



**BERKSHIRE
HATHAWAY**
HomeServices

Florida Properties Group

COMMERCIAL DIVISION

Former Bank Branch For Sale

*Publix Outparcel | 3,000+ SF Free-Standing Building
19203 N. Dale Mabry Hwy., Lutz, Florida 33548*



For Sale & For Lease

- Adjacent to Publix Shopping Center in High-Income Trade Area
- Median Household Income 93,000+ within 3 Mile Radius
- 3,001± SF Block Building w/Pitched Truss Roof
- Large Open Office Space, Executive Offices, Breakroom & 2 Bathrooms, 1,150 SF Drive Thru Canopy
- Built in 2002 on 0.39± Acre Outparcel
- Convenient to Dale Mabry Hwy & Lutz Lake Fern Rd
- Easily Converted to Medical Office, Retail or Restaurant
- Lease Option Available - Contact Agent for Rate
- Sale Price: \$1,150,000

For Information
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Teamwork | Integrity | Passion | Excellence

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This former bank branch is located on N. Dale Mabry Highway at the Lutz Lake Fern intersection in front of a thriving Publix Center, with 50,000± AADT on N. Dale Mabry Highway. The 3,001± SF masonry building also offers excellent redevelopment potential for a restaurant, retail or medical office. Zoned PD-A, the 0.39± acre lot provides an existing parking ratio of nearly 10/1,000 with potential for more.

This information is from sources deemed to be reliable. We are not responsible for misstatements of facts, errors or omissions, prior sale, change of price, and/or terms or withdrawal from the market without notice. Buyer should verify all information with its' own representatives as well as state and local agencies. Brokers please note that a variable rate commission may exist on this offering that might result in a lower commission cost to the Seller if a Buyer's broker is not involved in the transaction. ©2021 BHH Affiliates, LLC. An independently owned and operated franchisee of BHH Affiliates, LLC. Berkshire Hathaway HomeServices and the Berkshire Hathaway HomeServices symbol are registered service marks of Columbia Insurance Company, a Berkshire Hathaway affiliate. EHO.



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AREA DEMOGRAPHICS (3 MILE RADIUS)

KEY FACTS

34,077

Population



Average Household Size

45.6

Median Age

34,504

2020 Total Daytime
Population

ANNUAL HOUSEHOLD SPENDING



\$2,775
Apparel &
Services



\$217
Computers



\$4,870
Eating Out



\$6,811
Groceries



\$7,552
Health Care

INCOME



\$93,316
Median Household
Income



\$44,901
Per Capita Income



\$276,001
Median Net Worth

EMPLOYMENT



77%
White Collar



13%
Blue Collar



11%
Services

6.8%

Unemployment Rate



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