

# FOR SALE

18801 N 41 Hwy Lutz, FL 33549

1.15 ACRES | GENERAL COMMERCIAL | LUTZ, FL



Brent Nye  
O | 813.973.0214  
brent@nyecommercial.com

Luis Cardenas  
O | 813.973.0214  
luis@nyecommercial.com



The information contained herein has been obtained from sources considered reliable. However, no warranty expressed or implied has been made as to the accuracy of the information provided, no liability assumed for errors or omissions. NYE Commercial Advisors is a full service commercial real estate brokerage.

# FOR SALE

18801 N 41 Hwy Lutz, FL 33549

1.15 ACRES | GENERAL COMMERCIAL | LUTZ, FL



## OFFERING SUMMARY

Lot Size:	1.38 Acres
Zoning:	GC and RSC-6
Traffic Count:	36,500

## PROPERTY OVERVIEW

Nestled in a high-traffic area with an impressive daily count of 36,500 vehicles, this strategically located property offers an opportunity to make a mark in a bustling community.

Boasting an expansive 200' of frontage along N 41 Hwy, your business will benefit from maximum visibility and exposure.

## PROPERTY HIGHLIGHTS

- Average Household Income within a 1 mile radius is \$157,492
- Nearby retailers include Walgreens, McDonald's, Walgreens, StoreRight Storage, Ace Hardware, US Post Office

Brent Nye  
O | 813.973.0214  
brent@nyecommercial.com

Luis Cardenas  
O | 813.973.0214  
luis@nyecommercial.com



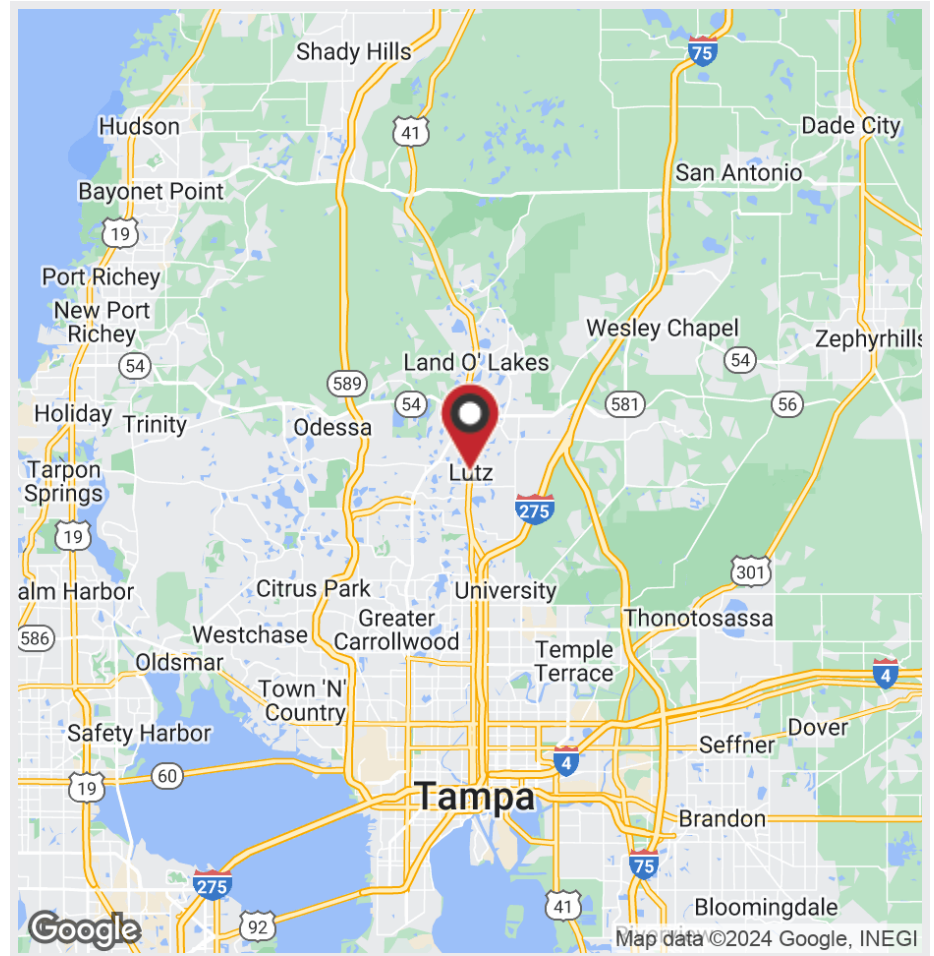
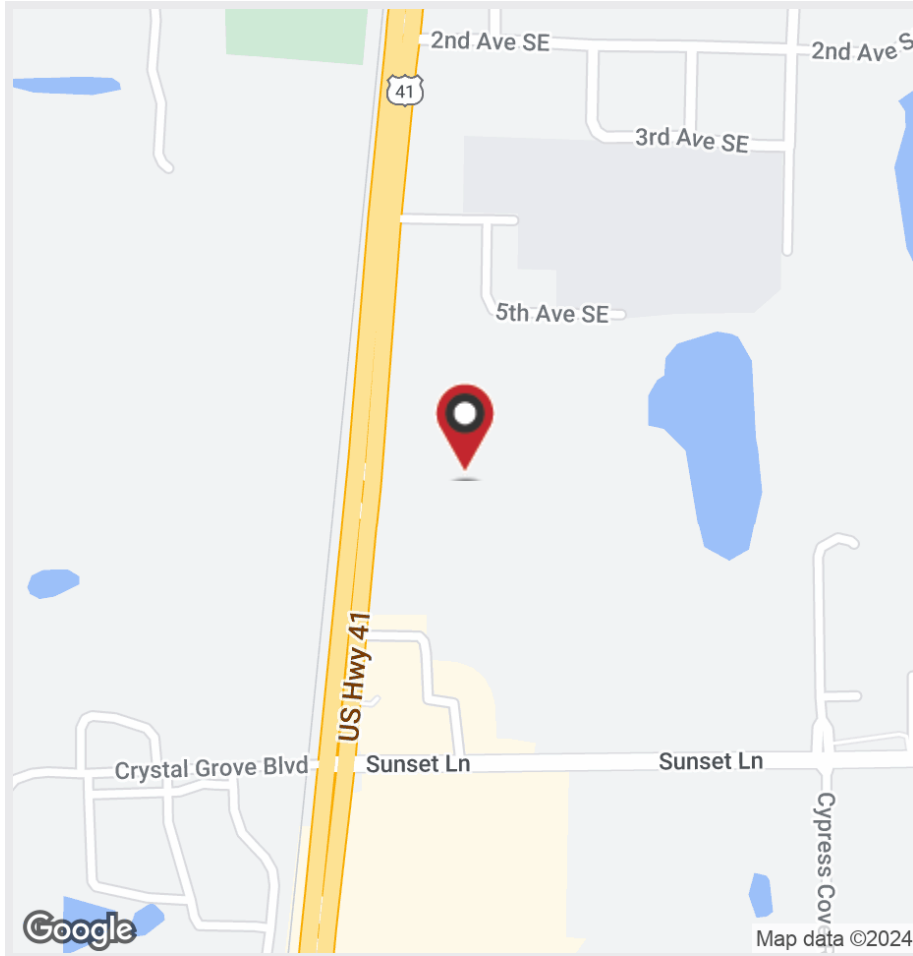
The information contained herein has been obtained from sources considered reliable. However, no warranty expressed or implied has been made as to the accuracy of the information provided, no liability assumed for errors or omissions. NYE Commercial Advisors is a full service commercial real estate brokerage.



