



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

Scott Shimberg | scott@baystreetcommercial.com





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Executive Summary



OFFERING SUMMARY

Available SF:	o SF
Lease Rate:	Negotiable
Lot Size:	o 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

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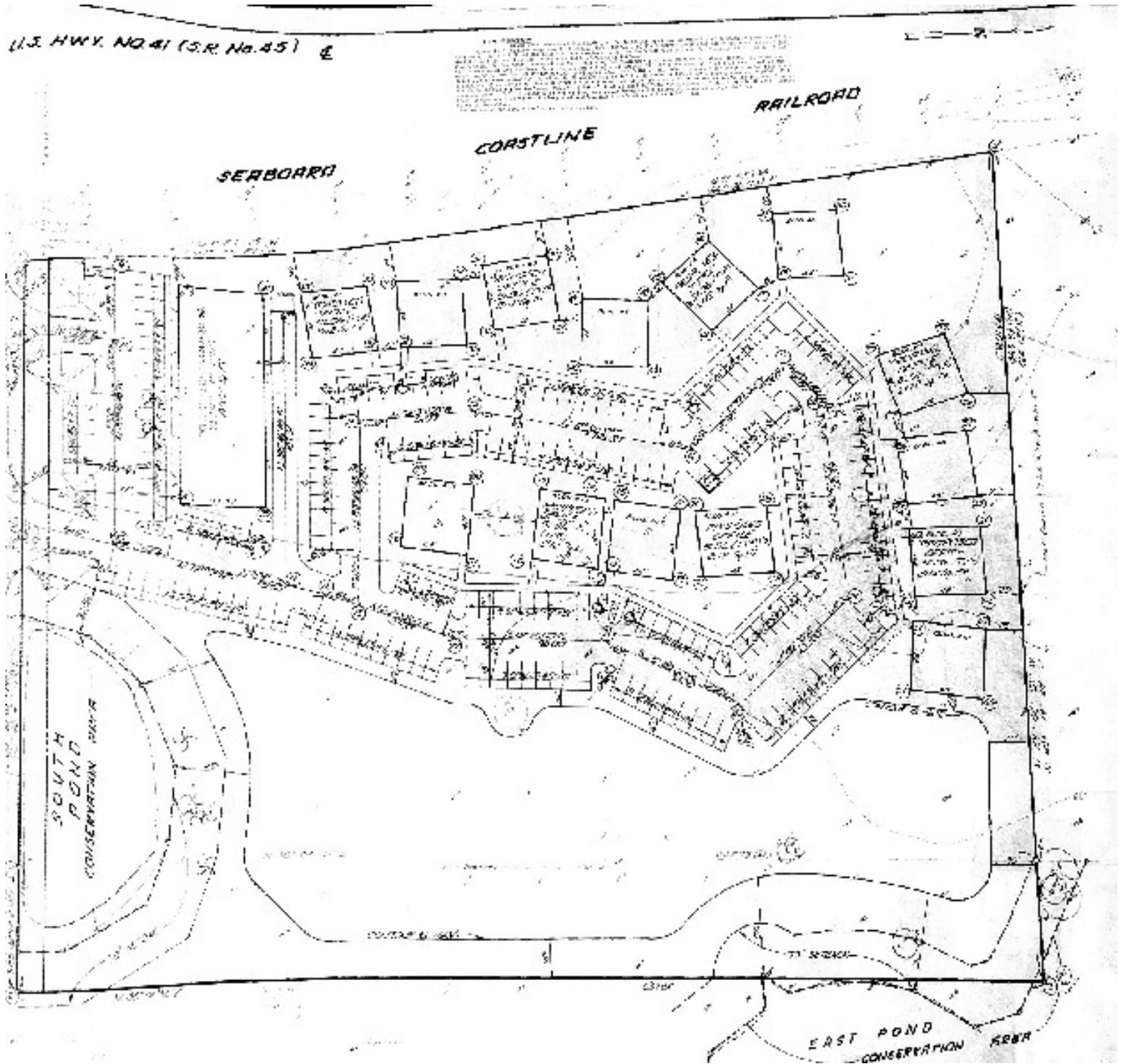




