



SIZE

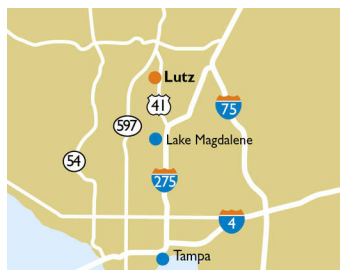
64,986 square feet

DEMOGRAPHICS

| | 1 mile | 3 mile | 5 mile |
|------------------------------|---------|---------|---------|
| Population | 4,542 | 38,995 | 129,149 |
| Households | 1,502 | 14,330 | 48,634 |
| Median HH Income (\$) | 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

Jamie Pearson
 Mobile (770) 355-0954
jpearson@phillipsedison.com

MORE INFO

www.phillipsedison.com



LUTZ LAKE CROSSING

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

| 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 | Grind Haus Coffee | 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 | Berry Breakfast | 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 |
| TOTAL SQ. FT. | | 64,986 |

SITE LEGEND

| | |
|---|---|
| Available | Occupied |
| Leased (not occupied) | Owned by Others |
| 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.

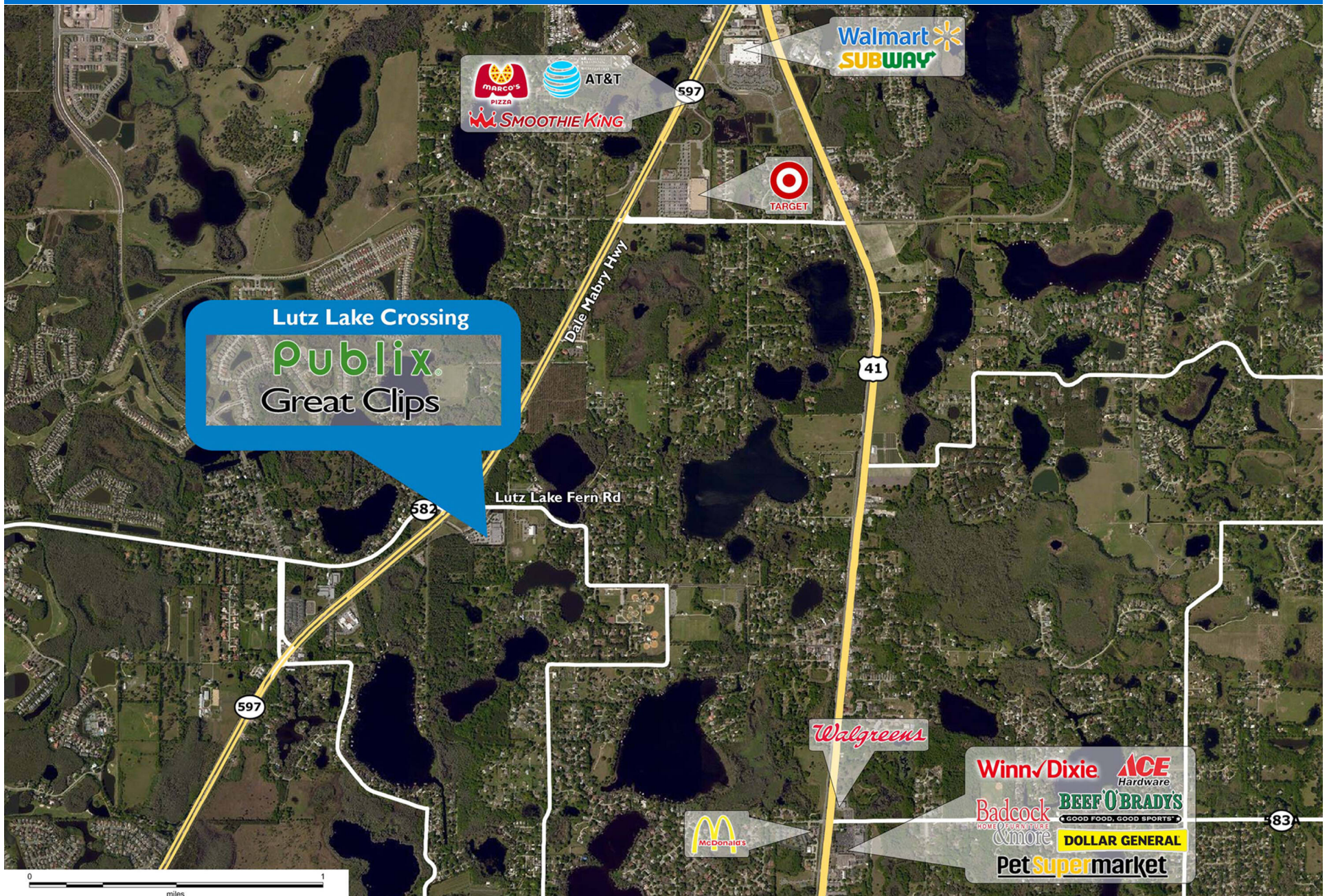
LUTZ LAKE CROSSING

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



LUTZ LAKE CROSSING

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



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.