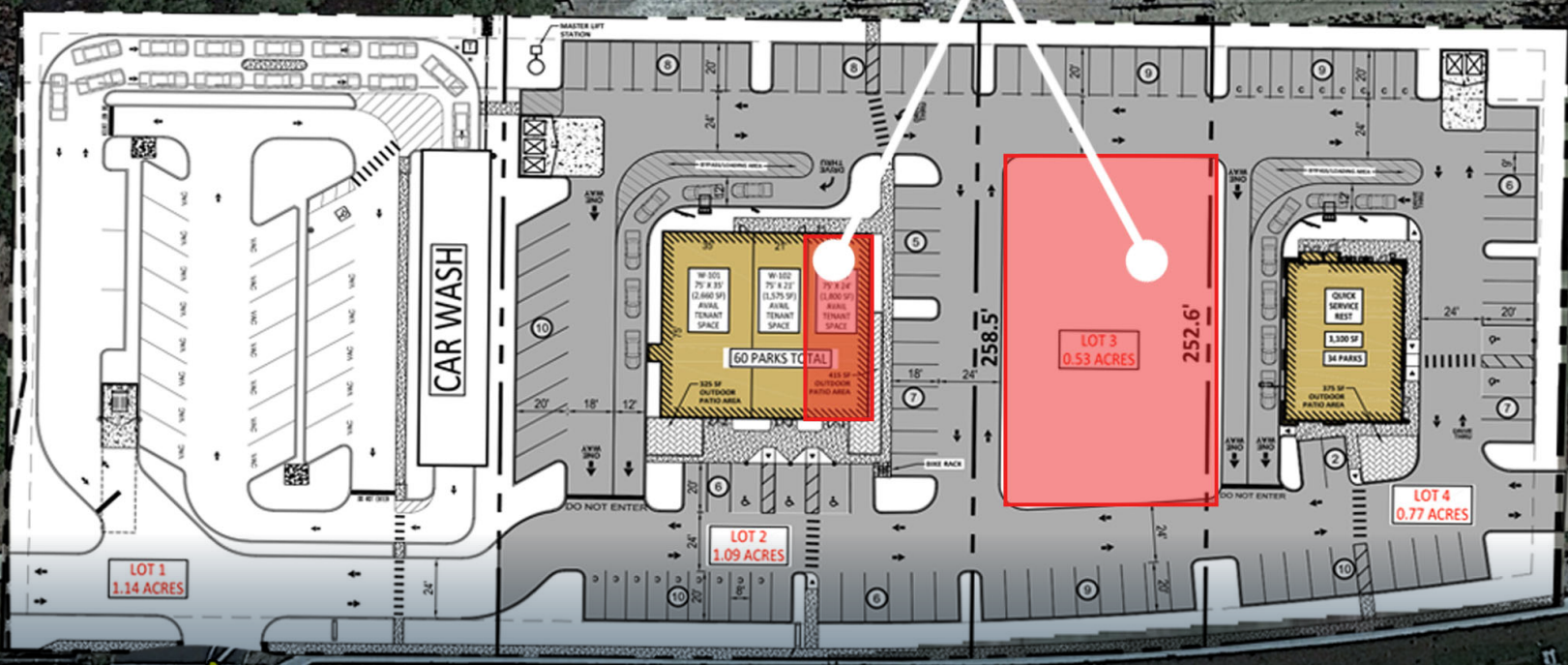


# SITES

George Rd



Mo

FOR LEASE

End-Cap & Pad Available on the SR-54 Corridor in Cypress Creek (Lutz, FL)

