

Land For Sale

N. Dale Mabry Medical / Professional Office Site on N Dale Mabry Hwy , Lutz, FL 33548

For More Information:

813-254-6756 | EXT 36

Michael Braccia, P.A. | mike@baystreetcommercial.com

Scott Shimberg | scott@baystreetcommercial.com

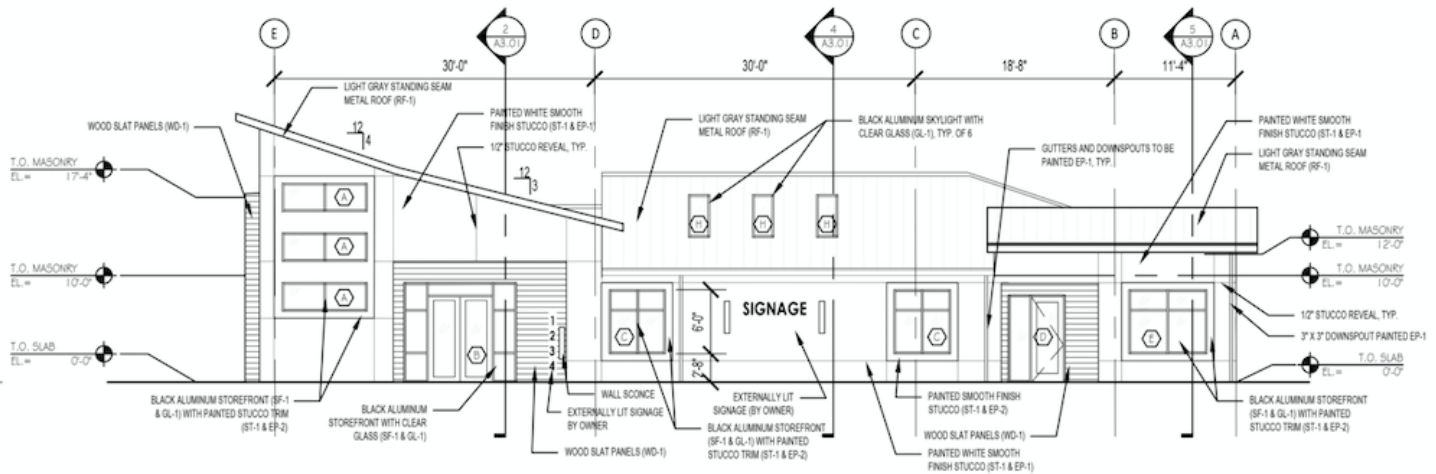




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Executive Summary



OFFERING SUMMARY

Sale Price:	\$499,000
Price / Acre:	\$355,548
Lot Size:	61,135 SF
Zoning:	BPO - Business-Professional Office
Market:	Tampa-St Petersburg-Clearwater
Traffic Count:	51,000

PROPERTY OVERVIEW

This 1.4 acre BPO zoned (Business-Professional Office) lot is located on busy North Dale Mabry Highway in the rapidly growing Lutz market. A great deal of due diligence has been completed and construction plans are already in place with 2 site plan designs available. The first design is for a single 4500 SF medical / professional office building with 23 parking spaces and an open retention area. The alternative plan is a higher density with underground retention and consists of a 4500 SF building, as well as another 3100 SF building, with a total of 45 parking spaces. Much of the necessary investigation has already been completed and site plan and buildings plans can be made available which will expedite the project considerably by eliminating risk of the typical unknowns and shortening the overall time to complete the project. This is a perfect location for a medical, veterinary, or law office, taking advantage of the high traffic count and quickly growing Lutz population.

*** Please see the documents section of the property web page to view construction plans

LOCATION OVERVIEW

Located on the west side of N. Dale Mabry Highway just north of W. Lutz Lake Fern Road in Lutz.