# FOR SALE

18801 N 41 Hwy Lutz, FL 33549

1.15 ACRES | GENERAL COMMERCIAL | LUTZ, FL



**Brent Nye**  
O | 813.973.0214  
brent@nyecommercial.com

**Luis Cardenas**  
O | 813.973.0214  
luis@nyecommercial.com



The information contained herein has been obtained from sources considered reliable. However, no warranty expressed or implied has been made as to the accuracy of the information provided, no liability assumed for errors or omissions. NYE Commercial Advisors is a full service commercial real estate brokerage.

# FOR SALE

1.15 ACRES | GENERAL COMMERCIAL | LUTZ, FL

18801 N 41 Hwy Lutz, FL 33549



Brent Nye  
O | 813.973.0214  
brent@nyecommercial.com

Luis Cardenas  
O | 813.973.0214  
luis@nyecommercial.com



The information contained herein has been obtained from sources considered reliable. However, no warranty expressed or implied has been made as to the accuracy of the information provided, no liability assumed for errors or omissions. NYE Commercial Advisors is a full service commercial real estate brokerage.



# FOR SALE

18801 N 41 Hwy Lutz, FL 33549



**1.15 ACRES | GENERAL COMMERCIAL | LUTZ, FL**

## LUTZ, FLORIDIA

Lutz is a suburb located in Hillsborough County Florida just outside Tampa Bay. It has a population of 20,398 people. It is known for having several amenities from The Tampa Premium Outlets which includes dining, retail, entertainment to local attractions. There are also multiple school districts which provide good education for students whether it be public colleges like Gaither High School or schools such as Lutz Preparatory School. Lutz is perfect for those who are looking for plenty recreation, shopping, attractions, entertainment with top rated school districts. Large-city complex - Central Florida Gulf Coast at Tampa Bay. Conveniently located nearby is the newly established Publix shopping center. The location also offers easy access to The Cypress Creek Town Center. This bustling hub features attractions such as the Prime Outlet Mall, PopStroke entertainment venue, and an array of dining and shopping options. In addition, the property enjoys close proximity to Wesley Chapel, New Tampa, Odessa, and many more appealing destinations!

