

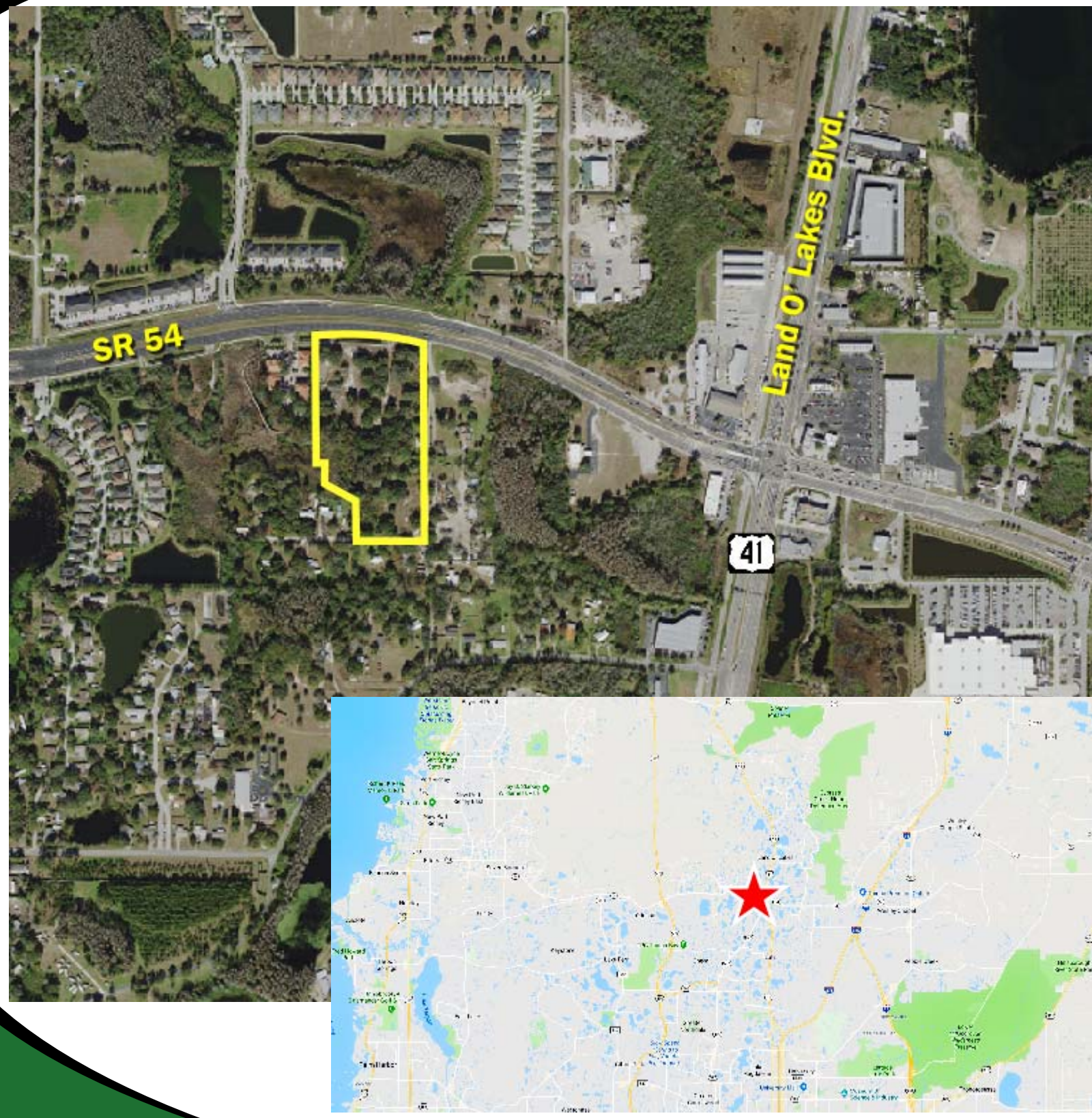
## PASCO COUNTY DEVELOPMENT OPPORTUNITY

### CPR Team Contact

Jim Engelmann  
813.508.4981 Cell  
[jim@cprteam.com](mailto:jim@cprteam.com)



20744 State Rd. 54, Lutz FL 33558



- 10 Acres (MOL) at the corner of Main and Main in Pasco County!
- Midway between the Suncoast Parkway and I75, in the heart of Pasco
- High traffic count - 57,500 AADT
- FDOT has responded favorably to requests for a traffic light at Sofia and SR54, making this an ideal spot for a myriad of uses.
- Strong demographics
- Continued major population growth make this an ideal development location
- Entitled for 150,000 SF of office
- 550 Feet of frontage on SR 54
- .3 miles West of US 41

*Call for Price*

Information herein is not warranted and subject to change without notice.  
We assume no liabilities for errors and omissions.

