



Conceptual Rendering

For Lease

RIPCO
RETAIL LEASING

Jallo Professional Office Park

SWC of Meadowbrook Drive and State Road 54
Lutz, Florida

±1,721–4,000 SF

Class A new construction professional office space for lease

Space Details



Location	Southwest corner of Meadowbrook Drive and State Road 54
Size	±1,721–4,000 SF
GLA	±18,300 SF
Possession	Q2 2027
Term	Minimum five (5) years
Rent	Upon request
Neighbors	Advent Health, TGH, Orlando Health, Rasmussen College, Lowe's Home Improvement, Bexley (12,850 res units), Asturia (1,100 res units), South Branch (1,700 res units), Starkey Ranch (3,000 units)

Comments **Jallo Professional Office Park** – Class A professional office development in Lutz (Tampa MSA) with anticipated Q2 2027 delivery. Ideally suited for medical and professional office users seeking space along the inventory-constrained SR 54 corridor and planning expansion over the next 12–18 months.

Buildings feature sleek, modern architecture with contemporary elevations, brick and paved exterior finishes, expansive windows, and grand entryways.

Site offers approximately 65 parking spaces, ±250 feet of SR 54 frontage, and convenient ingress from Meadowbrook Drive.

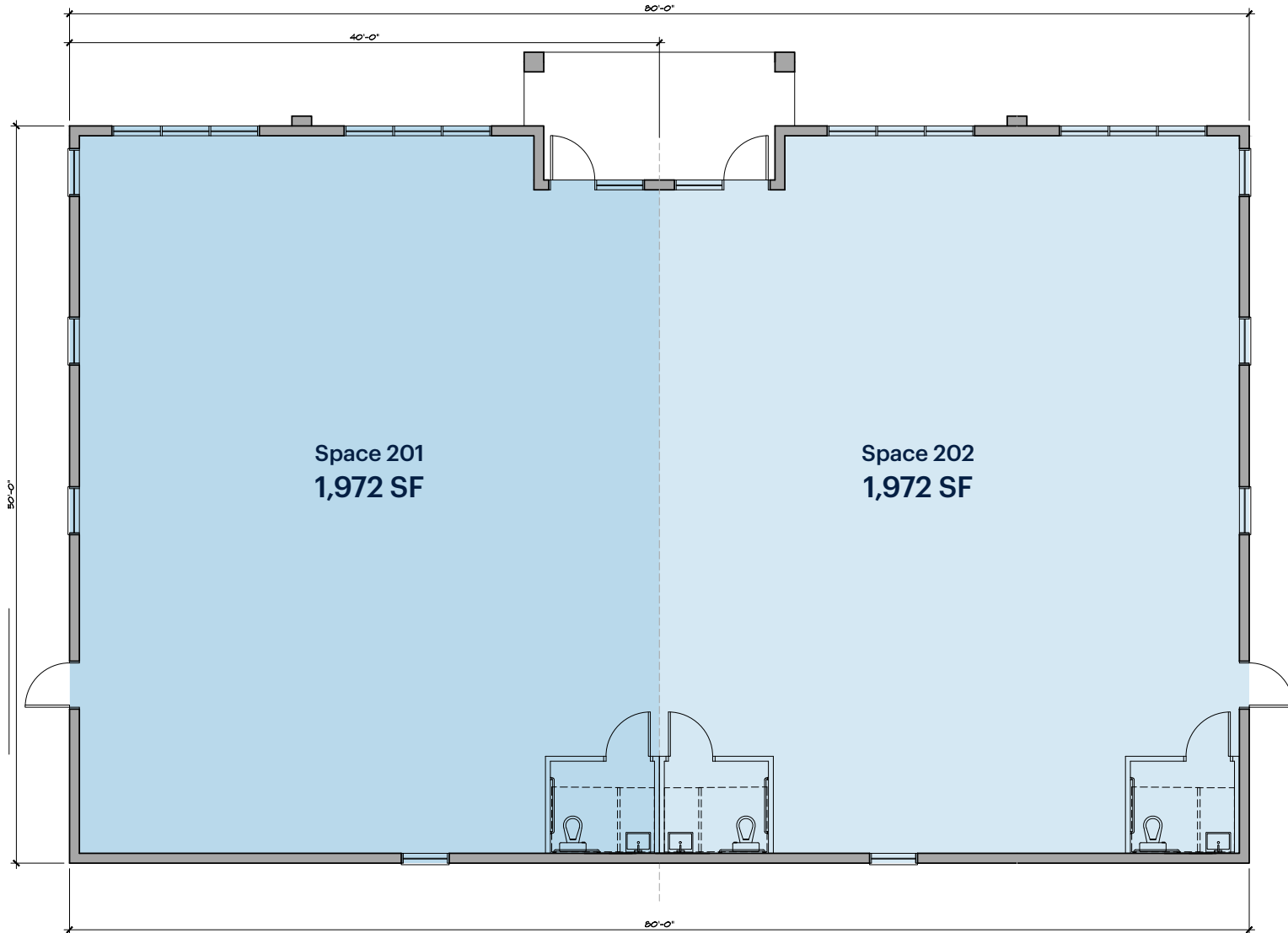
Positioned on an ±1.68-acre parcel at the signalized intersection of SR 54 and Meadowbrook Drive in Lutz, FL, with aggregate traffic counts exceeding ±76,000 AADT.

