



Office Building For Sale

Lutz Professional Office  
**144 Whitaker Rd, Lutz, FL 33549**

**For More Information:**

813-254-6756 | EXT 30

**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:      | 0 SF                           |
| Year Built:    | 1988                           |
| Building Size: | 2,020 SF                       |
| Zoning:        | PD - Planned Development       |
| Market:        | Tampa-St Petersburg-Clearwater |
| Traffic Count: | 44,500                         |

## PROPERTY OVERVIEW

2,020 SF office condo located in Lutz Landing. This building currently consists of two units. One unit is approximately 1,550 SF and is currently utilized as a therapist office. The space features an 8 to 10 person waiting room, five extra large executive-size offices, and two restrooms. The remaining suite is currently rented on a month-to-month basis by an insurance company and consists of approximately 500 SF and has a connecting door and could be easily captured by the larger space or continue to be used for rental income. This office park has an abundance of parking, beautiful, shaded oak trees, and easy access from US 41.

Monthly HOA fee: \$400 - Covers water, septic, building insurance, roof maintenance and replacement, all exterior maintenance, landscaping, outdoor lighting, and parking lot maintenance. Includes part ownership in common area.

## LOCATION OVERVIEW

Located just off N. Nebraska Avenue (41) and close to the 41 / I-275 apex, 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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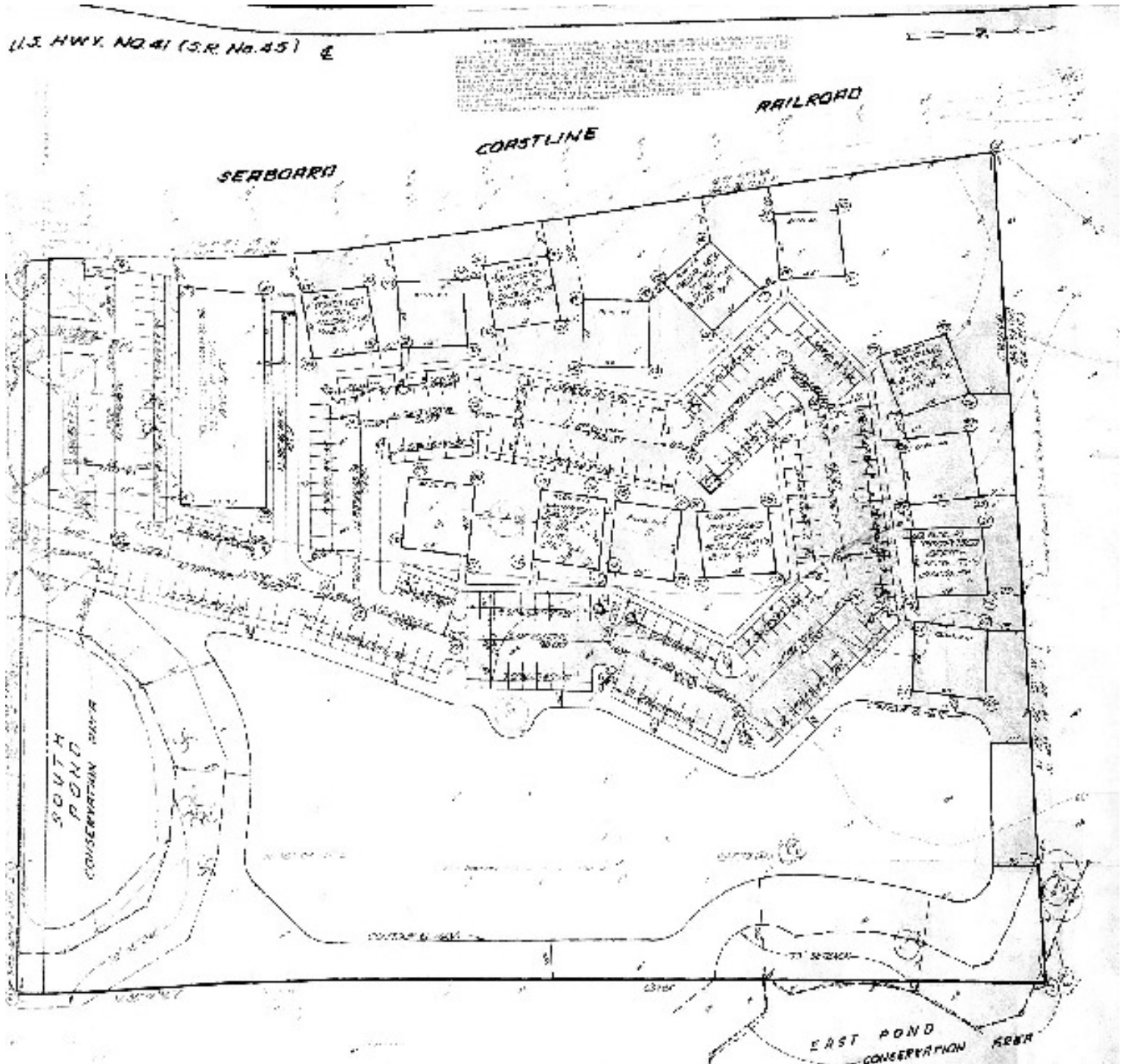




