

# LUTZ LAKE CROSSING

LUTZ, FL



## SIZE

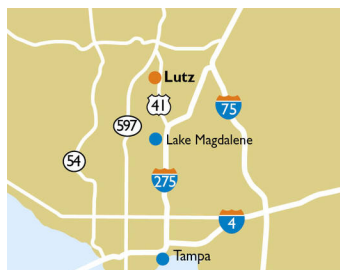
64,986 square feet

## DEMOGRAPHICS

	1 mile	3 mile	5 mile
<b>Population</b>	4,542	38,995	129,149
<b>Households</b>	1,502	14,330	48,634
<b>Median HH Income (\$)</b>	154,906	115,963	97,109

## MAJOR TENANT(S)

Publix



## LOCATION

19211-19247 N Dale Mabry Highway | Lutz, FL 32828

## PROPERTY HIGHLIGHTS

- Publix-anchored neighborhood shopping center
- Located in North Tampa, home to large, high-end master planned communities
- Population exceeds 38,900 residents in the three-mile trade area with an average household income greater than \$146,500

## LEASING CONTACT

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## MORE INFO

[www.phillipsedison.com](http://www.phillipsedison.com)



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SPACE	TENANT	SQ. FT.
0001	COMING AVAILABLE	1,125 SF
0002	The Ceramic Garden	1,500 SF
0003	Lutz Barbers	840 SF
0004	Lutz Connection	2,100 SF
0005	Cloudy Daze	1,170 SF
0006	AVAILABLE	1,080 SF
0007	Zed Salon and Spa	1,320 SF
0008	Rice N Roll	2,400 SF
0010	Barktails Market and Spa	1,200 SF
0011	AVAILABLE	2,520 SF
0013	Lutz Scoops	1,087 SF
0014	Kumon Learning Center	1,573 SF
0015	Lux Nails & Lashes	1,123 SF
0016	Capri Pizza & Pasta	1,677 SF
0017	Publix	44,271 SF
<b>TOTAL SQ. FT.</b>		<b>64,986</b>

SITE LEGEND	
<span style="display:inline-block; width:15px; height:15px; background-color:orange; border:1px solid black;"></span> Available	<span style="display:inline-block; width:15px; height:15px; background-color:gray; border:1px solid black;"></span> Occupied
<span style="display:inline-block; width:15px; height:15px; background-color:blue; border:1px solid black;"></span> Leased (not occupied)	<span style="display:inline-block; width:15px; height:15px; background-color:lightgray; border:1px solid black;"></span> Owned by Others
<span style="display:inline-block; width:15px; height:15px; border:2px dashed blue;"></span> Site Boundary	



DISCLAIMER - This site plan is for general information purposes only and is not intended to constitute representations and warranties by Landlord as to the ownership of the real property depicted herein or the identity or nature of any occupants thereof.