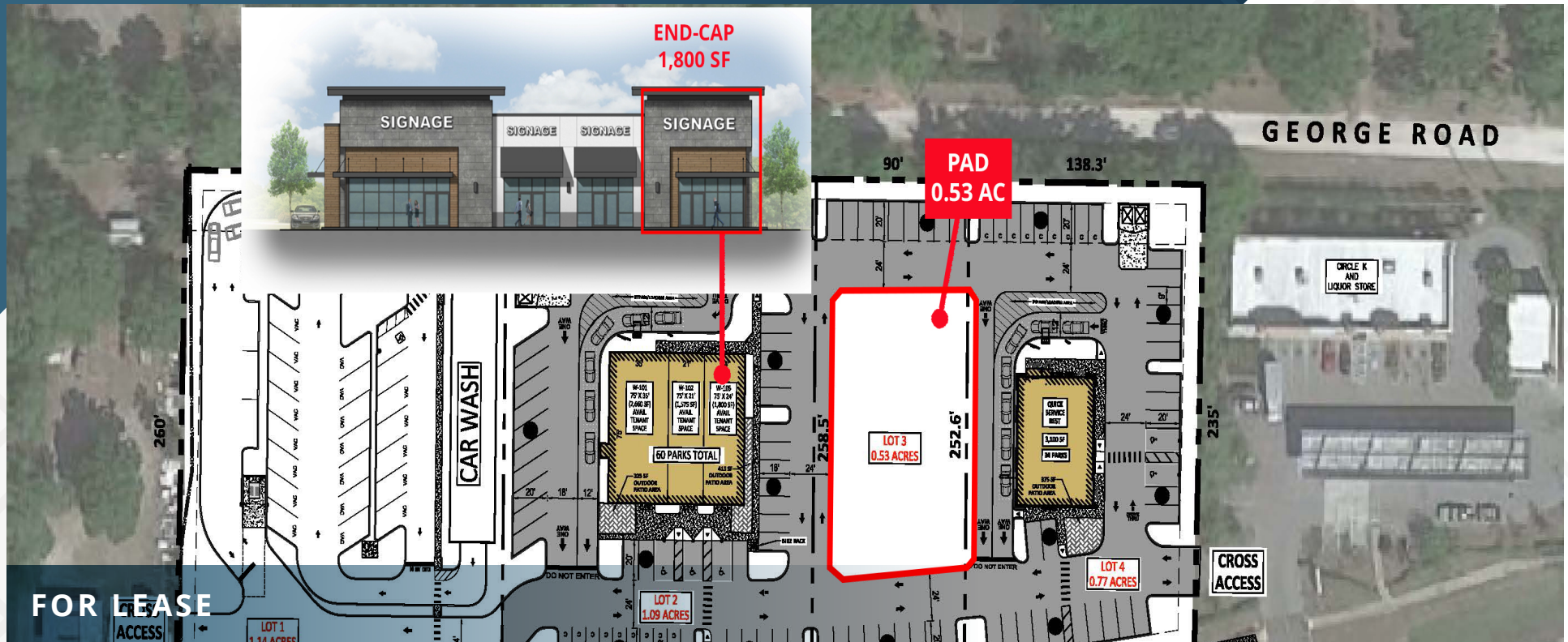




# End-Cap & Pad Available on the SR-54 Corridor in Cypress Creek (Lutz, FL)



SR-54 & Old Cypress Creek Rd | Lutz, FL 33559



**FOR LEASE**

## 2 Spaces Available:

- 1,800 SF  
End-Cap Available
- 0.53 AC  
Pad Available

Contact Broker  
Rate

