



# UNDER CONTRACT TWO SURPLUS RETAIL PARCELS OWNED BY AT HOME

WELL LOCATED IN HIGH-TRAFFIC  
AT HOME-ANCHORED SHOPPING CENTER

FL SR 54 & WESLEY CHAPEL BOULEVARD, LUTZ, FL

## HIGHLIGHTS

- Shopping center anchored by 100,000 SF At Home store
- Adjacent to Tampa Premium Outlets (100+ stores)
- Proximate to Costco
- Excellent tourism sector
- Located in the heart of a bustling retail corridor
- Parcels are platted and subdivided
- Nearby businesses include: At Home, Bath & Body Works, Chick-fil-A, Costco, Culver's, MOD Pizza
- High traffic counts (nearby corridors - 308,600+ VPD)

## DEMOGRAPHICS

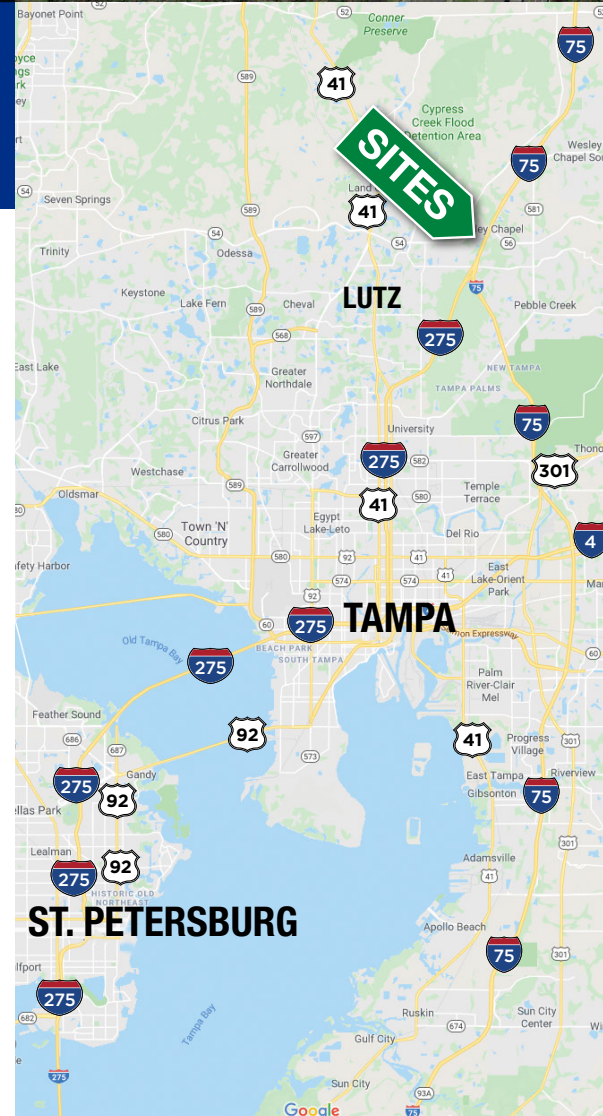
	1-MILE	3-MILE	5-MILE
Population	2,246	44,135	117,802
Population Growth	14.96%	12.68%	11.63%
Average HHI	\$74,573	\$89,904	\$86,865

## PARCEL 1 DETAILS

**SITE** 2.00± AC  
**ZONING** MUPD  
**TAXES (2018)** \$11,682

## PARCEL 2 DETAILS

**SITE** 5.66± AC  
**ZONING** MUPD  
**TAXES (2018)** \$126,014







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## LOCAL INFORMATION

Lutz is located in Hillsborough County, Florida, and had a population of 19,344, according to the 2010 United States Census. The city is part of the Tampa-St. Petersburg-Clearwater Metropolitan Statistical Area (MSA), a four-county area with a population of roughly 3.1 million residents, making it the second largest MSA in the state. With over 4 million residents and the Sarasota metro area included, Tampa sits just 14.5 miles to the south of Lutz.

## SALE INFORMATION

### TERMS OF SALE

This sale is being conducted subject to the TERMS OF SALE, available for download from the Hilco Real Estate (HRE) website at [www.HilcoRealEstate.com](http://www.HilcoRealEstate.com). The properties are being sold **"AS-IS, WHERE-IS."**

### DATA ROOM

A Virtual Data Room has been assembled and contains important due diligence documents on the properties, including the Hilco Letter of Intent Form, Terms of Sale and other applicable information. To gain access to the due diligence documents, bidders will need to register at [www.HilcoRealEstate.com](http://www.HilcoRealEstate.com).

### BROKER PARTICIPATION

A cooperating broker fee of 2% will be paid to the Qualified REALTOR®/Broker and Non-Excluded Parties whose registered buyer closes on the property. Please refer to the Buyer/Broker registration requirements in the Terms of Sale on HRE's website.

**ADDITIONAL SURPLUS LAND PARCELS AVAILABLE THROUGHOUT THE SOUTH & EAST COAST**

**FOR MORE INFORMATION, PLEASE VISIT [HILCOREALESTATE.COM](http://HILCOREALESTATE.COM) OR CONTACT:**

**FERNANDO PALACIOS**

877.933.7779

[fpalacios@hilcoglobal.com](mailto:fpalacios@hilcoglobal.com)