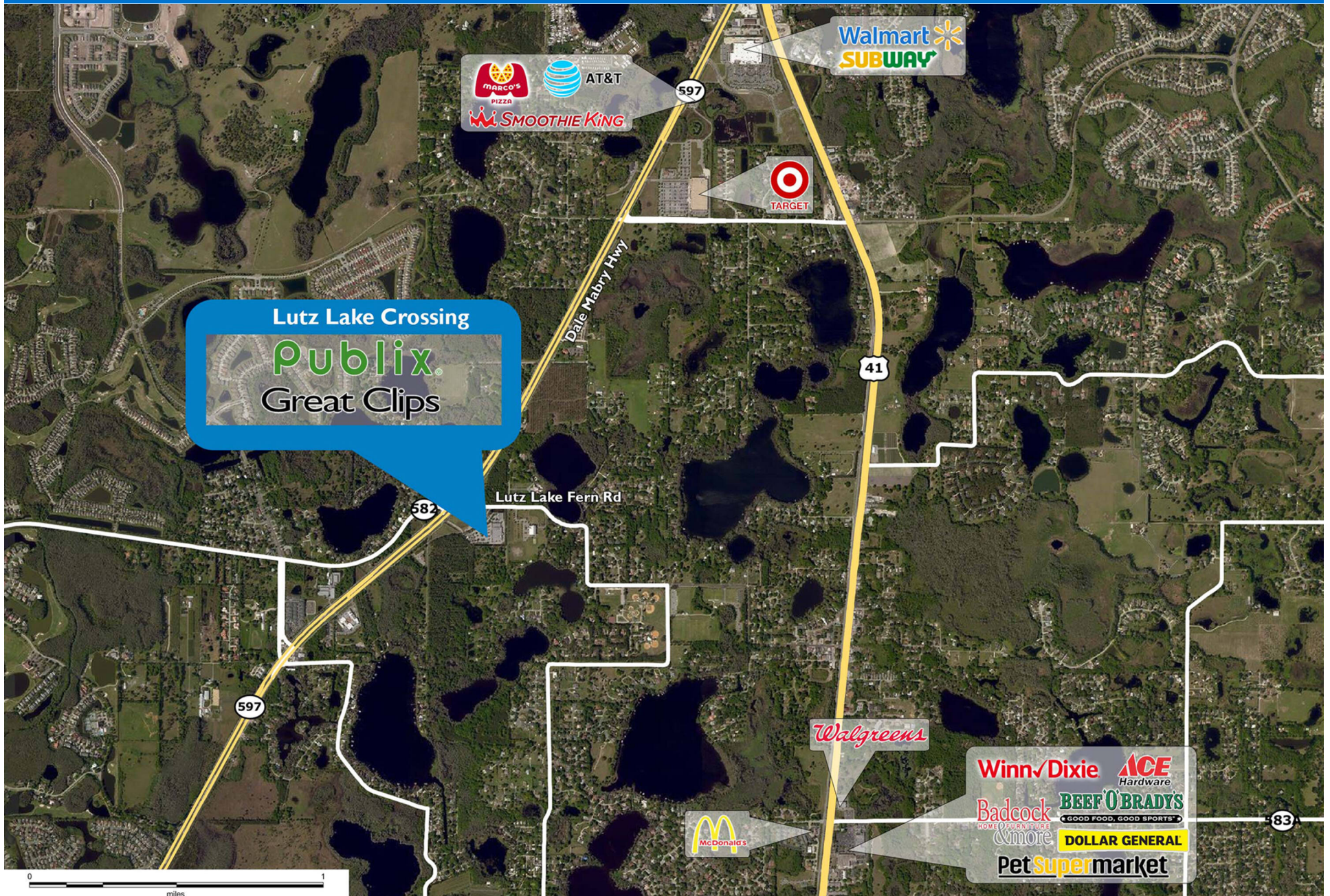
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# Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval Retrieval

Apr 17, 2024



Latitude: 28.156533

Longitude: -82.481054

Lutz Lake Crossing Lutz, FL		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q4 2023 Estimated Population	4,542	38,995	129,149
	2028 Projected Population	4,998	43,579	142,318
	2010 Census Population	2,935	27,124	96,885
	2000 Census Population	2,181	21,905	68,423
	1990 Census Population	1,576	11,190	51,889
	Historical Annual Growth 1990 to 2000	3.30%	6.95%	2.80%
	Historical Annual Growth 2000 to 2010	3.01%	2.16%	3.54%
	Estimated Annual Growth 2010 to 2023	3.23%	2.68%	2.11%
	Projected Annual Growth 2023 to 2028	1.93%	2.25%	1.96%
	Median Age	43.3	44.5	42.7
Households	Q4 2023 Estimated Households	1,502	14,330	48,634
	2028 Projected Households	1,648	16,020	53,365
	2010 Census Households	1,057	10,100	36,989
	2000 Census Households	807	8,206	26,531
	1990 Census Households	581	4,199	19,798
	Historical Annual Growth 1990 to 2000	3.35%	6.93%	2.97%
	Historical Annual Growth 2000 to 2010	2.73%	2.10%	3.38%
	Estimated Annual Growth 2010 to 2023	2.59%	2.58%	2.01%
	Projected Annual Growth 2023 to 2028	1.87%	2.25%	1.87%
	Population per Household	2.99	2.71	2.64
Population by Race	White	64.9%	65.4%	60.2%
	Black or African American	3.6%	4.0%	5.4%
	Asian & Pacific Islander	13.5%	8.3%	5.6%
	Other Races	4.2%	4.6%	4.8%
	Hispanic Population	13.8%	17.7%	24.0%
Income	Average Household Income	\$175,441	\$146,520	\$126,349
	Median Household Income	\$154,906	\$115,963	\$97,109
	Per Capita Income	\$58,552	\$54,131	\$47,846
Education (Age 25+)	Elementary	0.1%	0.8%	1.4%
	Some High School	1.2%	1.8%	2.5%
	High School Graduate	9.7%	17.5%	21.4%
	Some College	12.7%	15.8%	17.1%
	Associates Degree Only	11.8%	11.8%	11.6%
	Bachelors Degree Only	33.1%	30.1%	28.3%
	Graduate Degree	31.3%	22.2%	17.7%
Business	Number of Businesses	151	1,312	3,426
	Total Number of Employees	859	9,805	27,970
	Employees per Business	5.68	7.47	8.16
	Residential Population per Business	30.04	29.72	37.69

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.