

# LUTZ LAKE CROSSING

LUTZ, FL



## SIZE

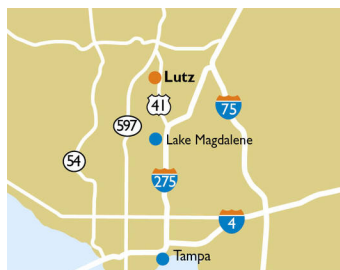
64,986 square feet

## 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          | 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

|                                                                                                                                                     |                                                                                                                                          |
|-----------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------|
| <span style="background-color: orange; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Available                | <span style="background-color: lightgray; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Occupied   |
| <span style="background-color: lightblue; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Leased (not occupied) | <span style="background-color: gray; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Owned by Others |
| <span style="border: 2px dashed blue; display: inline-block; width: 20px; height: 10px;"></span> Site Boundary                                      |                                                                                                                                          |



LUTZ LAKE FERN ROAD (7,899 VPD)

DALE MABRY HWY (38,693 VPD)

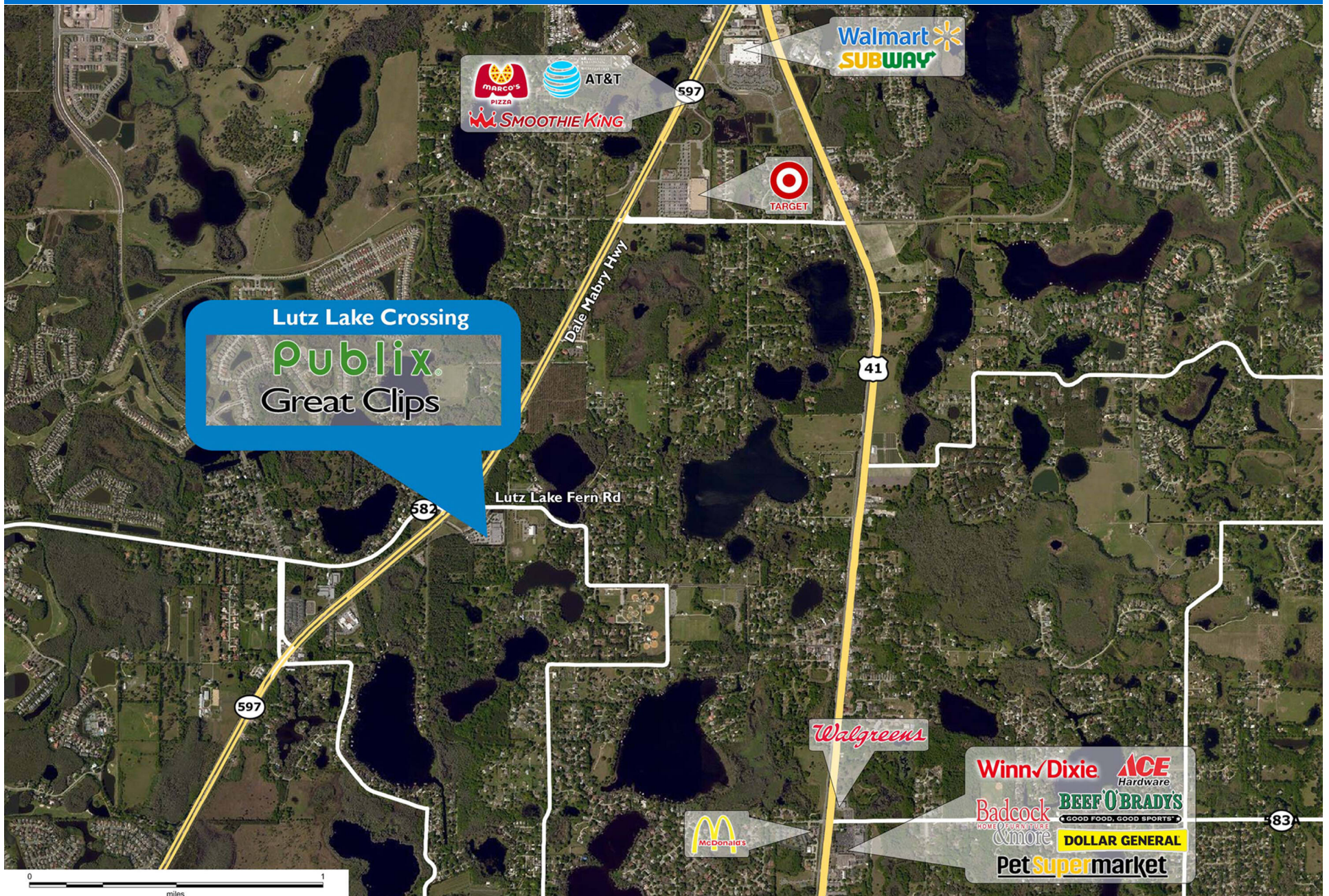
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# Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval Retrieval

Apr 17, 2024



Latitude: 28.156533

Longitude: -82.481054

| Lutz Lake Crossing<br>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.