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Site Plans



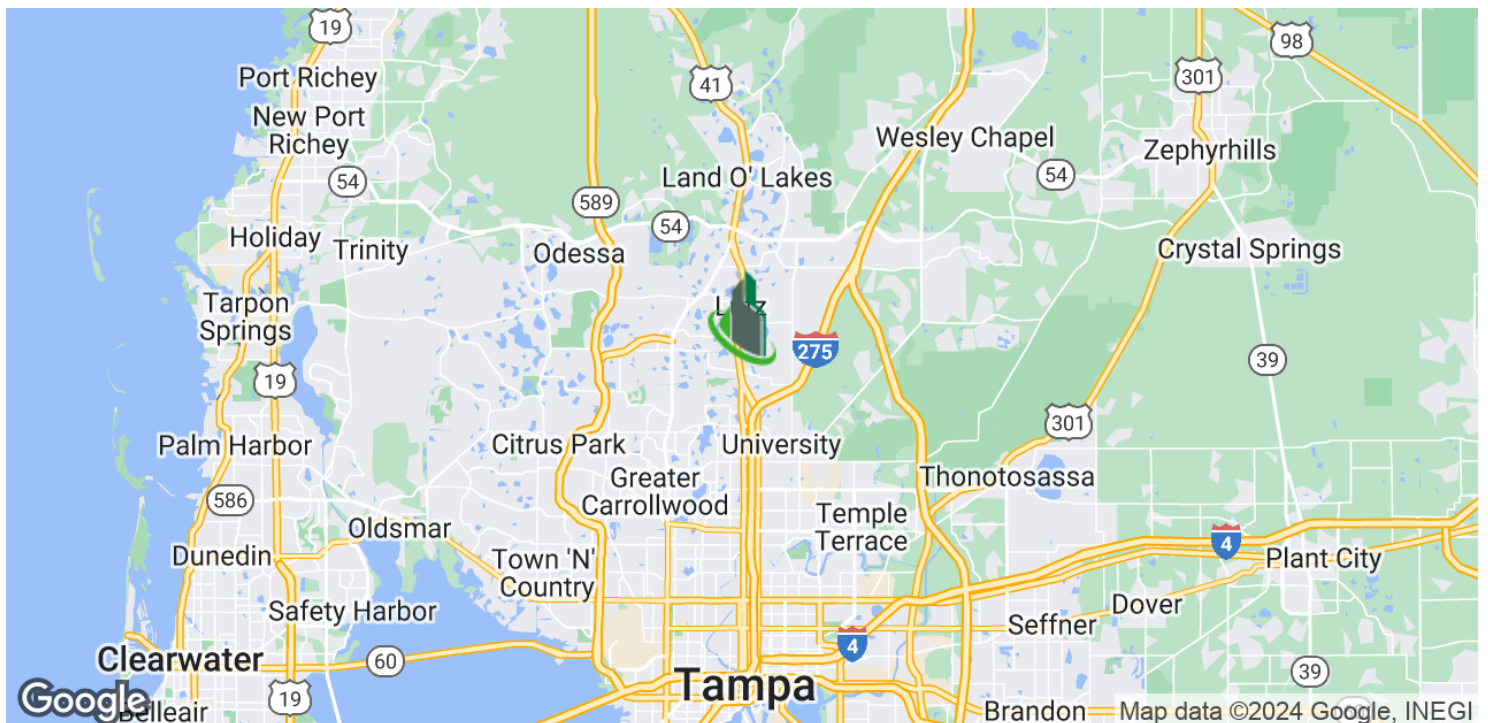




