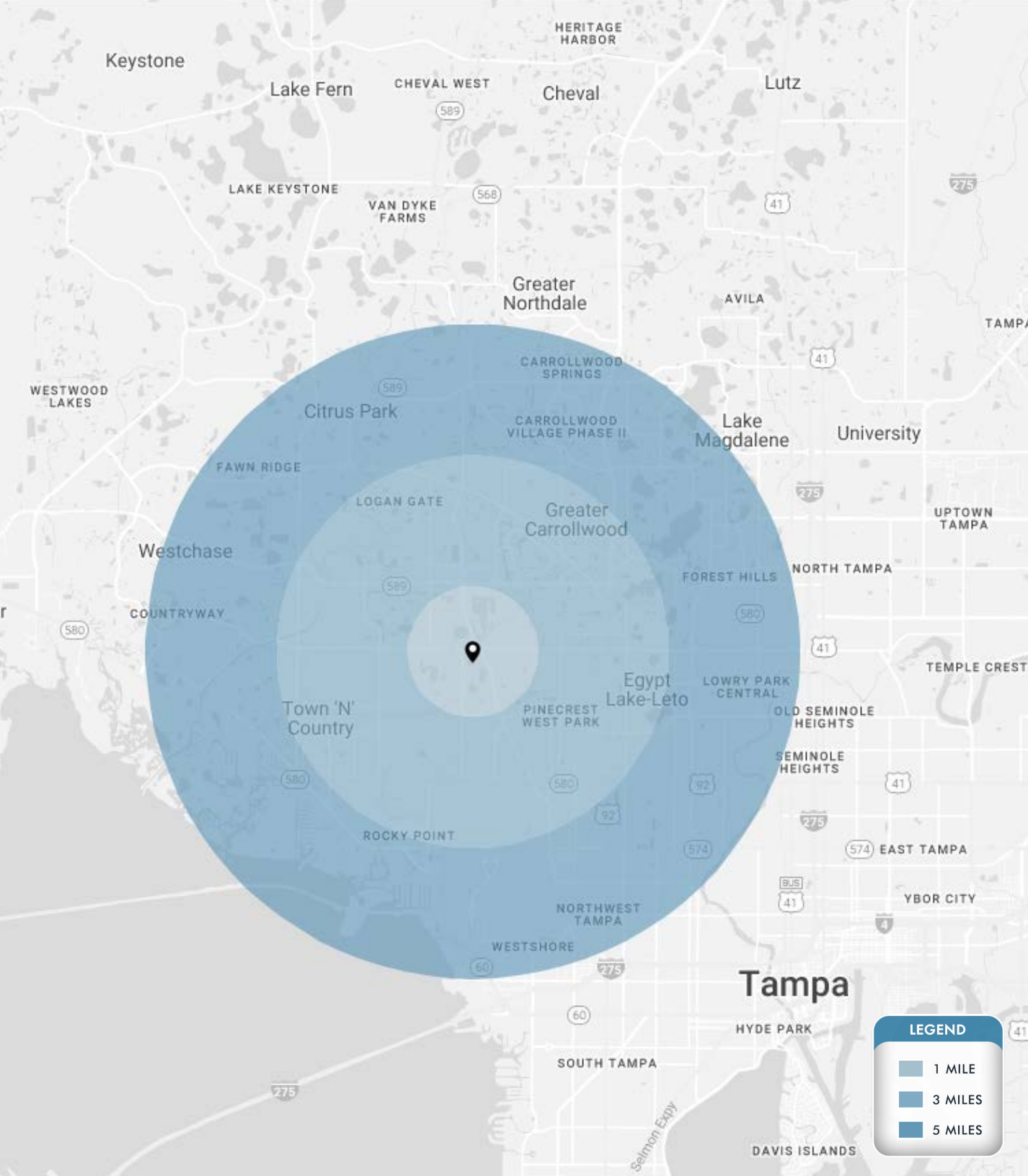
# 22820 STATE ROAD 54 | EXECUTIVE SUMMARY



# 22820 STATE ROAD 54 | CLOSE INTERSECTION AERIAL



# 22820 STATE ROAD 54 | MARKET AERIAL



**LEGEND**

- 1 MILE
- 3 MILES
- 5 MILES

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