



Office Building For Sale

Lutz Medical / Professional Office

**112 Myrtle Ridge Rd , Lutz, FL 33549**

**For More Information:**

813-254-6756 | EXT 4

**Michael Braccia, P.A.** | [mike@baystreetcommercial.com](mailto:mike@baystreetcommercial.com)

**Scott Shimberg** | [scott@baystreetcommercial.com](mailto:scott@baystreetcommercial.com)







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### Executive Summary



#### OFFERING SUMMARY

Sale Price:	N/A
Price / SF:	-
Lot Size:	1 SF
Year Built:	1998
Building Size:	2,700 SF
Zoning:	BPO-Business Professional Office
Market:	Tampa-St Petersburg- Clearwater
Traffic Count:	40,000

#### PROPERTY OVERVIEW

This 2,700 SF office is located in Manor Oaks Office Center in Lutz with visibility from busy US Hwy 41. There are 3 front entrance doors into the space and 3 rear exit doors offering opportunities to subdivide into smaller units. Currently set up for a single user office, the main entryway door opens to a small reception area with an adjacent windowed reception office. The space has two large open plan work areas, each capable of accommodating 3 to 4 large workstations, 5 private executive-size offices, 3 restrooms, a break room, and a large storage closet. The exterior of the building has a 1,584 SF covered wraparound porch and a large fenced yard along the east and south sides of the property. Ample parking with designated handicap parking and ADA accessibility. Zoning is BPO (Business Professional Office). Great visibility and direct access from US 41 with a traffic count of 40,000 VPD.

Monthly Maintenance Fee: \$315.00

\*New roof being installed in May

#### LOCATION OVERVIEW

Located in Lutz just east of US 41 and north of I-275, offering easy access to surrounding areas.





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Additional Photos



Bay Street Commercial | 611 West Bay Street | Tampa, FL 33606 | 813.625.2375 | [www.baystreetcommercial.com](http://www.baystreetcommercial.com)