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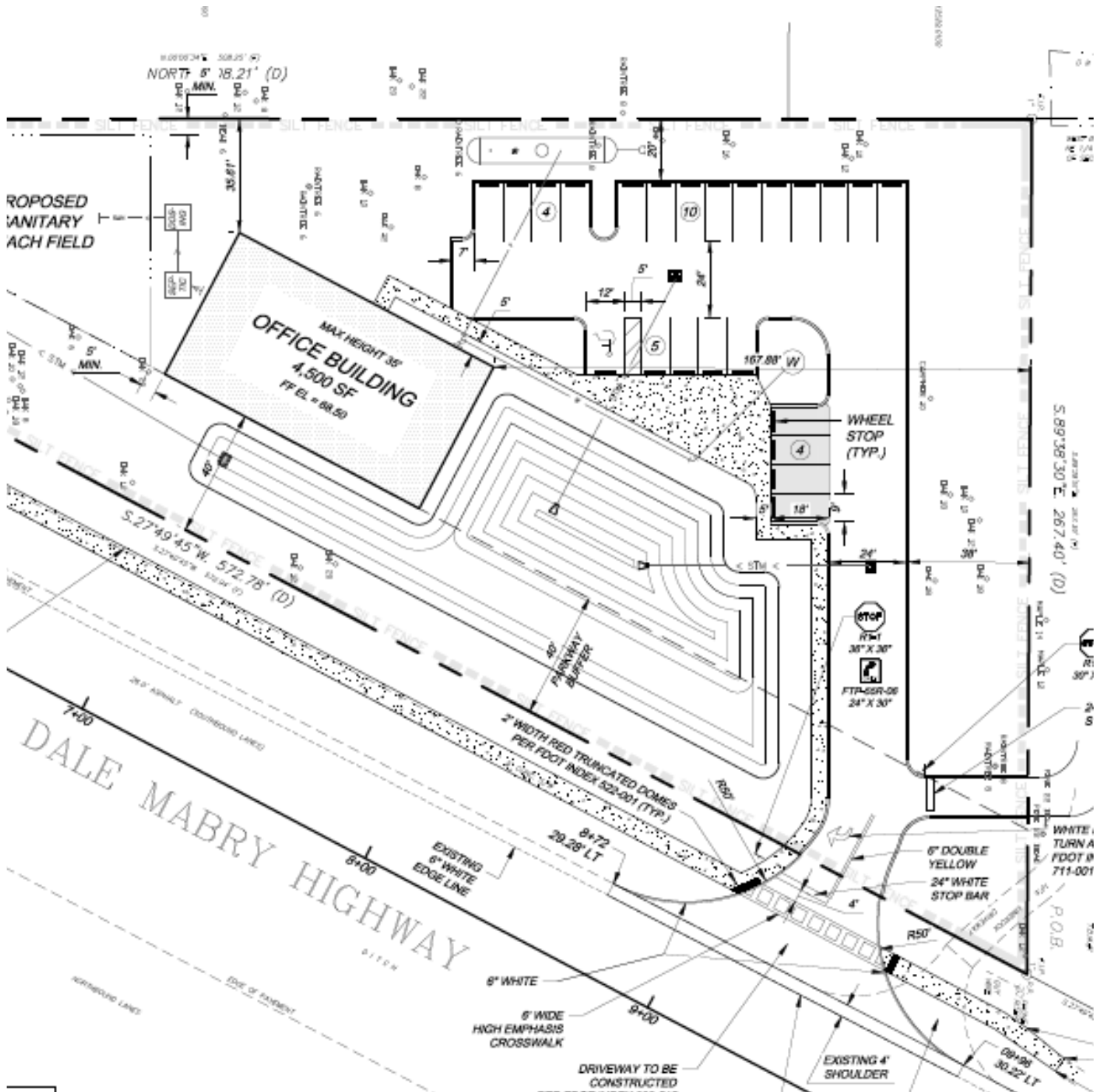
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1 Building - 4500 Square Feet - 23 Parking Spaces - Open Retention



Bay Street Commercial | 611 West Bay Street | Tampa, FL 33606 | 813.625.2375 | www.baystreetcommercial.com