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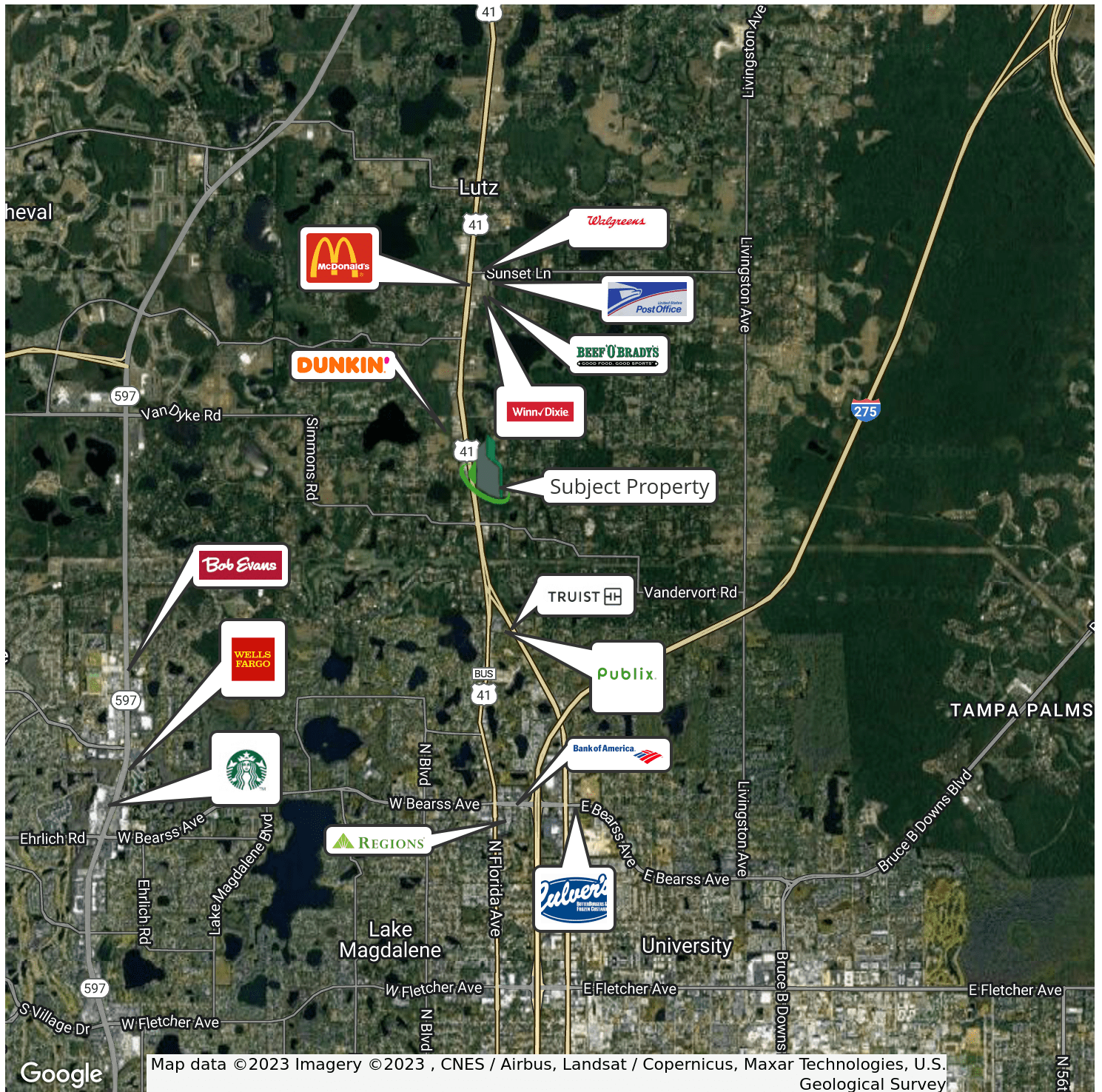