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Site Plan

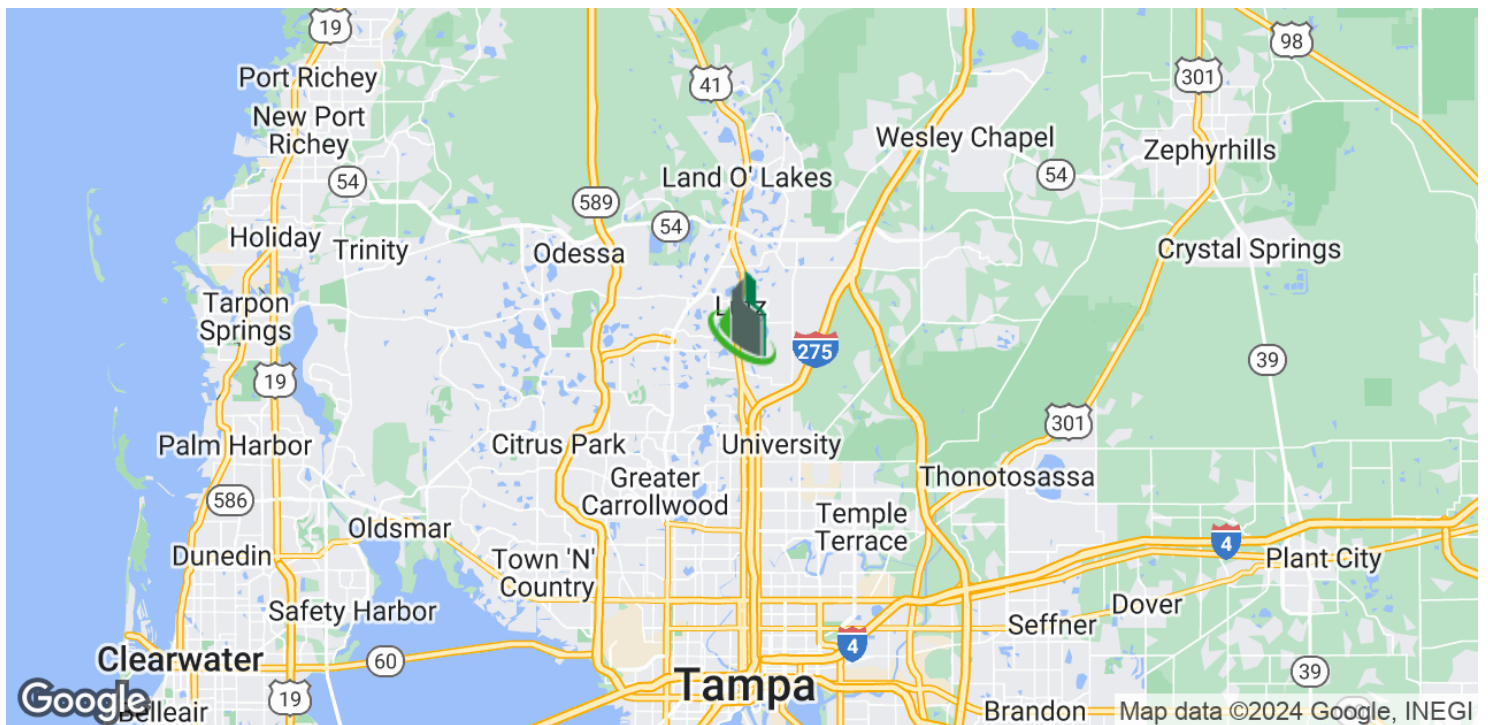




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