

LUTZ LAKE CROSSING

LUTZ, FL



SIZE

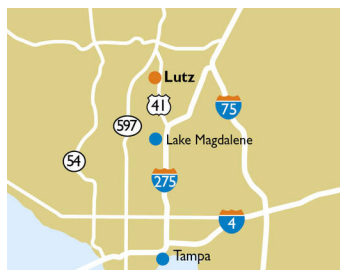
64,986 square feet

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
- National tenants include Great Clips and Kumon Learning 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

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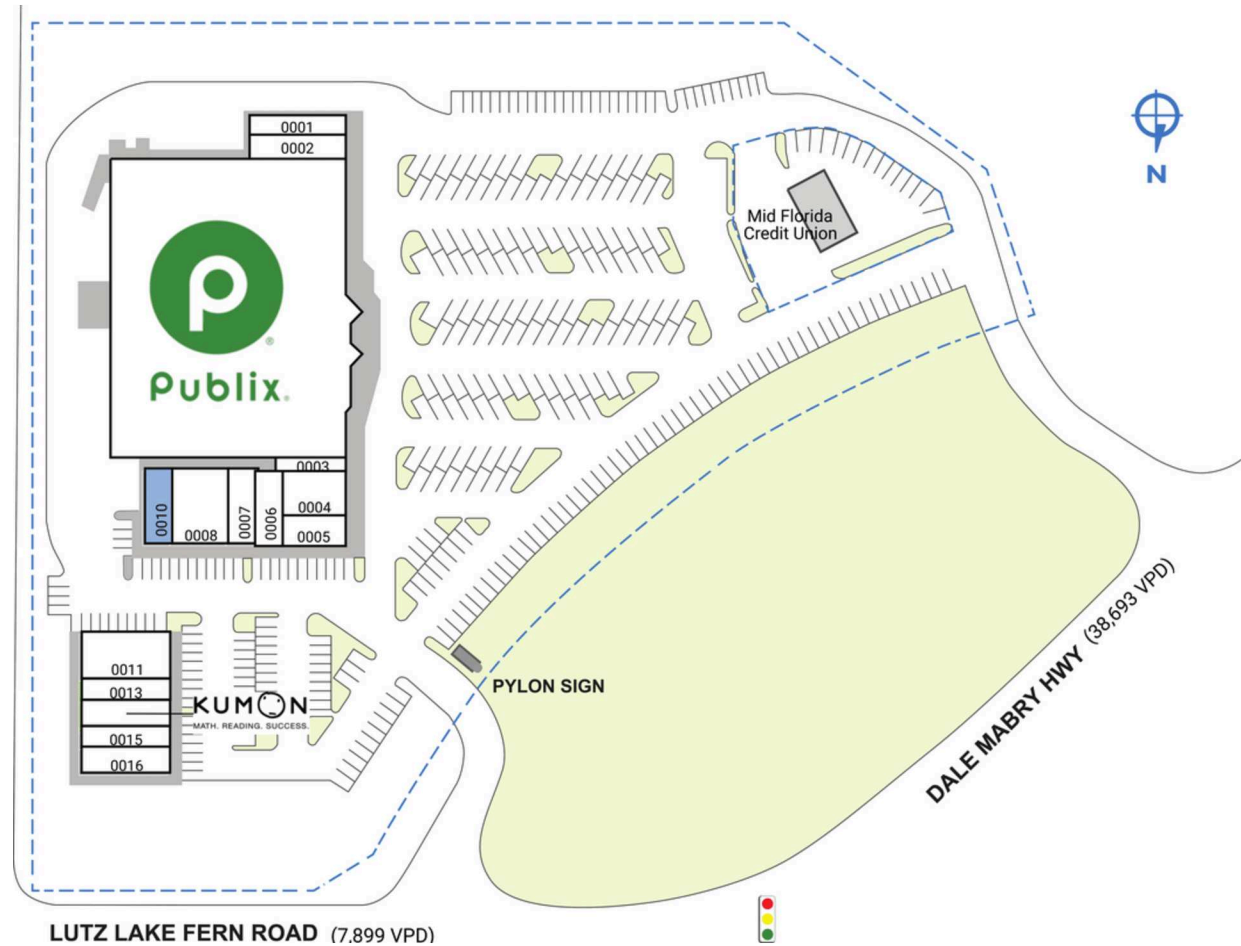
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SPACE	TENANT	SQ. FT.
0001	Cheval Wellness	1,125 SF
0002	The Ceramic Garden	1,500 SF
0003	Lutz Barbers	840 SF
0004	Lutz Connection	2,100 SF
0005	Cloudy Daze	1,170 SF
0006	Sun Yoga	1,080 SF
0007	Zed Salon and Spa	1,320 SF
0008	Rice N Roll	2,400 SF
0010	COMING AVAILABLE	1,200 SF
0011	Chicago's Best Burgers	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	