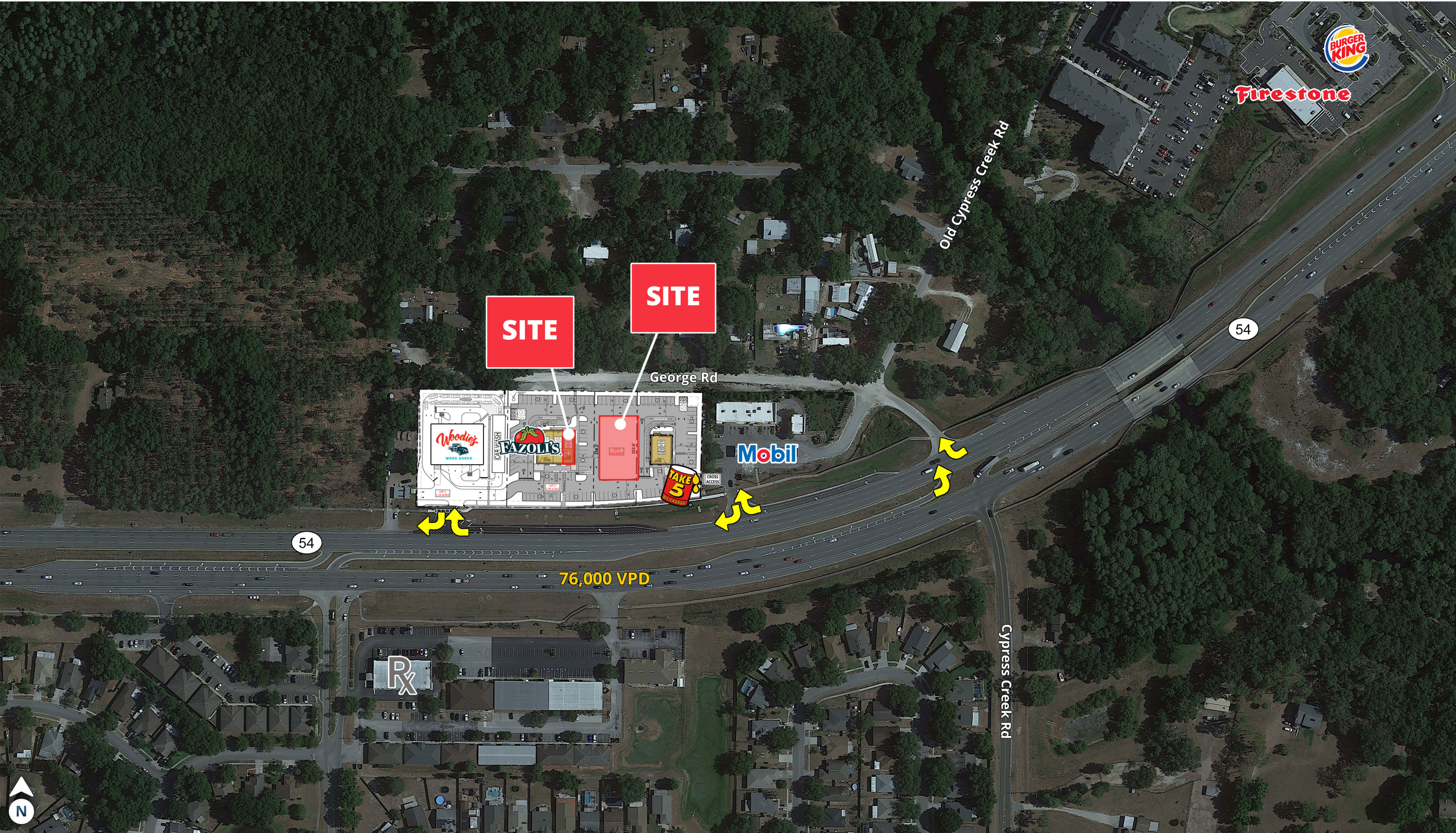
## ABOUT THE PROPERTY

- 0.5 miles from super regional Cypress Creek Town Center
- Prominent location along the highgrowth corridor of SR-54 / SR-56 (69,000 VPD)
- End-cap shell ready for immediate delivery
- Outdoor patio area available for end-cap user