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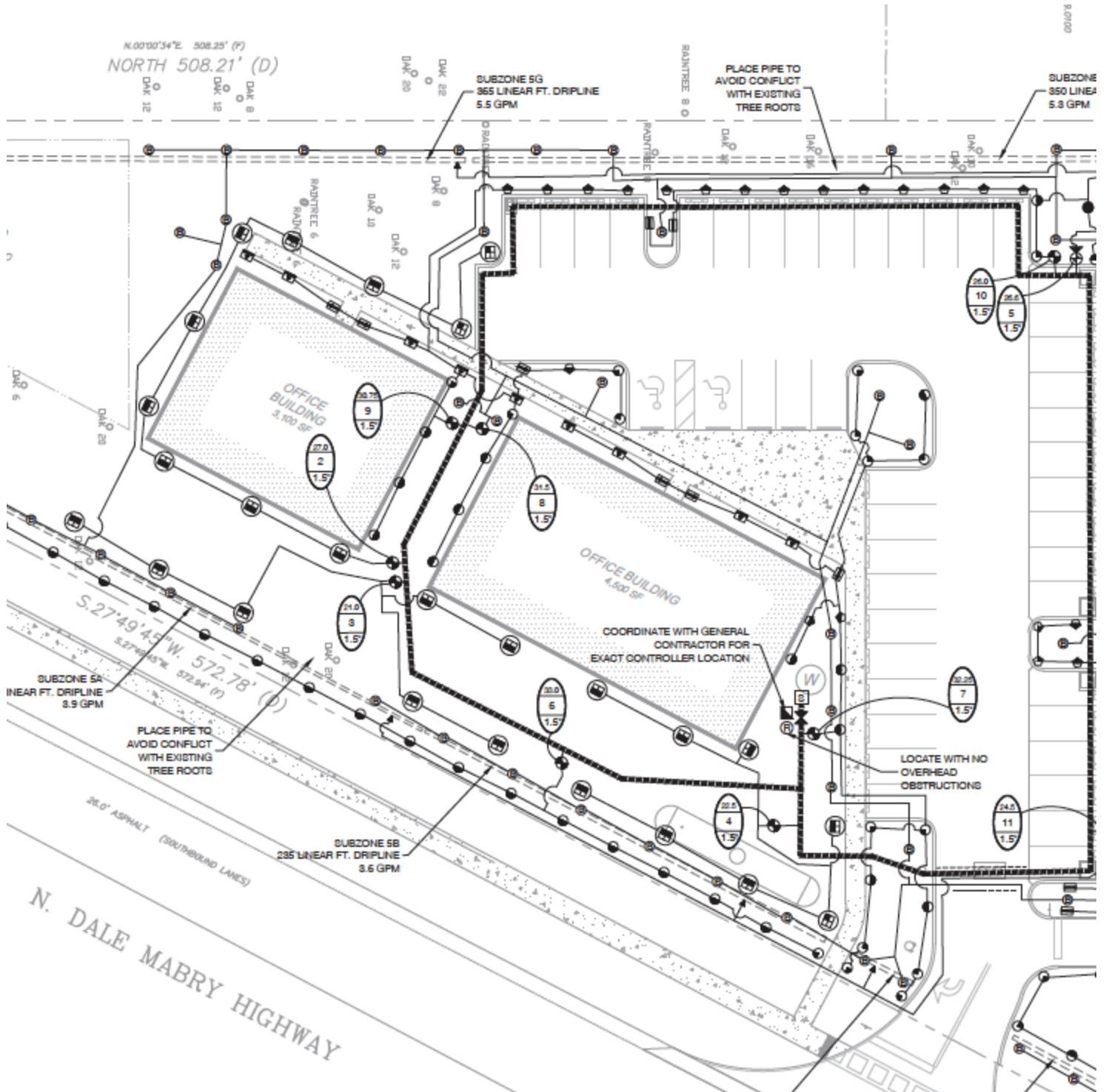




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2 Buildings - 7600 Square Feet - 45 Parking Spaces - Underground Retention