Location Map



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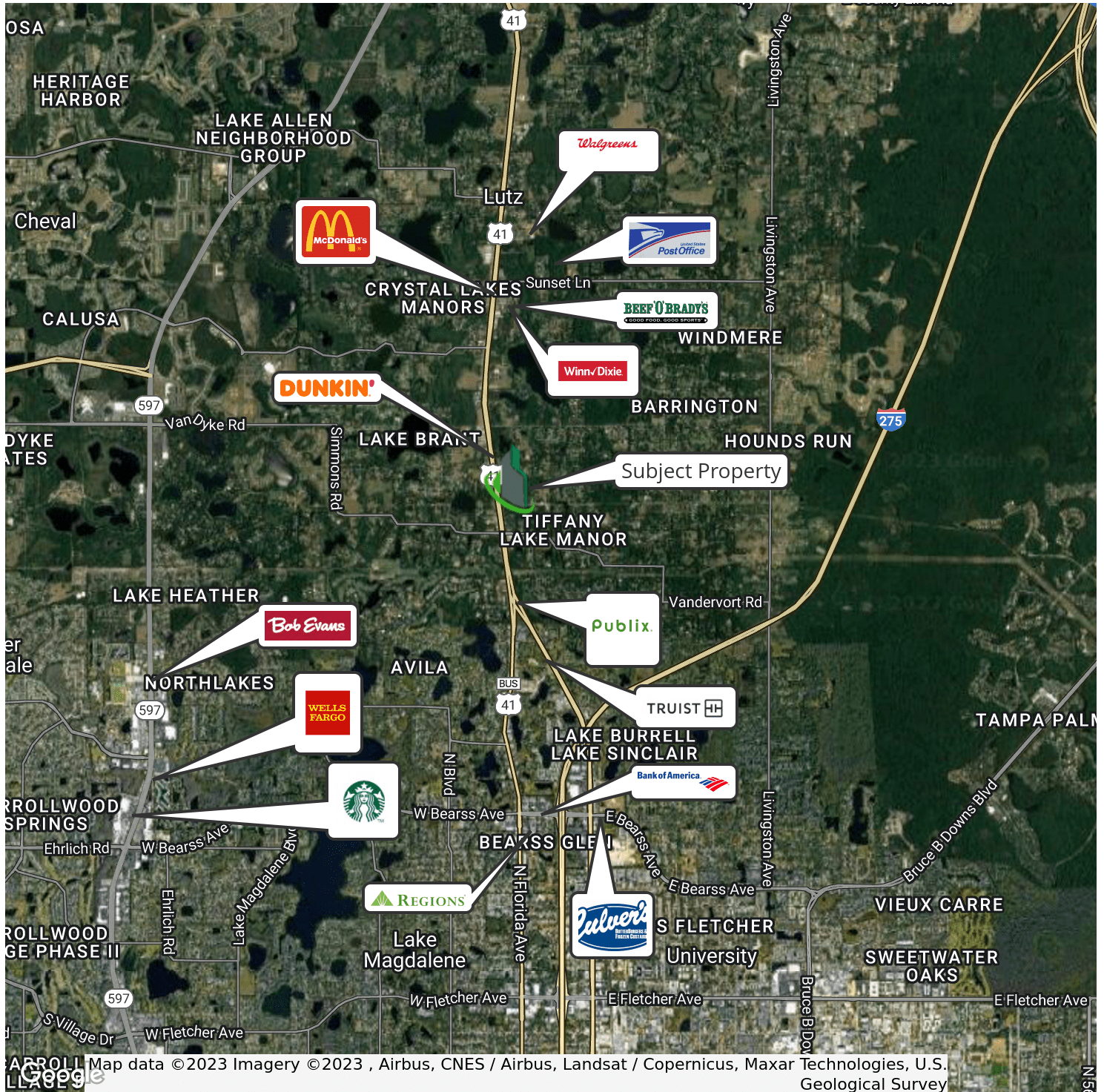