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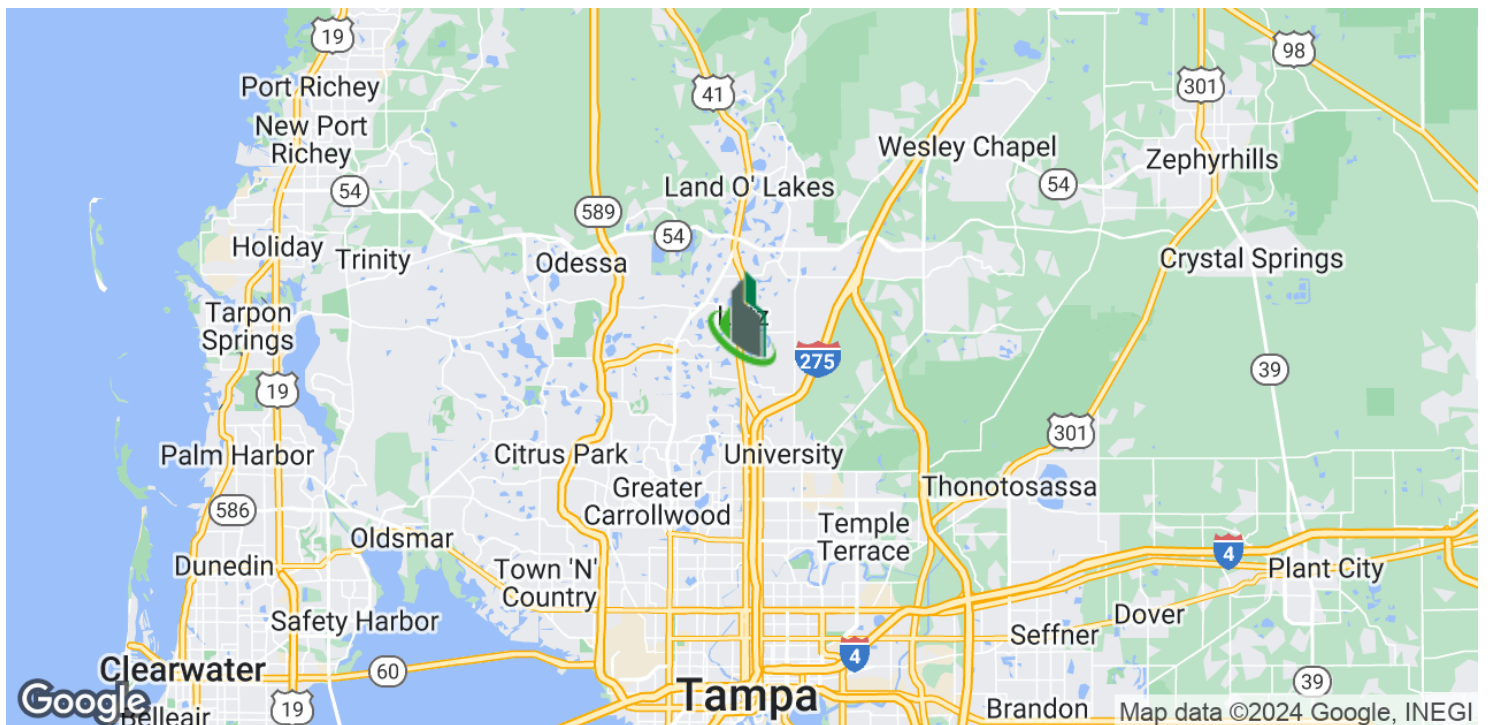
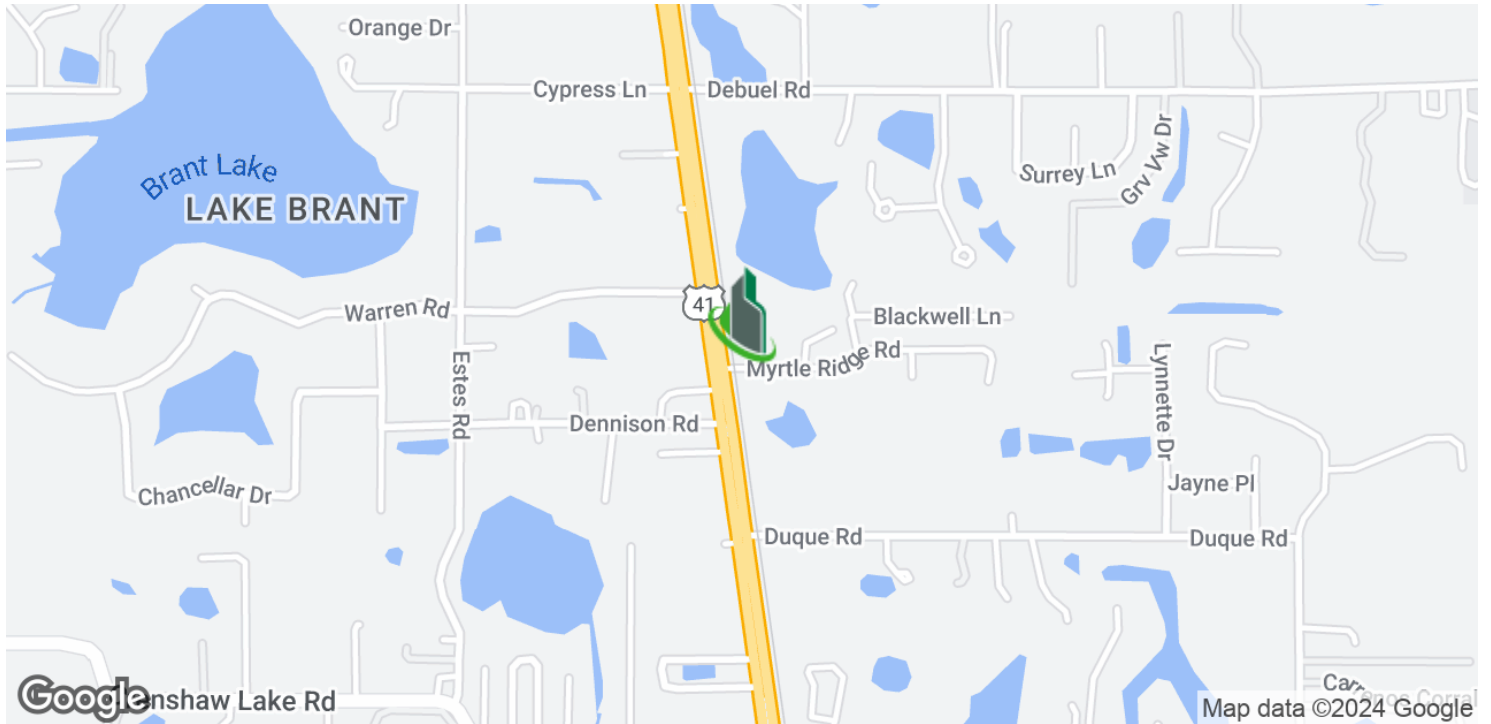