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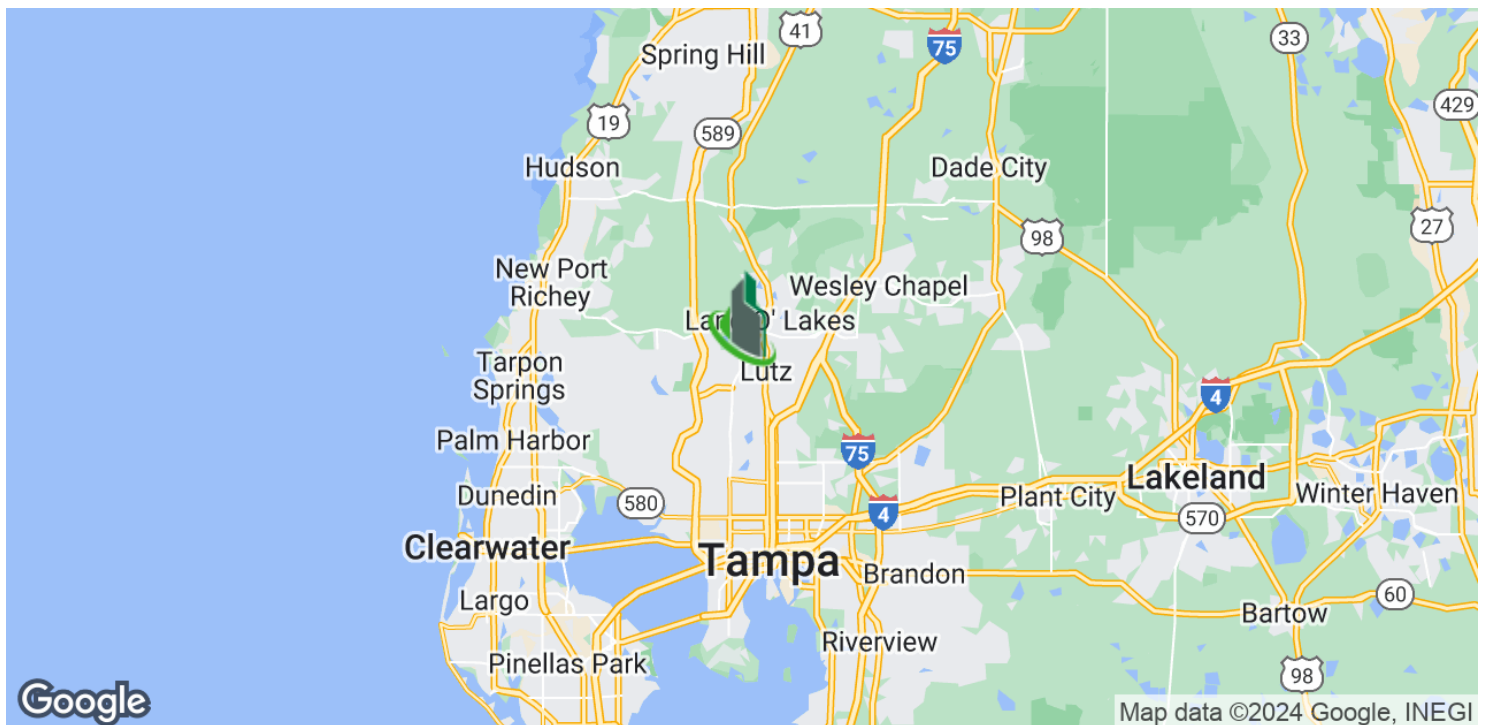