Convenient access to the Suncoast Parkway, US 41/SR 54, and Gunn Highway provides easy commutes for employees and patients.

Surrounded by major medical providers, national retailers, and four master-planned communities.

Floor Plan

Building 2, 3, & 5
Office, medical space

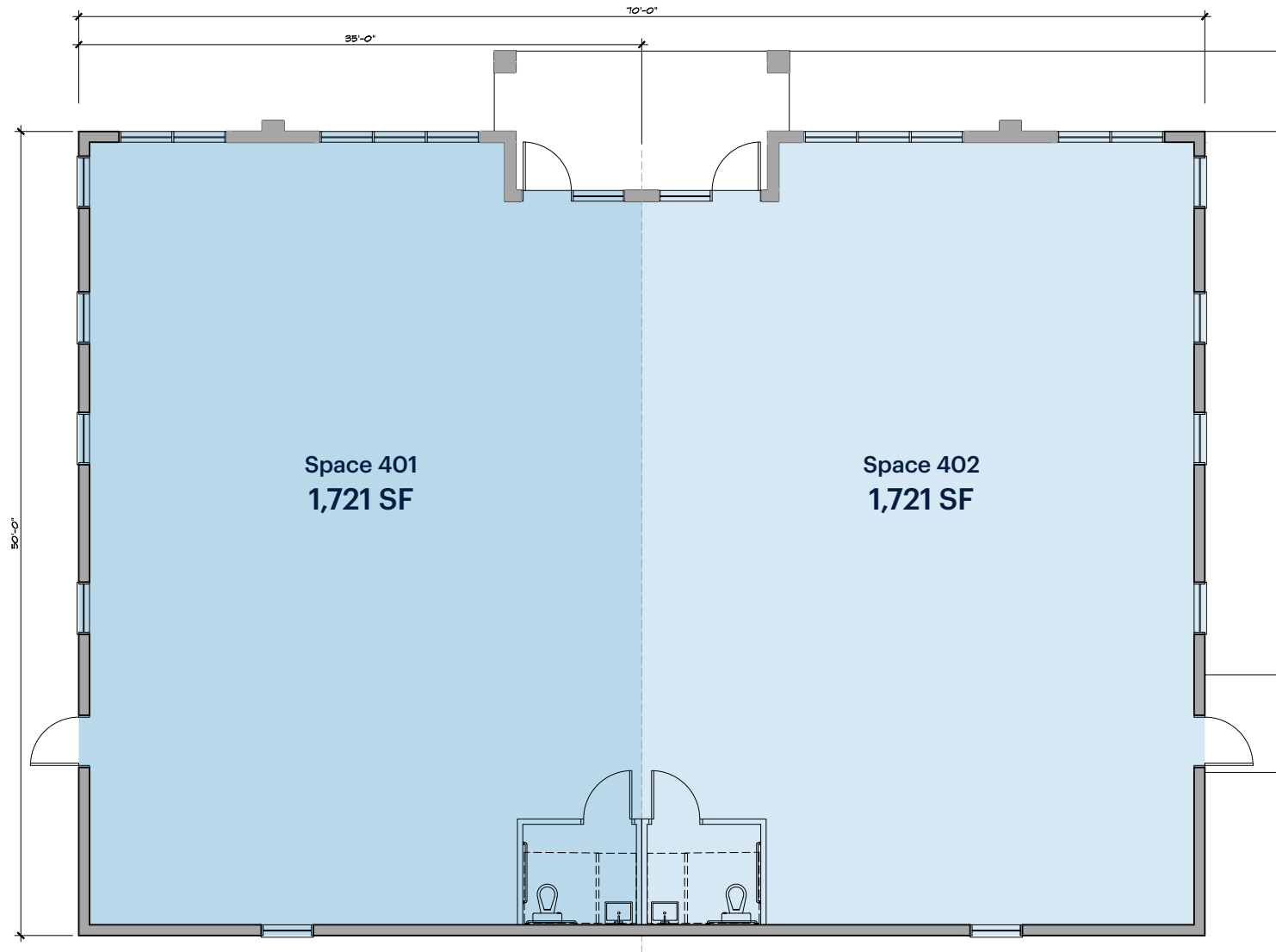


Floor Plan for illustrative purposes only and can be subject to change

Floor Plan

Building 4

Office, medical space



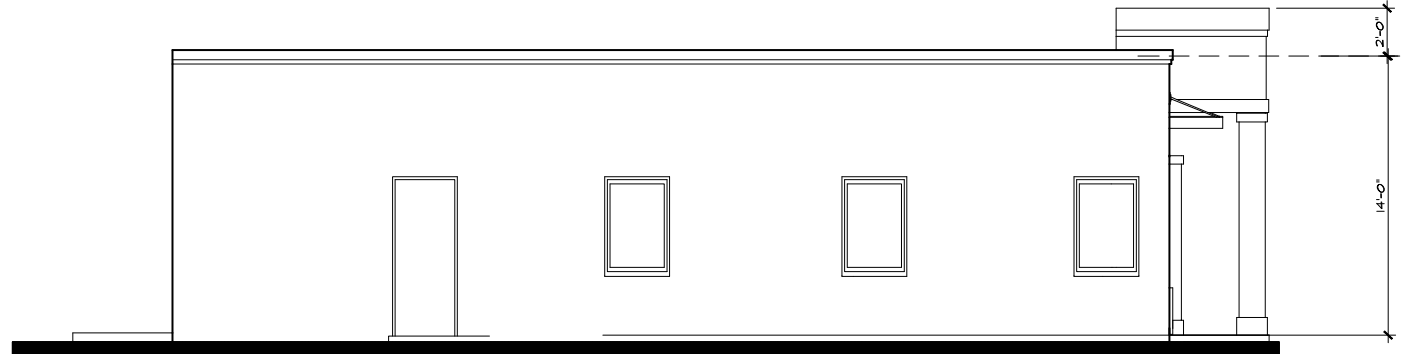
Floor Plan for illustrative purposes only and can be subject to change

