

3001 COVE BEND DR.
LUTZ, FL 33613



3,324 ± SF



BANK BRANCH FOR LEASE

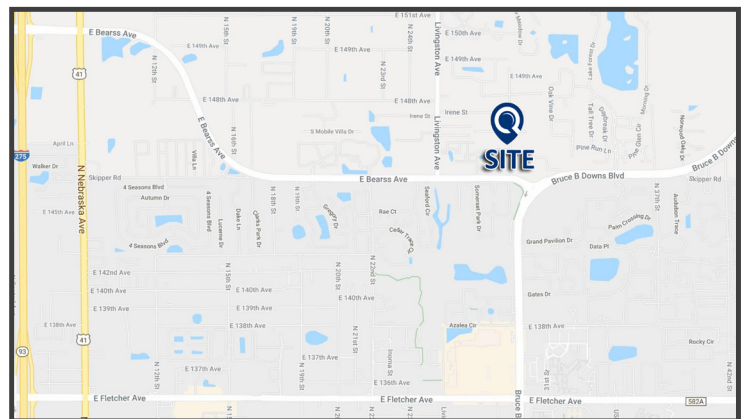


NEGOTIABLE

PROPERTY INFORMATION

Lease Rate:	Negotiable
Total GLA:	3,324± SF
Built:	2006
Parking:	20 Free Surface Spaces
Parking Ratio:	6/1,000 SF
E Bearss Ave AADT:	45,000 CPD
Bruce B Downs AADT:	46,500 CPD

- Prominent pylon signage available.
- Freestanding former bank branch building along Cove Bend Dr and Bearss Ave. intersection.
- Surrounded by numerous businesses such as, North Tampa Rejuvenation, After Hours Pediatrics Urgent Care, University Drugs, Cracker Barrel, Skipper Palms Shopping Center and many others.
- Quick access to Interstate-275, within 2-miles from site.
- Strong traffic count along Bruce B. Downs & E Bearss Ave.