---

Tampa International Airport	19 miles
-----------------------------	----------

---

Saint Petersburg-Clearwater International Airport	37 miles
---	----------

---

---

**Brent Nye**  
O | 813.973.0214  
brent@nyecommercial.com

---

**Luis Cardenas**  
O | 813.973.0214  
luis@nyecommercial.com



The information contained herein has been obtained from sources considered reliable. However, no warranty expressed or implied has been made as to the accuracy of the information provided, no liability assumed for errors or omissions. NYE Commercial Advisors is a full service commercial real estate brokerage.

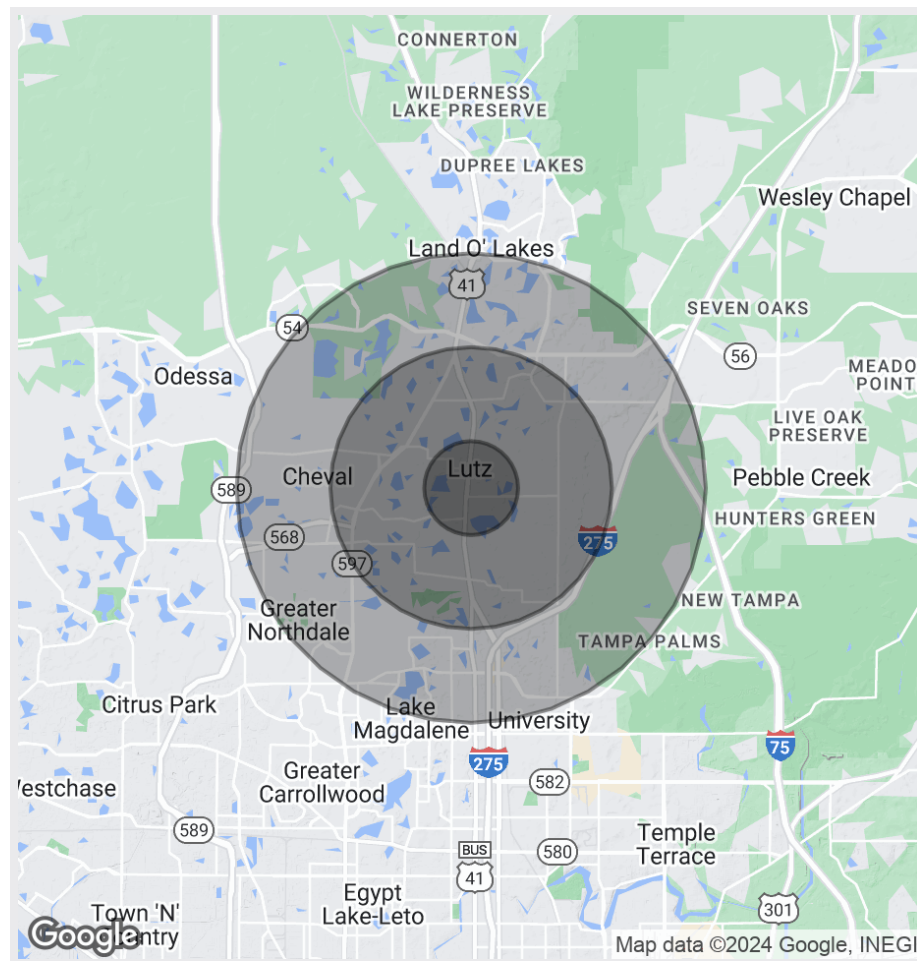
# FOR SALE

18801 N 41 Hwy Lutz, FL 33549

1.15 ACRES | GENERAL COMMERCIAL | LUTZ, FL

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,110	33,906	136,104
Average Age	45	43	41
Average Age (Male)	44	42	40
Average Age (Female)	45	44	42
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,158	12,634	52,595
# of Persons per HH	2.7	2.7	2.6
Average HH Income	\$157,492	\$152,874	\$126,157
Average House Value	\$561,862	\$595,211	\$479,842

Demographics data derived from AlphaMap



Brent Nye  
O | 813.973.0214  
brent@nyecommercial.com

Luis Cardenas  
O | 813.973.0214  
luis@nyecommercial.com



The information contained herein has been obtained from sources considered reliable. However, no warranty expressed or implied has been made as to the accuracy of the information provided, no liability assumed for errors or omissions. NYE Commercial Advisors is a full service commercial real estate brokerage.



# FOR SALE

18801 N 41 Hwy Lutz, FL 33549

1.15 ACRES | GENERAL COMMERCIAL | LUTZ, FL



## BRENT NYE

Executive Director

**Direct:** 813.973.0214 **Cell:** 813.997.3333  
brent@nyecommercial.com



## LUIS CARDENAS

Sales Advisor

**Direct:** 813.973.0214 **Cell:** 813.830.2031  
luis@nyecommercial.com

FL #SL3535034

---

Brent Nye  
O | 813.973.0214  
brent@nyecommercial.com

---

Luis Cardenas  
O | 813.973.0214  
luis@nyecommercial.com



The information contained herein has been obtained from sources considered reliable. However, no warranty expressed or implied has been made as to the accuracy of the information provided, no liability assumed for errors or omissions. NYE Commercial Advisors is a full service commercial real estate brokerage.