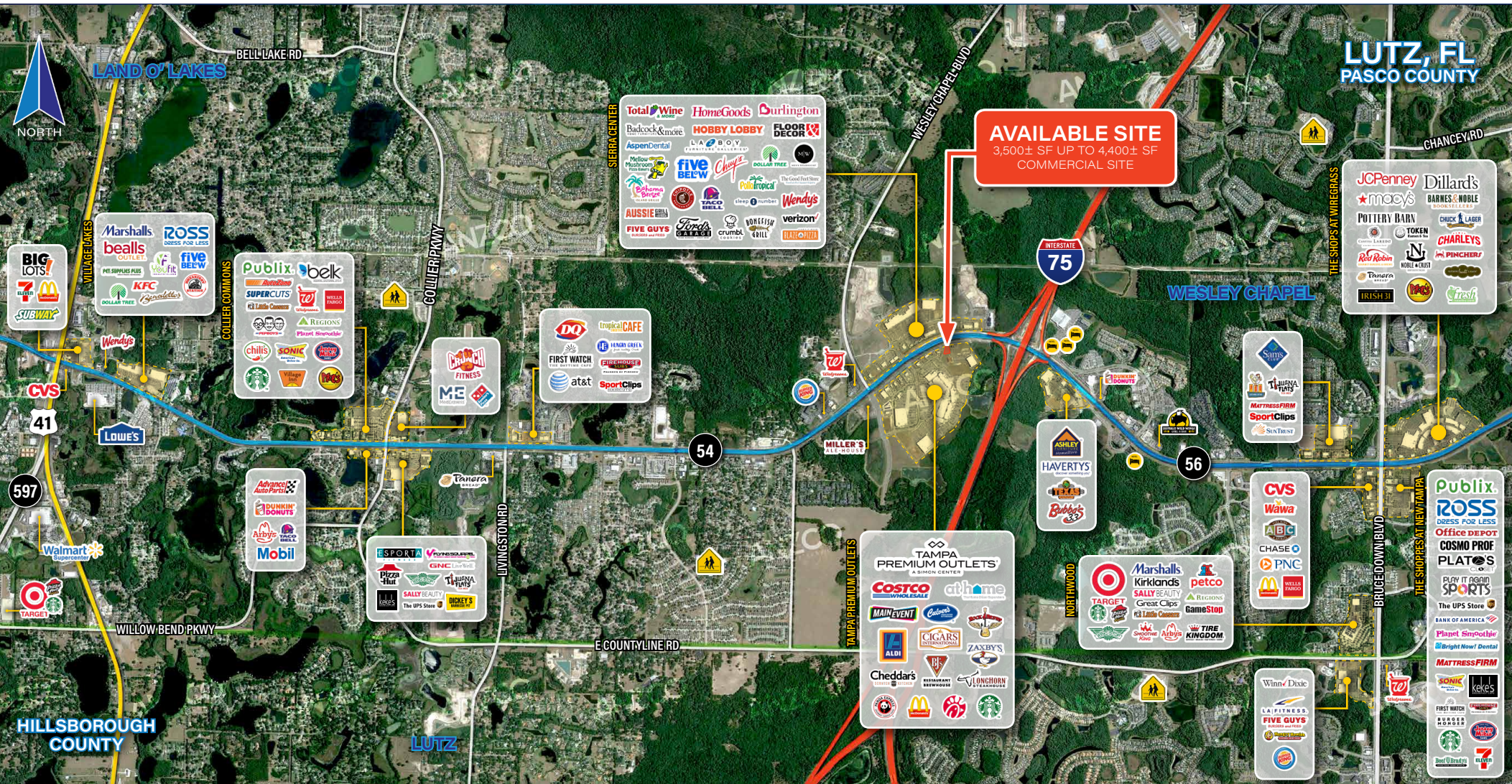


FOR LEASE COMMERCIAL SITE | 1.05± ACRES TOTAL

25934 STATE ROAD 56 | LUTZ, FL 33559 | PASCO COUNTY



7500 San Jacinto Place | Plano, TX 75024 ■ 4455 E. Camelback Rd, Suite E-180 | Phoenix, AZ 85018 8909 ■ Regents Park Dr, Suite 420-2 | Tampa, FL 33647 ■ www.anzcollc.com

TRADECOR
REAL ESTATE DEVELOPMENT

The information contained herein was obtained from sources we consider reliable. We cannot be responsible, however, for errors, omissions, prior sale, withdrawal from the market or change in price. Seller and broker make no representation as to the environmental condition of the property and recommend purchaser's independent investigation.

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FOR LEASE COMMERCIAL SITE | 1.05± ACRES TOTAL

25934 STATE ROAD 56 | LUTZ, FL 33559 | PASCO COUNTY

PROPERTY FEATURES:

- FOR LEASE RESTAURANT PAD: 1.05± ACRES TOTAL
- Excellent location just west of I-75 on south side of SR 56
- Site is situated along access road to Tampa Premium Outlets, Costco, At Home and Main Event.
- Enhanced access (Creek Grass Way) has been submitted to the Department of Transportation for approval and will provide direct ingress/egress to the Outlet Mall and subject property (see site aerials).
- Excellent visibility and access from SR 56; area traffic counts are very strong; approximately 74,500 AADT
- In a rapidly growing area with year over year population growth of 20.2% (2020 to 2021) and projected population increases of 4.02% and high average incomes.
- Lutz/Wesley Chapel is part of the Tampa-St. Petersburg MSA.

DEMOGRAPHICS:

	5 MIN	10 MIN	15 MIN
 TOTAL POPULATION	21,756	87,770	190,153
 POPULATION GROWTH (5 YR. FORECAST)	4.03%	3.99%	4.02%
 AVERAGE HOUSEHOLD INCOME	\$111,103	\$113,539	\$107,366
 TOTAL EMPLOYEES	4,723	17,853	47,090



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4.25.22

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PROPOSED QUICK SERVE RESTAURANT WITH CURRENT ACCESS



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FOR LEASE COMMERCIAL SITE | 1.05± ACRES TOTAL

25934 STATE ROAD 56 | LUTZ, FL 33559 | PASCO COUNTY

PROPOSED QUICK SERVE RESTAURANT WITH TWO-WAY ACCESS



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FOR LEASE COMMERCIAL SITE | 1.05± ACRES TOTAL

25934 STATE ROAD 56 | LUTZ, FL 33559 | PASCO COUNTY

PROPOSED RETAIL SHOPS WITH TWO-WAY ACCESS



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