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Retailer Map



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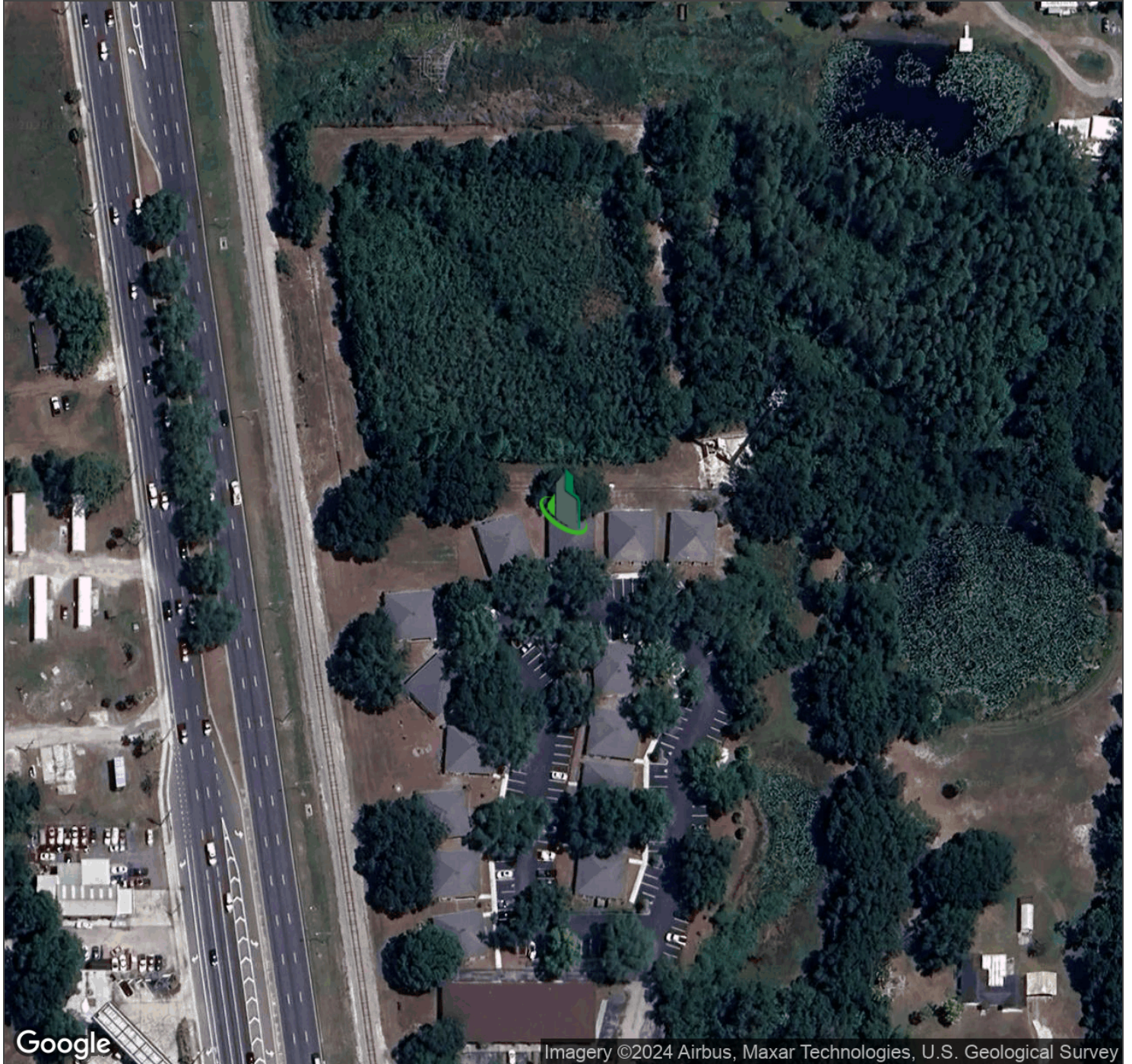