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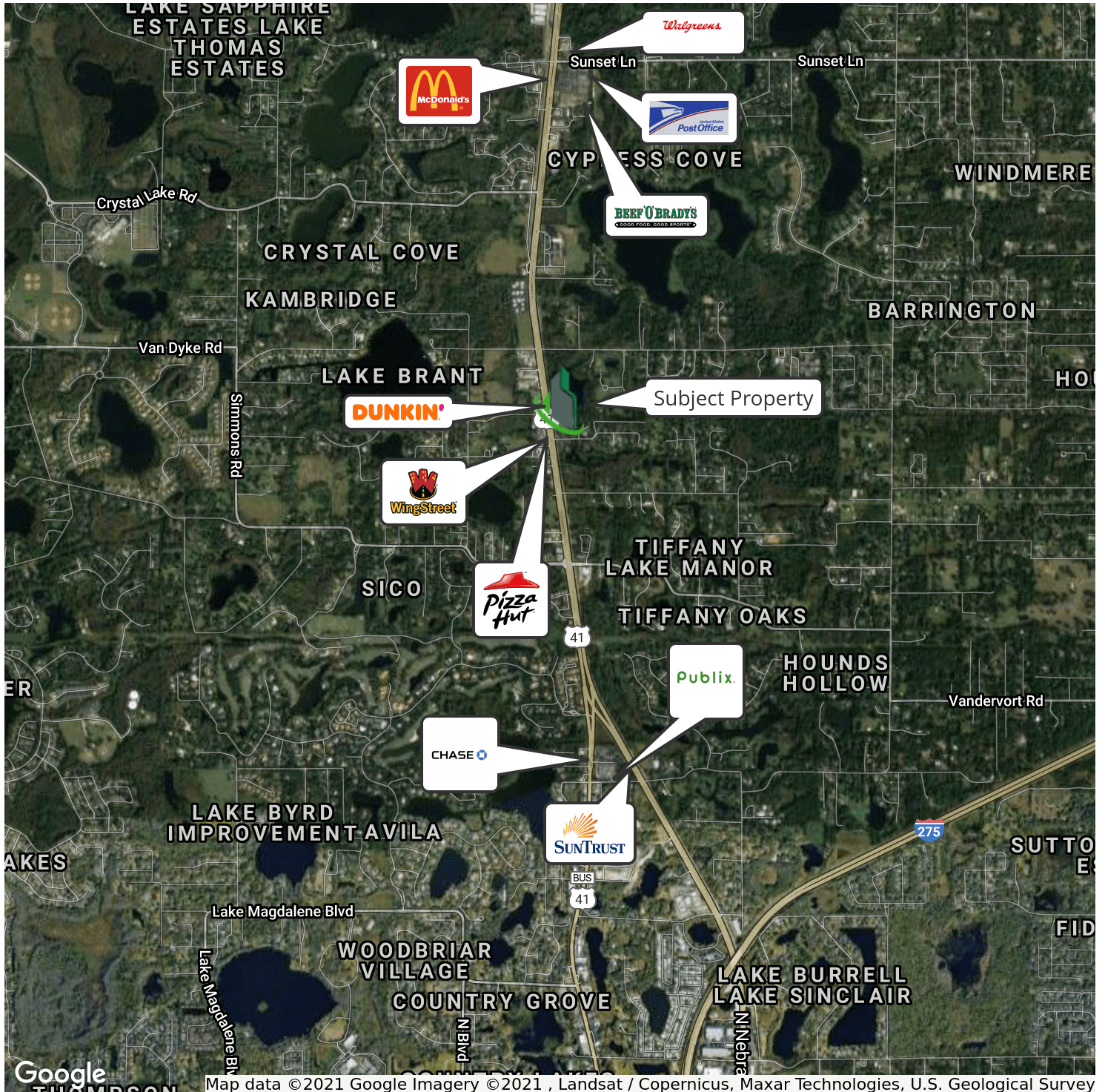