## JOIN THESE RETAILERS







**SITE**

**SITE**

George Rd

Old Cypress Creek Rd

54

54

76,000 VPD

Cypress Creek Rd

Firestone

BURGER KING

Mobil

Woodie's  
WASH SHACK

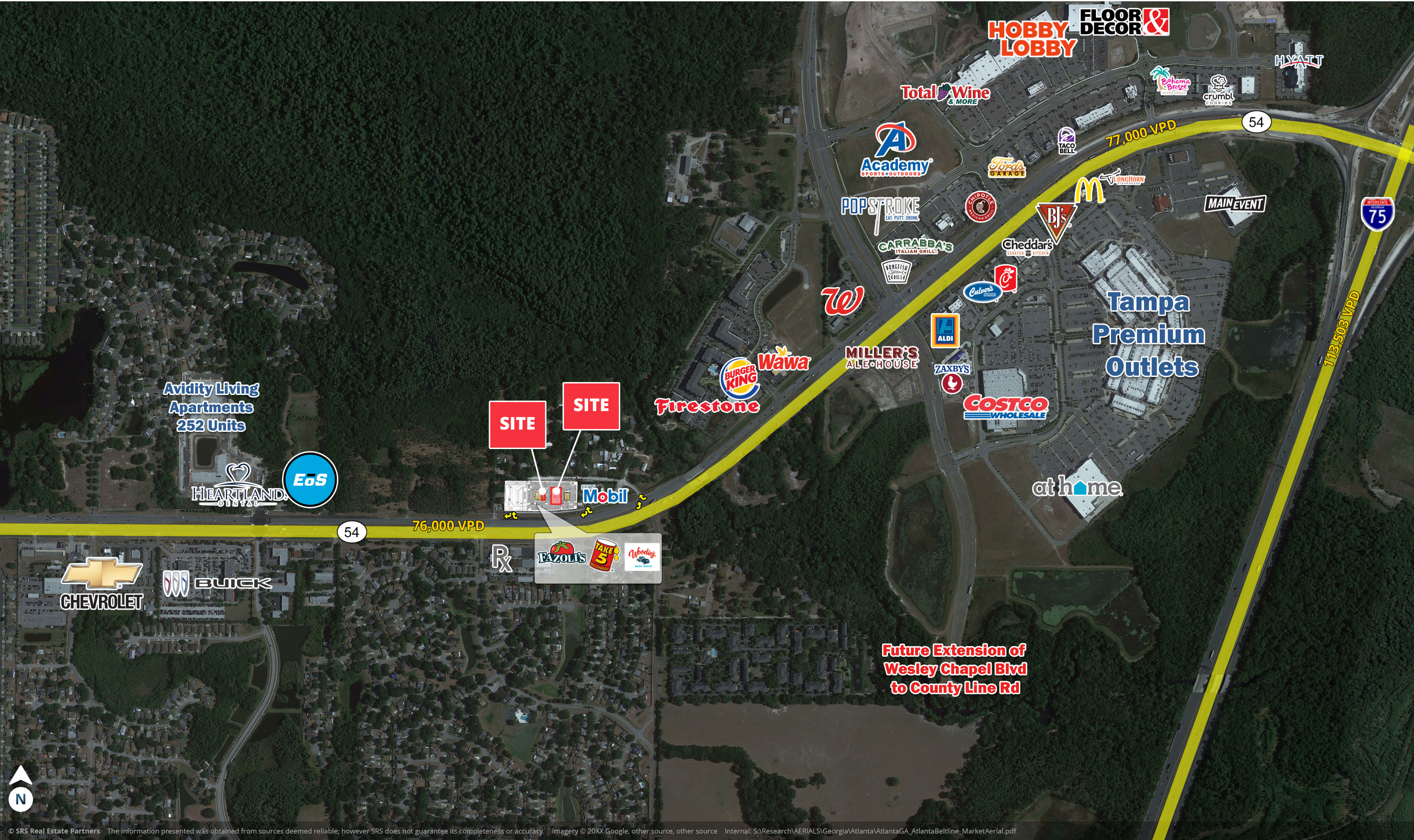
FAZOLI'S

TAKE 5  
BURGER KING

Rx









## DEMOGRAPHIC HIGHLIGHTS

### 5 MINUTE DRIVE

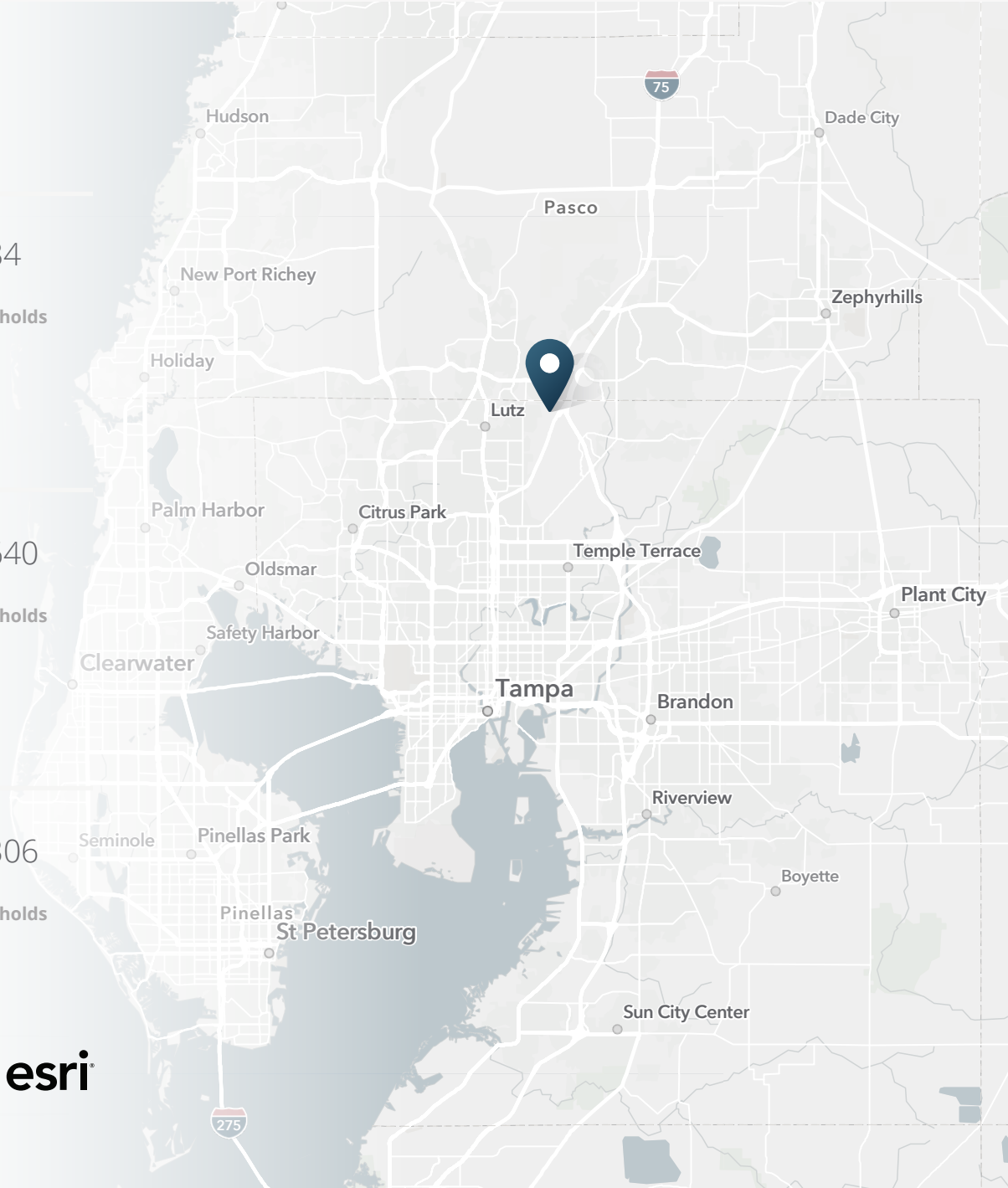
11,162 Population	10,551 Total Daytime Population	\$104,268 Average Household Income	4,284 Total Households
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### 10 MINUTE DRIVE

52,171 Population	53,907 Total Daytime Population	\$121,826 Average Household Income	19,640 Total Households
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### 15 MINUTE DRIVE

222,099 Population	196,825 Total Daytime Population	\$121,297 Average Household Income	83,306 Total Households
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> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE 





**SITES**



**SRS Real Estate Partners**  
1501 W. Cleveland St, Suite 300  
Tampa, FL 33606  
813.371.0980

**John Fahey**  
813.551.0895  
john.fahey@srsre.com

**Tyler McRae**  
813.424.2502  
tyler.mcrae@srsre.com



**69,000 VPD**

**SRSRE.COM**

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