

FOR SALE

1616 N. Dale Mabry Hwy
Lutz, FL 1

**BERKSHIRE
HATHAWAY**
HOMESERVICES

FLORIDA
PROPERTIES
GROUP

COMMERCIAL DIVISION

\$4,200,000

OFFERED FOR

00C2

ZONING

20,000±

SQUARE FOOTAGE

2.57± ACRES

LOT SIZE

187± FT

FRONTAGE ON DALE MABRY

28,500± AADT

ON DALE MABRY



MULTI-TENANT RETAIL INVESTMENT OPPORTUNITY

Strategically located at the intersection of US Highway 41 and Dale Mabry Highway, this 2.57± acre commercial parcel sits in the heart of a thriving business corridor surrounded by a large and growing residential population. Positioned where Florida's Suncoast meets the Nature Coast, the property benefits from Pasco County's continued growth, driven by an influx of young families, expanding employment opportunities, and an exceptional quality of life.

With convenient access to two major north-south transportation routes and its location within the dynamic Tampa Bay region—consistently recognized as one of the nation's top markets for business, retail, and job growth—this site offers outstanding potential for commercial development and long-term investment.

PRESENTED BY:

Matt Shaw, CCIM
Executive Director

727-434-4078

mshaw@bhhsflpg.com



COMMERCIAL ADVISORS

7916 Evolutions Way Suite 210, Trinity, FL 34655

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