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Retailer Map



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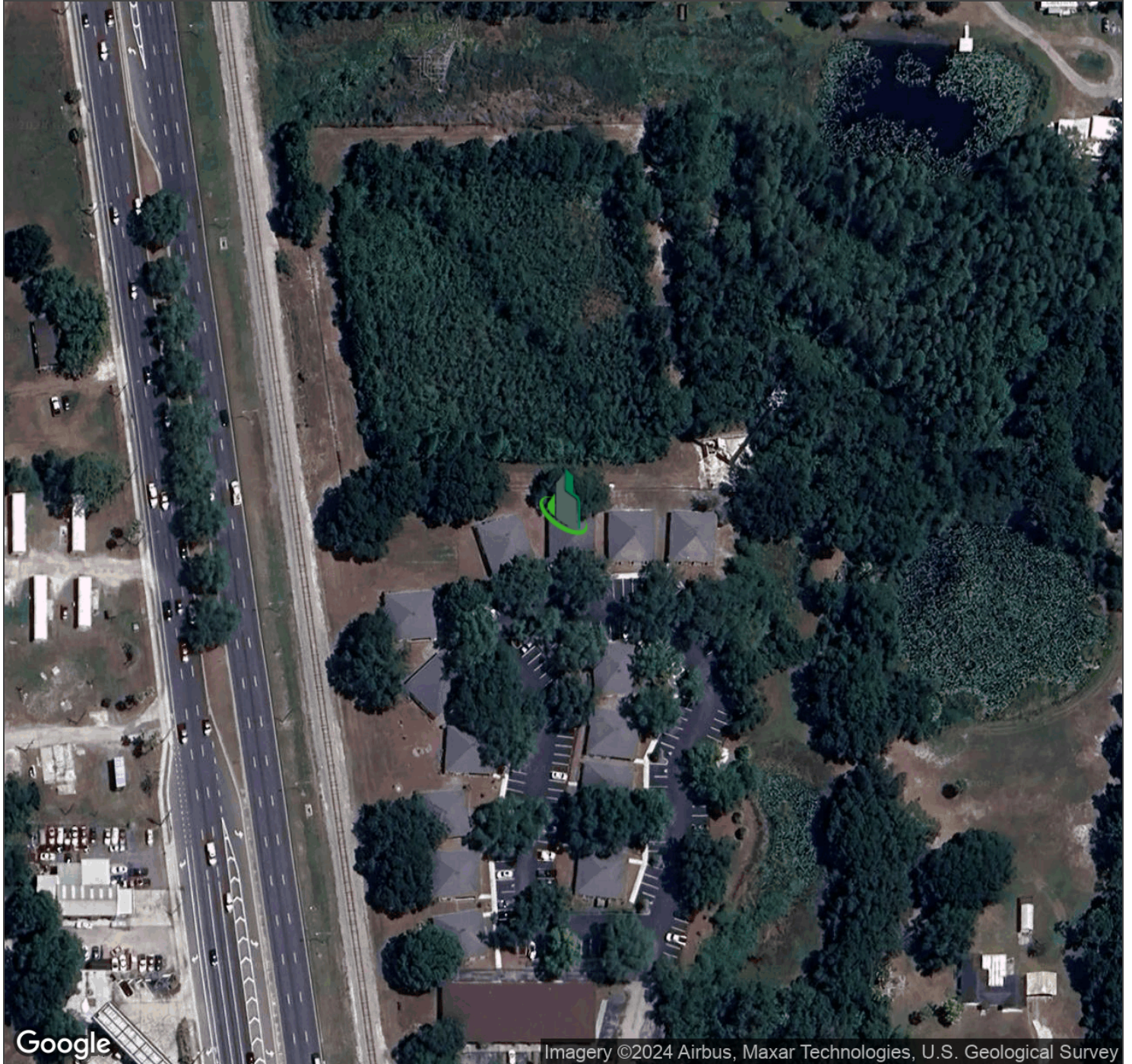