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Aerial Map



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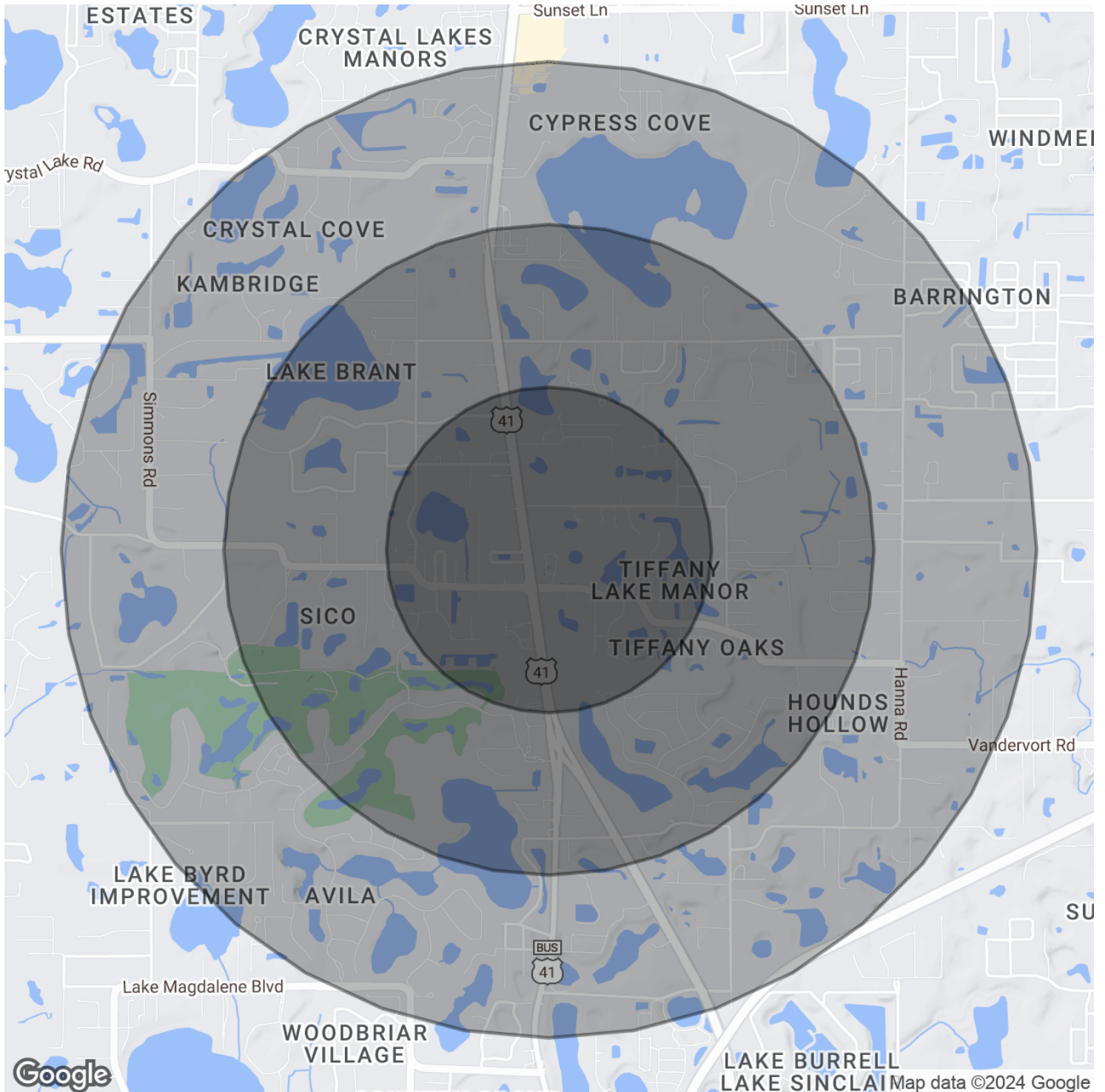




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Demographics Map & Report



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## Demographics Map & Report

### POPULATION

|                      | 0.5 MILES | 1 MILE | 1.5 MILES |
|----------------------|-----------|--------|-----------|
| Total Population     | 981       | 4,033  | 8,886     |
| Average Age          | 48.3      | 48.0   | 46.4      |
| Average Age (Male)   | 48.5      | 47.2   | 44.9      |
| Average Age (Female) | 47.0      | 48.5   | 47.9      |

### HOUSEHOLDS & INCOME

|                     | 0.5 MILES | 1 MILE    | 1.5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households    | 384       | 1,583     | 3,557     |
| # of Persons per HH | 2.6       | 2.5       | 2.5       |
| Average HH Income   | \$117,237 | \$117,898 | \$117,076 |
| Average House Value | \$433,884 | \$465,668 | \$465,139 |

### ETHNICITY (%)

|          | 0.5 MILES | 1 MILE | 1.5 MILES |
|----------|-----------|--------|-----------|
| Hispanic | 20.9%     | 23.2%  | 24.3%     |

### RACE

|                                    | 0.5 MILES | 1 MILE | 1.5 MILES |
|------------------------------------|-----------|--------|-----------|
| Total Population - White           | 852       | 3,415  | 7,274     |
| % White                            | 86.9%     | 84.7%  | 81.9%     |
| Total Population - Black           | 23        | 100    | 282       |
| % Black                            | 2.3%      | 2.5%   | 3.2%      |
| Total Population - Asian           | 35        | 129    | 281       |
| % Asian                            | 3.6%      | 3.2%   | 3.2%      |
| Total Population - Hawaiian        | 0         | 0      | 0         |
| % Hawaiian                         | 0.0%      | 0.0%   | 0.0%      |
| Total Population - American Indian | 0         | 0      | 0         |
| % American Indian                  | 0.0%      | 0.0%   | 0.0%      |
| Total Population - Other           | 0         | 24     | 148       |
| % Other                            | 0.0%      | 0.6%   | 1.7%      |

### TRAFFIC COUNTS

|                              |            |
|------------------------------|------------|
| Whitaker Rd & N Nebraska Ave | 44,500/day |
|------------------------------|------------|

*\* Demographic data derived from 2020 ACS - US Census*

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