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Location Maps



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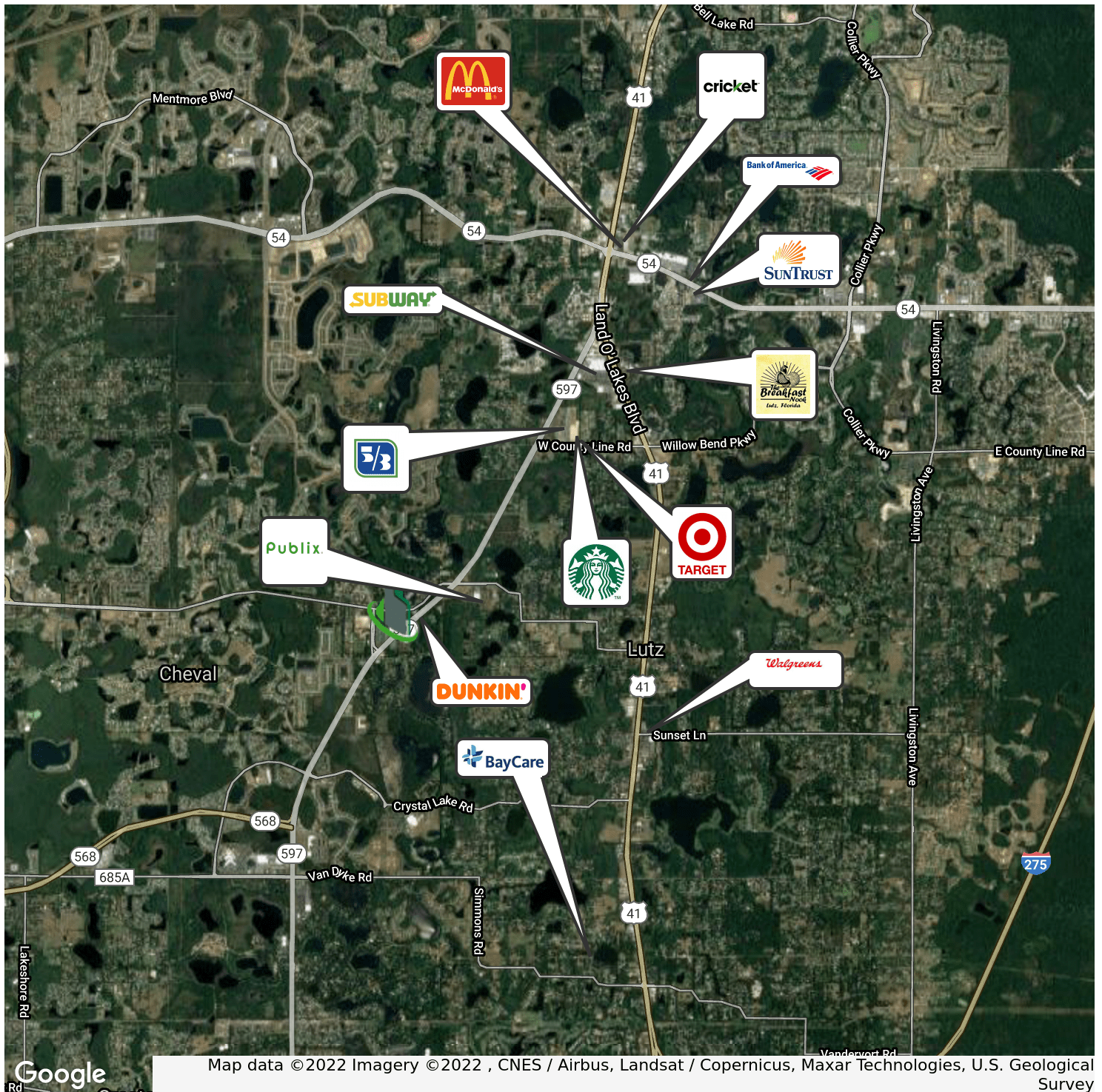




