



**BERKSHIRE  
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Florida Properties Group

COMMERCIAL DIVISION

# 4,000± SF Commercial on US Hwy 41 Lutz, FL

For Sale

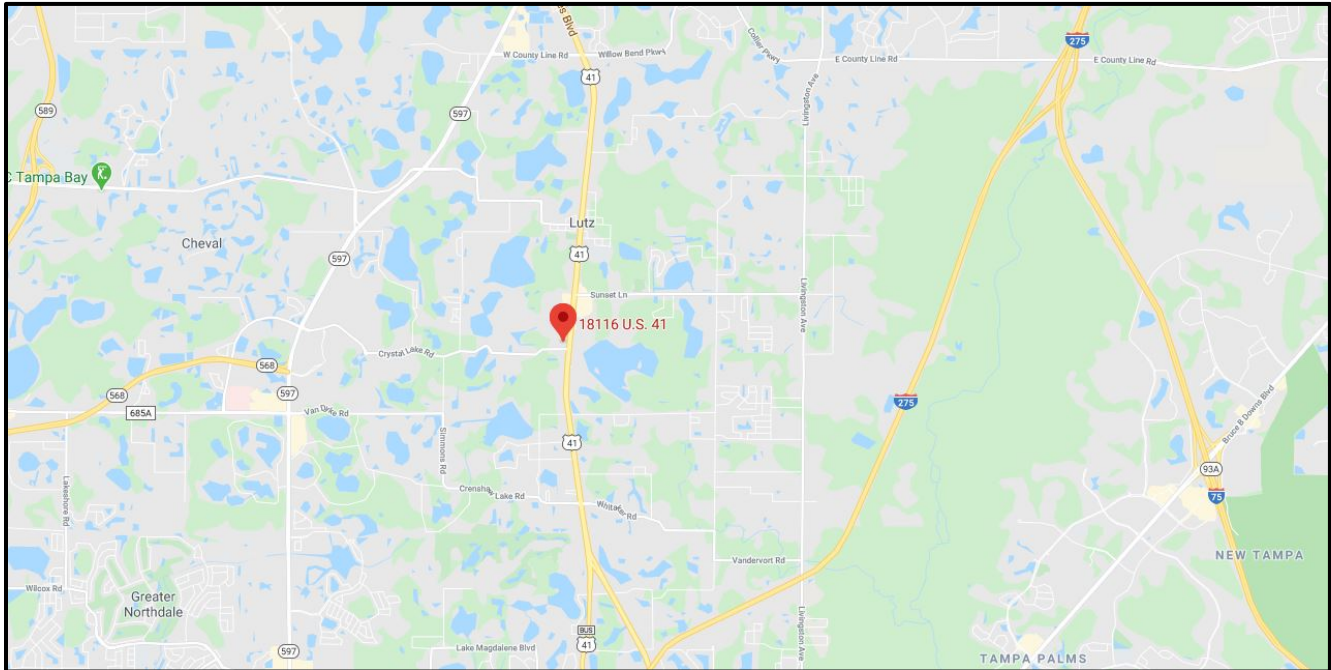


18116 N US Highway 41, Lutz, FL 33549

## Property Information

- **.71± Acres with 2 Metal Buildings**
- **Building 1: 1,600± SF Built in 1983**
- **Building 2: 2,400± SF Built in 1978**
- **Zoned GC: Commercial General; Fenced Outdoor Storage**
- **Utilities: Well and Septic; County Water Access Available**
- **Access from Frontage Road along US 41 & Crystal Lake Road**
- **Priced at \$399,000**
- **Virtual Property Tour: <https://bit.ly/US41PropertyTour>**

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. ©2020 BHH Affiliates, LLC. An independently owned and operated franchise of BHH Affiliates, LLC. Berkshire Hathaway HomeServices and the Berkshire Hathaway HomeServices symbol are registered service marks of HomeServices of America, Inc. ® Equal Housing Opportunity.



**DEMOGRAPHICS BY MILE**

	1 MILE	3 MILES	5 MILES
Total Population	2,896	34,971	34,971
Avg. HH Income	\$119,024	\$113,595	\$86,152
Median Age	49.6	44.9	38.4
Total Households	1,095	13,330	63,755

**DEMOGRAPHICS BY DRIVE TIME**

	5 MINS	10 MINS	15 MINS
Total Population	6,697	67,534	256,940
Avg. HH Income	\$114,757	\$83,381	\$82,050
Median Age	48.5	41.5	37.7
Total Households	2,467	26,956	100,388

**Tampa Bay Land Team...**

@CREBossLadies



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*Dyer/Carbonelli Team*

*2019 #2 Producing Sales Team Worldwide for Berkshire Hathaway Commercial*

*2018 #1 Producing Sales Team Worldwide for Berkshire Hathaway Commercial*