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Aerial Map



Imagery ©2024 Airbus, Maxar Technologies, U.S. Geological Survey

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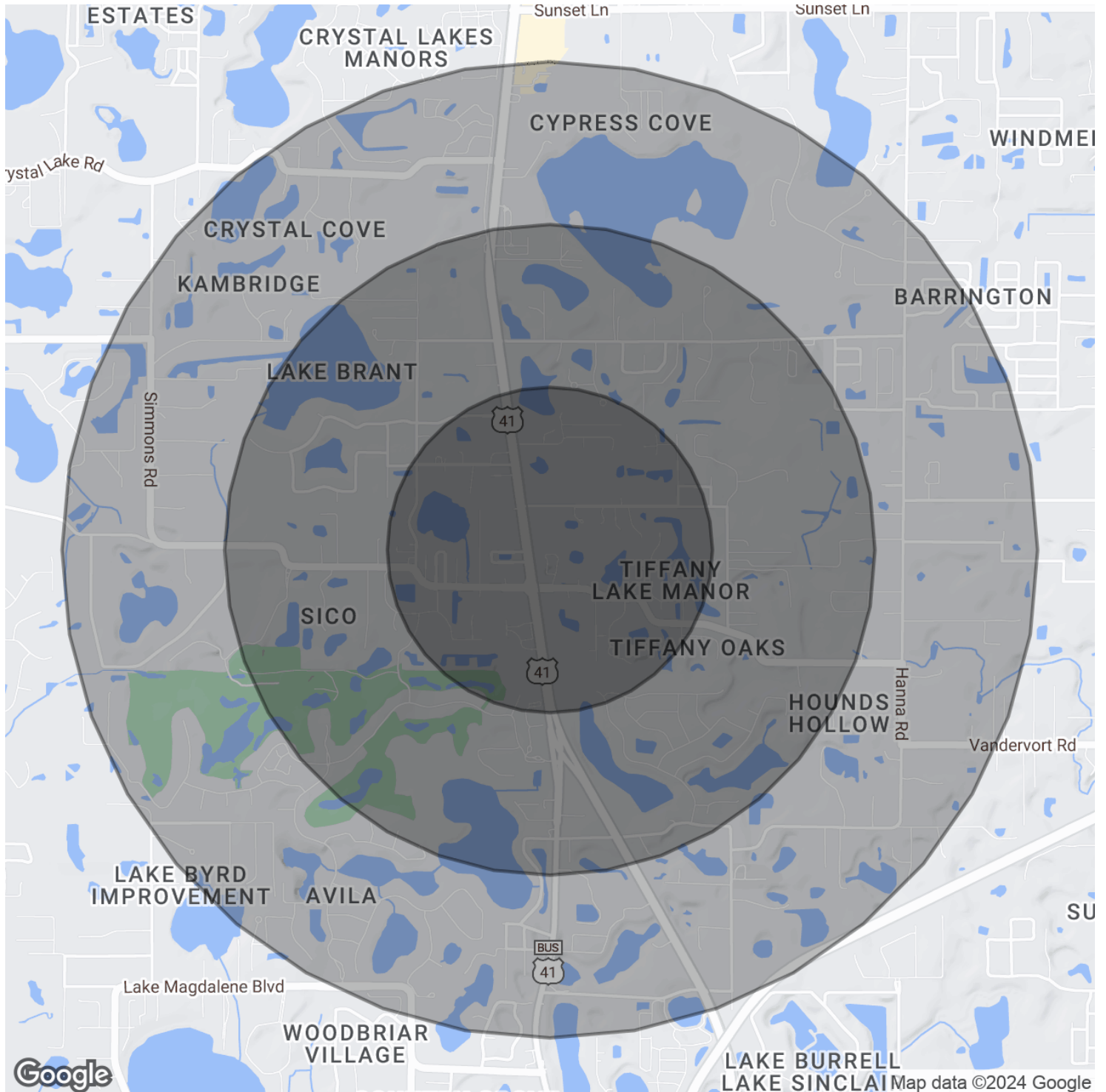




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Demographics Map & Report



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

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