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Retailer Map







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Aerial Map



Google

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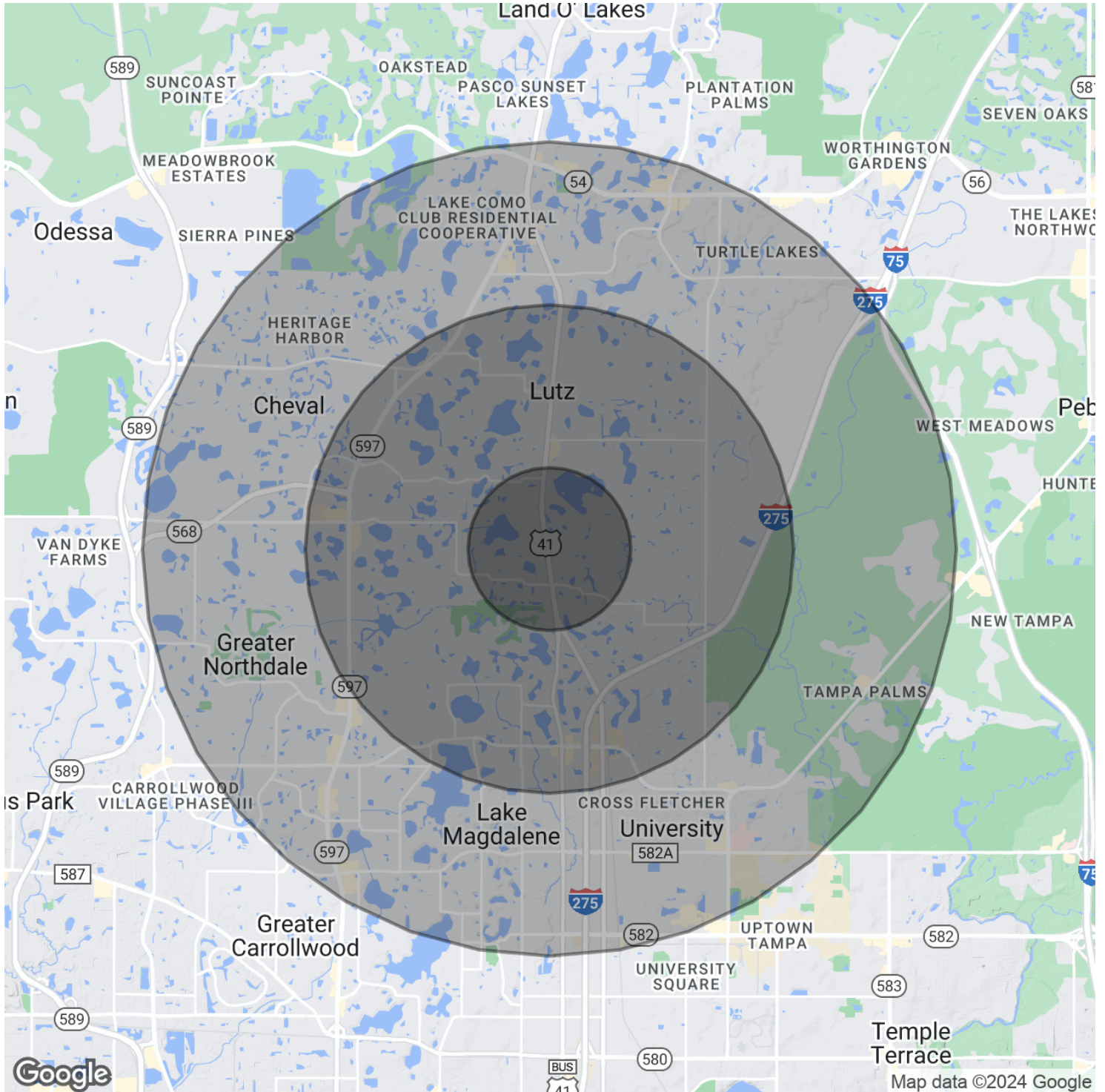




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Demographics Map & Report







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### Demographics Map & Report

#### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	3,292	36,314	147,779
Average age	42.4	40.7	36.7
Average age (Male)	41.6	40.0	35.8
Average age (Female)	42.8	41.2	37.8

#### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	1,172	14,326	59,975
# of persons per HH	2.8	2.5	2.5
Average HH income	\$99,763	\$84,079	\$68,067
Average house value	\$300,304	\$303,859	\$282,007

#### ETHNICITY (%)

	1 MILE	3 MILES	5 MILES
Hispanic	21.0%	18.6%	20.5%

#### RACE

	1 MILE	3 MILES	5 MILES
Total Population - White	2,971	30,325	110,032
% White	90.2%	83.5%	74.5%
Total Population - Black	168	3,362	21,457
% Black	5.1%	9.3%	14.5%
Total Population - Asian	63	934	6,682
% Asian	1.9%	2.6%	4.5%
Total Population - Hawaiian	0	7	56
% Hawaiian	0.0%	0.0%	0.0%
Total Population - American Indian	3	84	832
% American Indian	0.1%	0.2%	0.6%
Total Population - Other	54	1,055	5,671
% Other	1.6%	2.9%	3.8%

#### TRAFFIC COUNTS

Myrtle Ridge Rd & US 41	40,000/day
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\* Demographic data derived from 2020 ACS - US Census