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Retailer Map



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Aerial Map

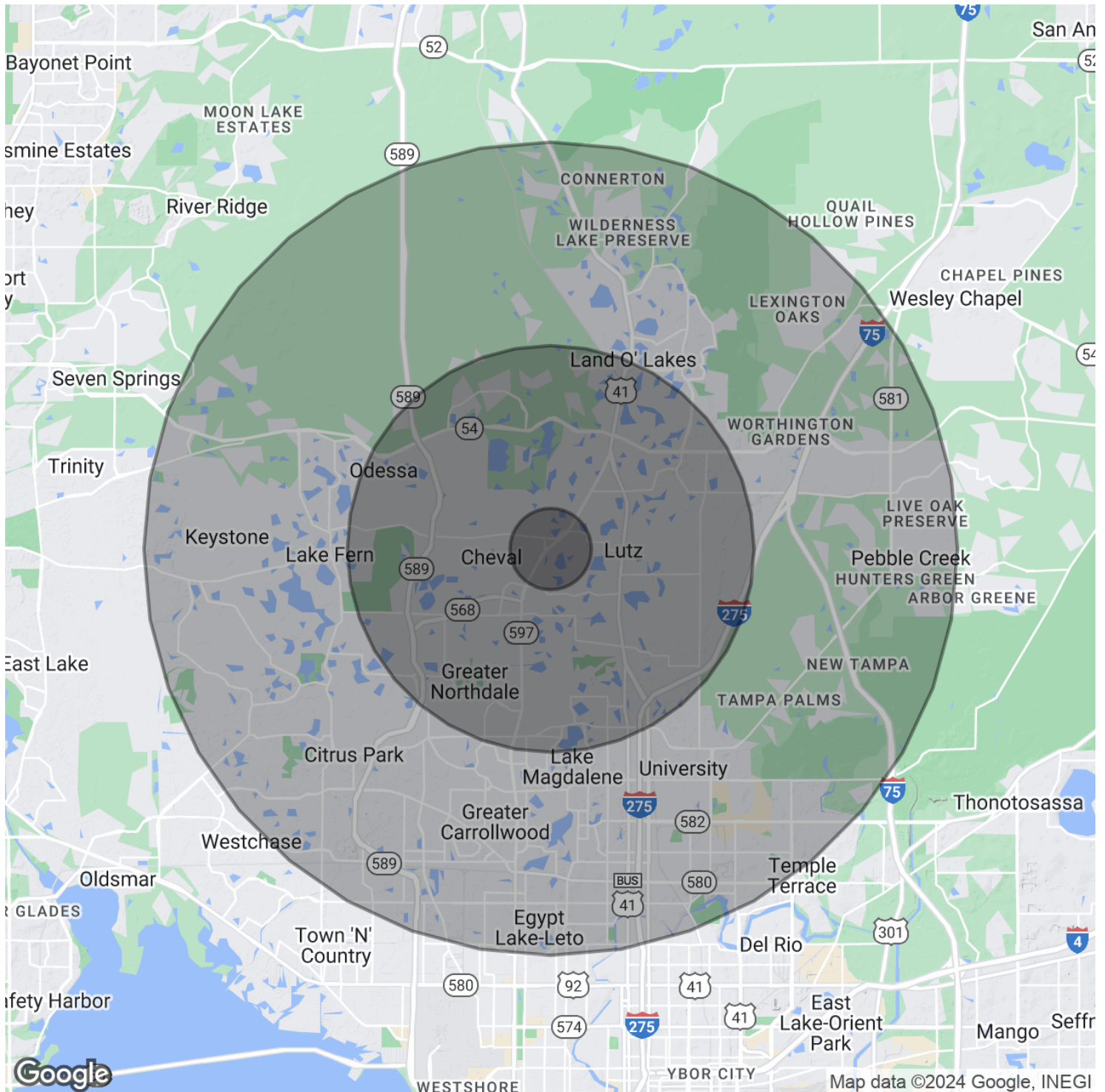




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Demographics Map & Report



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Demographics Map & Report

POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	3,304	98,107	471,862
Average age	40.5	39.9	35.8
Average age (Male)	40.1	39.0	34.9
Average age (Female)	41.9	40.8	36.8

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	1,124	37,490	178,798
# of persons per HH	2.9	2.6	2.6
Average HH income	\$114,380	\$87,791	\$69,432
Average house value	\$384,711	\$318,348	\$272,051

ETHNICITY (%)

	1 MILE	5 MILES	10 MILES
Hispanic	13.7%	17.7%	24.5%

RACE

	1 MILE	5 MILES	10 MILES
Total Population - White	2,699	83,370	359,374
% White	81.7%	85.0%	76.2%
Total Population - Black	221	6,377	64,412
% Black	6.7%	6.5%	13.7%
Total Population - Asian	293	4,441	20,933
% Asian	8.9%	4.5%	4.4%
Total Population - Hawaiian	0	48	349
% Hawaiian	0.0%	0.0%	0.1%
Total Population - American Indian	0	120	1,439
% American Indian	0.0%	0.1%	0.3%
Total Population - Other	46	2,305	14,709
% Other	1.4%	2.3%	3.1%

TRAFFIC COUNTS

Dale Mabry Hwy & W Lutz Lake Fern Rd	51,000/day
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* Demographic data derived from 2020 ACS - US Census

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