# Demographics



20744 State Rd. 54, Lutz FL 3 mile diameter

Summary	Census 2010	2018	2023
Population	28,700	37,168	41,801
Households	10,521	13,309	14,839
Families	8,019	10,017	11,104
Average Household Size	2.73	2.79	2.81
Owner Occupied Housing Units	8,746	10,481	11,898
Renter Occupied Housing Units	1,775	2,827	2,941
Median Age	39.6	41.1	41.5
Trends: 2018 - 2023 Annual Rate	Area	State	National
Population	2.38%	1.41%	0.83%
Households	2.20%	1.36%	0.79%
Families	2.08%	1.30%	0.71%
Owner HHs	2.57%	1.91%	1.16%
Median Household Income	2.71%	2.52%	2.50%

Households by Income	2018		2023	
	Number	Percent	Number	Percent
<\$15,000	861	6.5%	715	4.8%
\$15,000 - \$24,999	764	5.7%	644	4.3%
\$25,000 - \$34,999	945	7.1%	850	5.7%
\$35,000 - \$49,999	1,502	11.3%	1,465	9.9%
\$50,000 - \$74,999	2,283	17.2%	2,383	16.1%
\$75,000 - \$99,999	1,908	14.3%	2,144	14.4%
\$100,000 - \$149,999	2,743	20.6%	3,390	22.8%
\$150,000 - \$199,999	1,048	7.9%	1,363	9.2%
\$200,000+	1,254	9.4%	1,886	12.7%
Median Household Income	\$78,016		\$89,197	
Average Household Income	\$101,911		\$121,573	
Per Capita Income	\$36,656		\$43,330	

Population by Age	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,762	6.1%	2,089	5.6%	2,322	5.6%
5 - 9	2,106	7.3%	2,517	6.8%	2,705	6.5%
10 - 14	2,200	7.7%	2,814	7.6%	3,064	7.3%
15 - 19	1,983	6.9%	2,385	6.4%	2,701	6.5%
20 - 24	1,249	4.4%	1,754	4.7%	1,784	4.3%
25 - 34	2,983	10.4%	3,947	10.6%	4,611	11.0%
35 - 44	4,652	16.2%	5,199	14.0%	5,828	13.9%
45 - 54	4,859	16.9%	5,687	15.3%	5,810	13.9%
55 - 64	3,724	13.0%	5,291	14.2%	5,743	13.7%
65 - 74	2,044	7.1%	3,598	9.7%	4,552	10.9%
75 - 84	878	3.1%	1,469	4.0%	2,147	5.1%
85+	261	0.9%	418	1.1%	535	1.3%

Race and Ethnicity	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
White Alone	24,794	86.4%	30,697	82.6%	33,447	80.0%
Black Alone	1,553	5.4%	2,652	7.1%	3,453	8.3%
American Indian Alone	77	0.3%	107	0.3%	126	0.3%
Asian Alone	942	3.3%	1,455	3.9%	1,771	4.2%
Pacific Islander Alone	24	0.1%	33	0.1%	42	0.1%
Some Other Race Alone	596	2.1%	1,028	2.8%	1,390	3.3%
Two or More Races	714	2.5%	1,195	3.2%	1,570	3.8%
Hispanic Origin (Any Race)	4,148	14.5%	7,077	19.0%	9,261	22.2%

## LEGEND

- SIENNA VILLAGE II - Office/Services  
150,000 SQ FT MAX
- SIENNA VILLAGE I Existing Office/Services  
23,000 SQ FT
- ACCESS
- P** PARKING - 567 Proposed Spaces\*  
(\*Includes 30 SVI Overflow)

# Site Plan



SIENNA VILLAGE II conceptual site plan