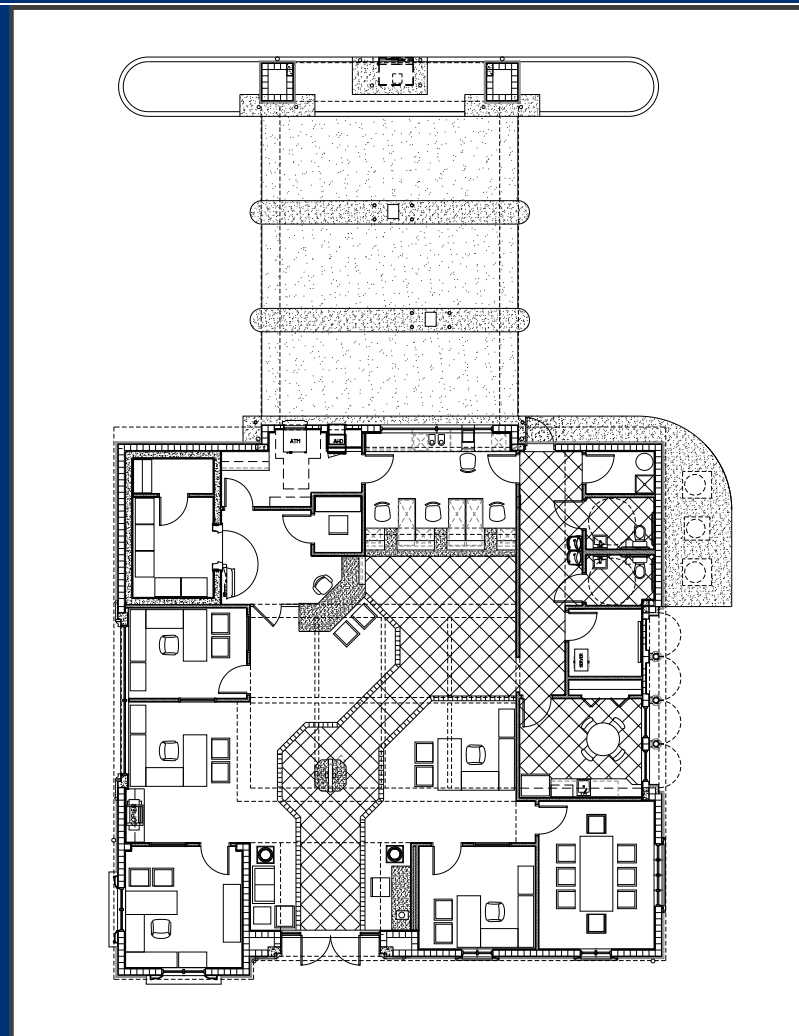
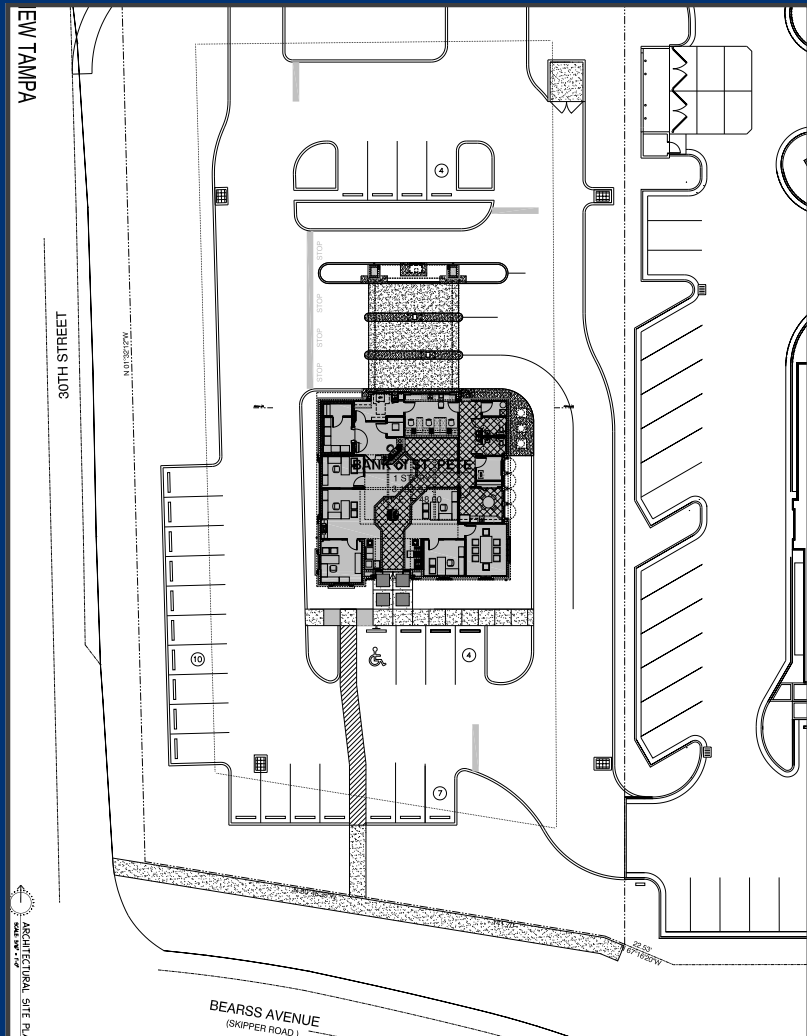
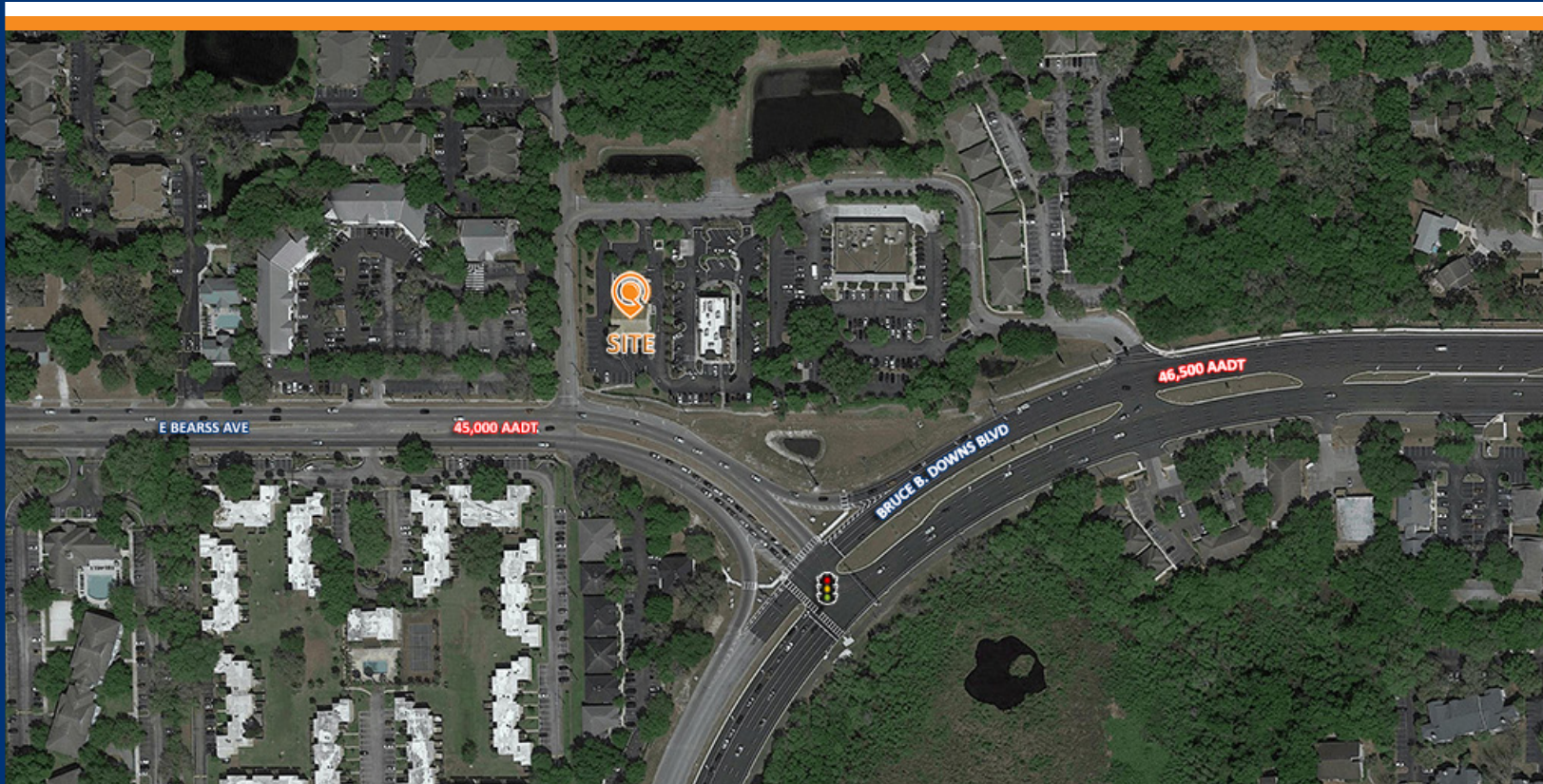


LQWEST.COM/COVE-BEND

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ARCHITECTURAL SITE PLAN
2024.05.20