Elevation Plan

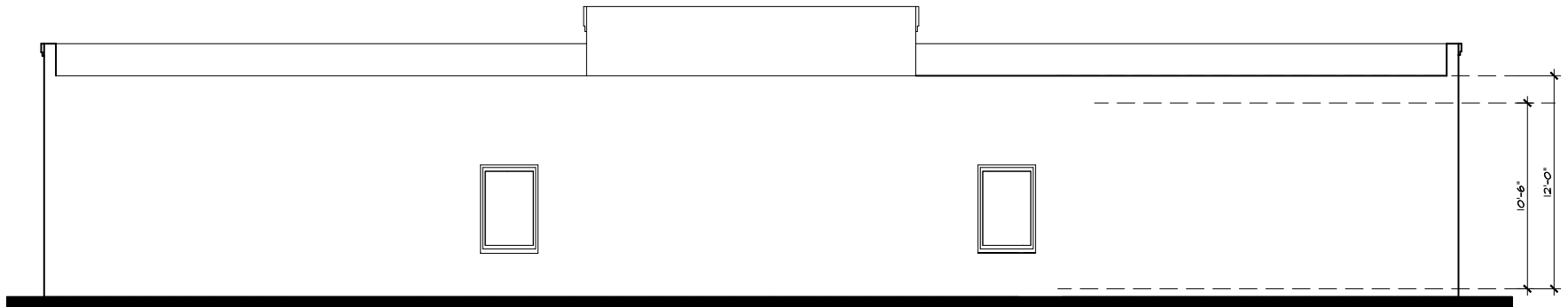
Front
Site Elevation



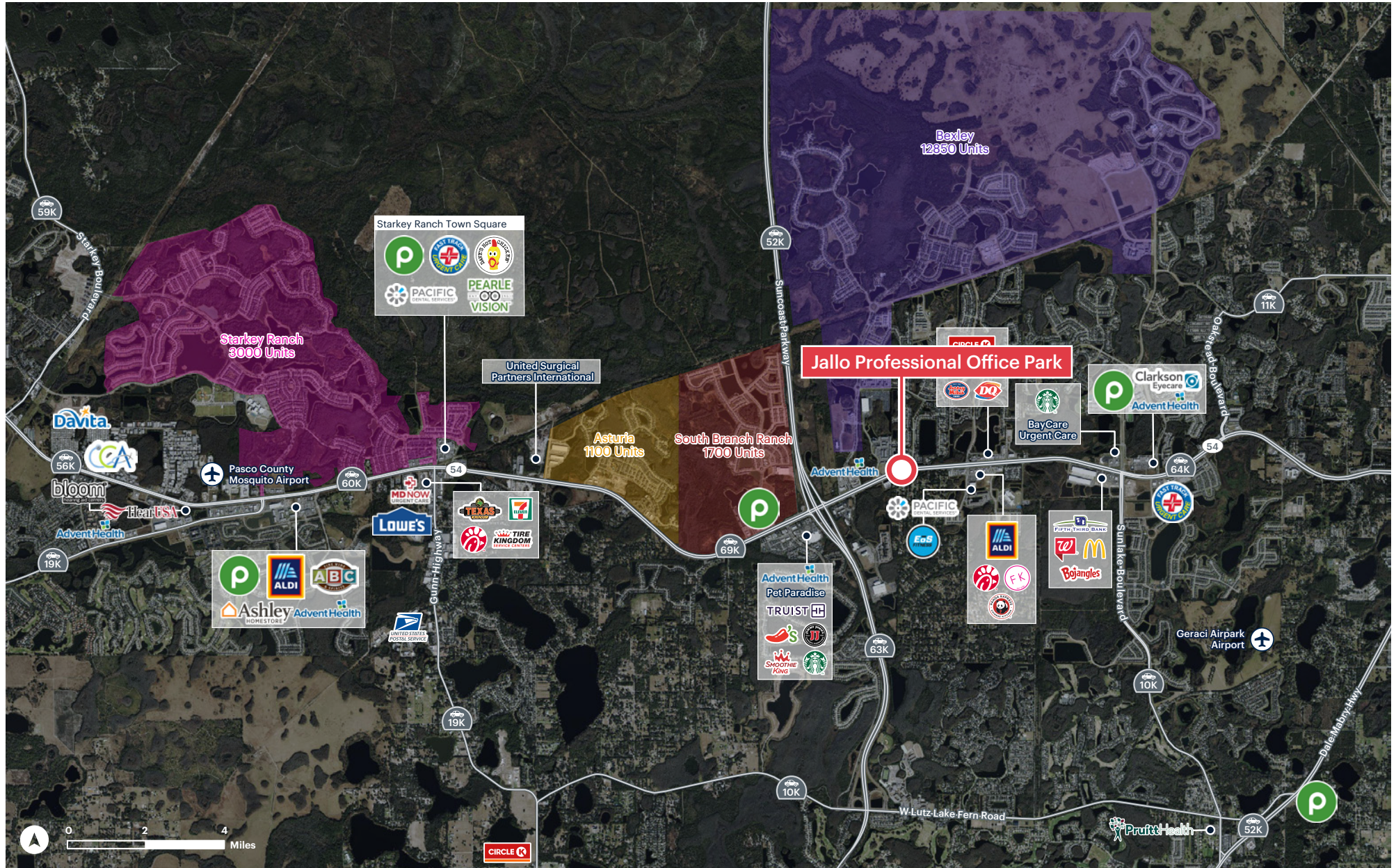
Sides
Site Elevation



Rear
Site Elevation

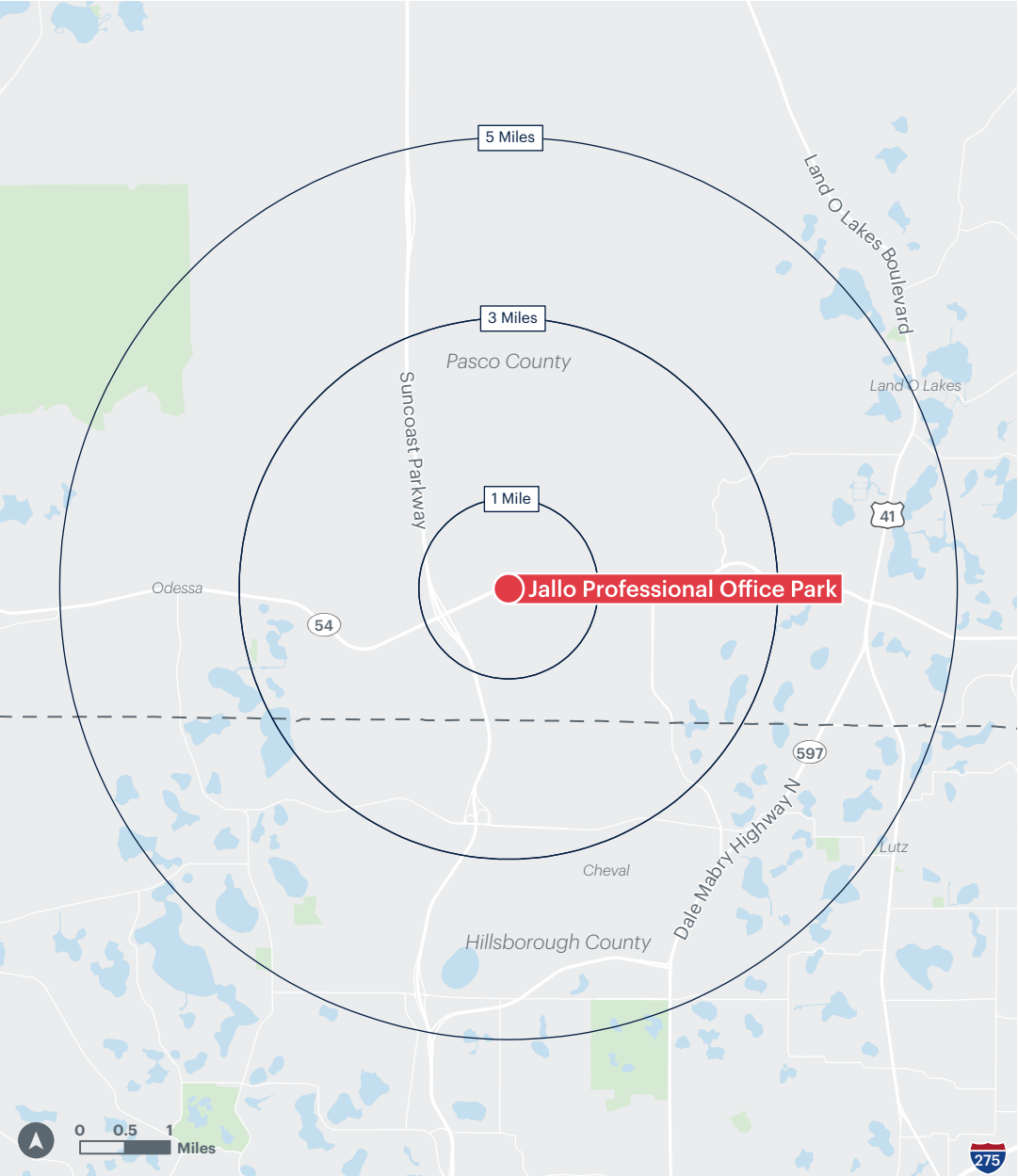


Market Aerial



Area Demographics

2025 ESRI Summary Report



	1 mile	3 miles	5 miles
Total Population	5,994	33,935	81,658
Total Households	2,712	13,296	32,898
Average Household Income	\$143,310	\$146,944	\$131,630
Total Daytime Employees	7,714	33,827	72,996
Total Businesses	418	1,221	2,430

Submarket Overview

Pasco County

Pasco County, Florida sits at the northern edge of the Tampa Bay metro area, bridging Tampa's urban core with central Florida. Historically known for citrus groves and retirement communities, it has emerged as one of the state's fastest-growing counties as families and businesses priced out of Tampa and Hillsborough County push northward.

Growth over the past decade has been dramatic: population rose from roughly 465,000 in 2010 to an estimated 680,000–690,000 today, a gain of more than 45%. Communities like Wesley Chapel, Trinity, and the Connected City Corridor have driven this boom, adding master-planned developments, retail corridors, and new schools. Infrastructure has struggled to keep pace, spurring major road and utility investment.

Today, Pasco stands out as one of the region's clearest growth stories, with new hospitals, business parks, and a fast-expanding tax base signaling it's no longer just Tampa's overflow, but a county coming into its own.

County Stats

672,499

Total Residents

271,834

Total Households

11.07%

Projected Growth 2024–2029

75%

Family Own vs. Rent

\$105,602

Average HH Income

\$412,310

Average Home Value