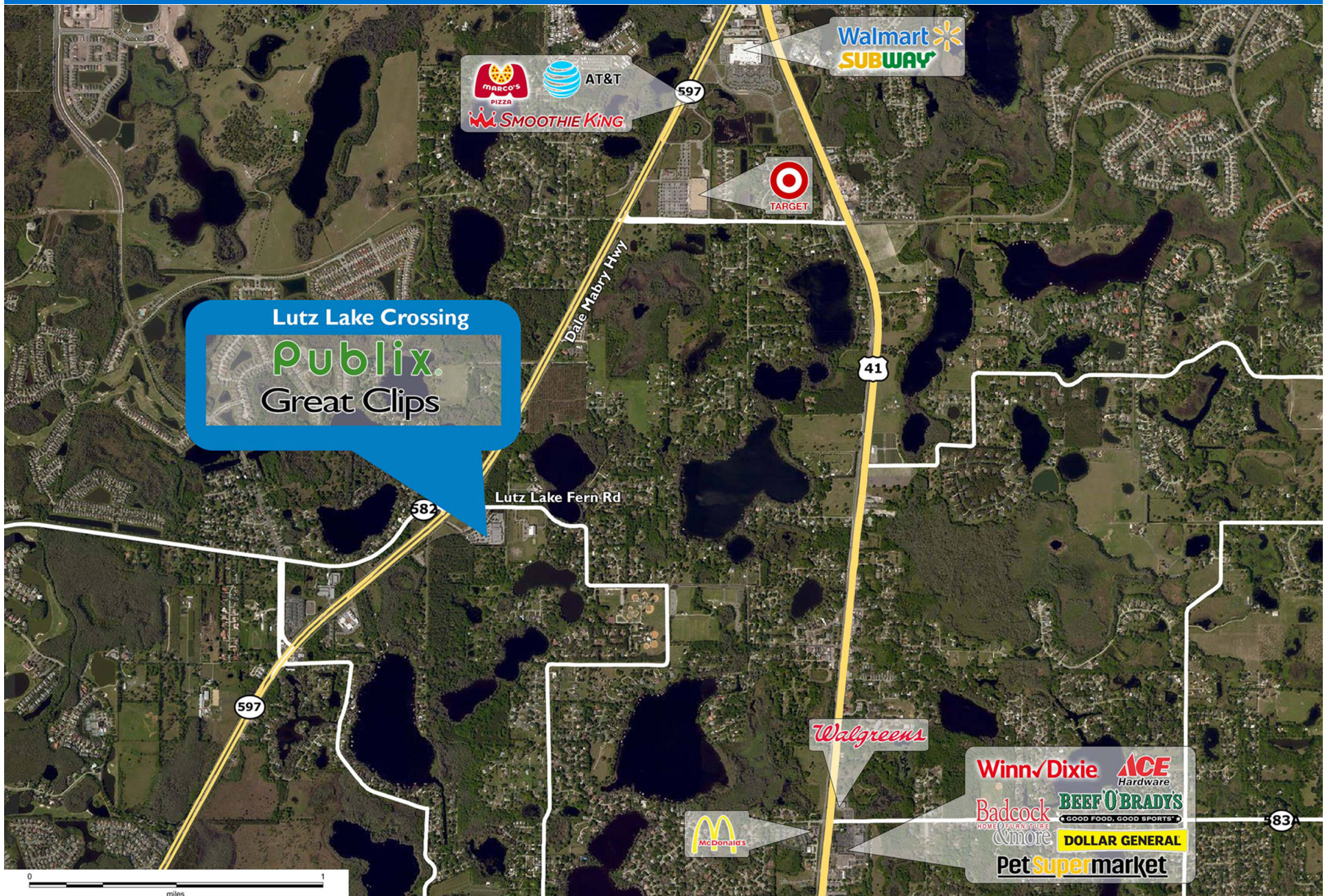
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Demographic Summary Report

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

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