

JOIN NATIONAL RETAILERS IN BOOMING ODESSA



FOR LEASE

New Multi-Tenant Center on State Road 54

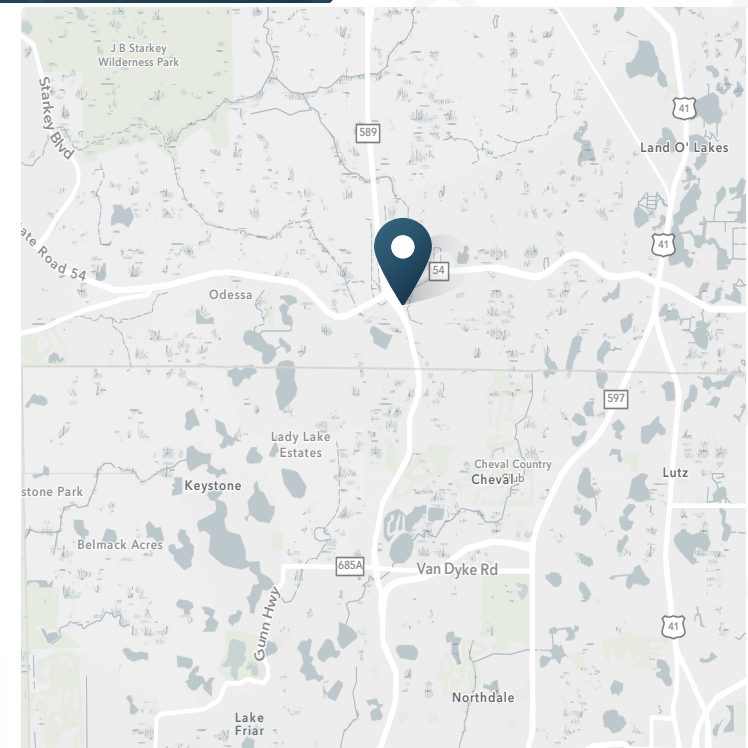
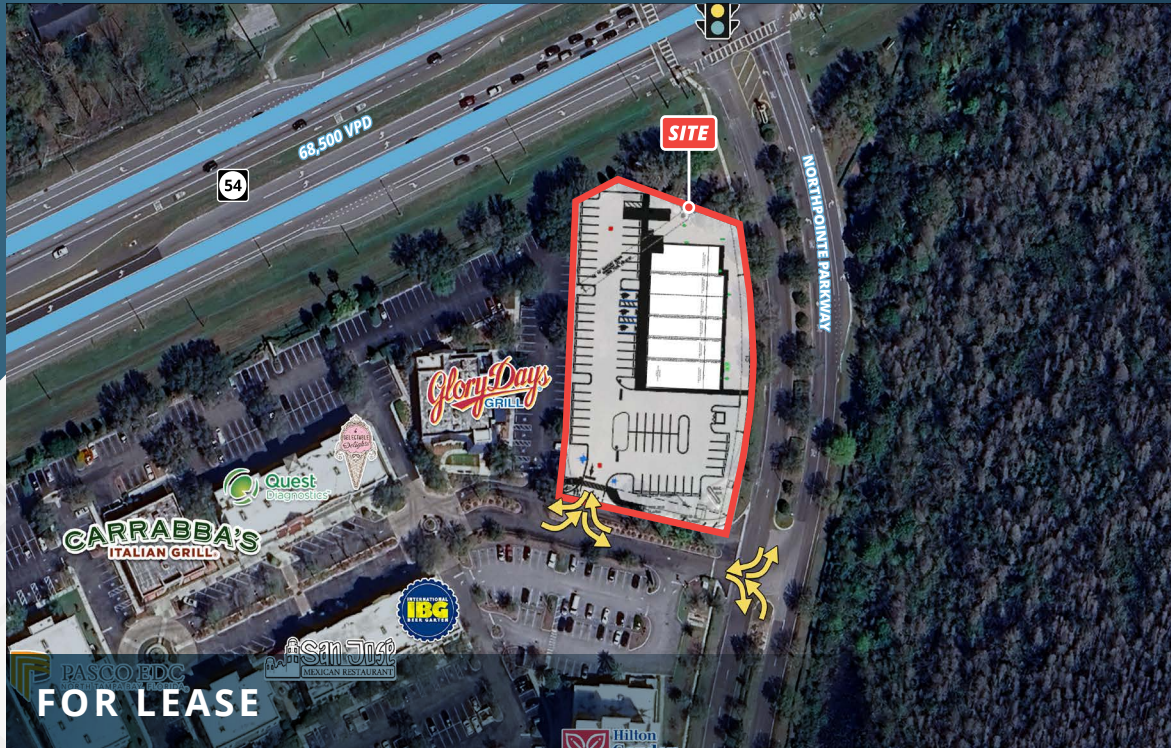
16611 Pointe Village Dr. | Lutz, FL





# New Multi-Tenant Center on State Road 54

16611 Pointe Village Dr. | Lutz, FL 33558



## ABOUT THE PROPERTY

- Multi-Tenant building for lease on the booming SR 54 corridor
- Located at a signalized intersection just east of Suncoast Pkwy
- The site is south of the new Moffit Cancer Center (775 acres, 16 Million SF, and 14,500 New Jobs)
- Over 400,000 SF of office and 210 Hotel Rooms directly behind the site

1,700-11,702 SF  
Available

Contact  
Broker  
Rate

## JOIN THESE RETAILERS

**E5SFITNESS**

**Publix**

**Panera  
BREAD**



**STARBUCKS**



Fresh Kitchen

## TRAFFIC COUNTS

SR 54

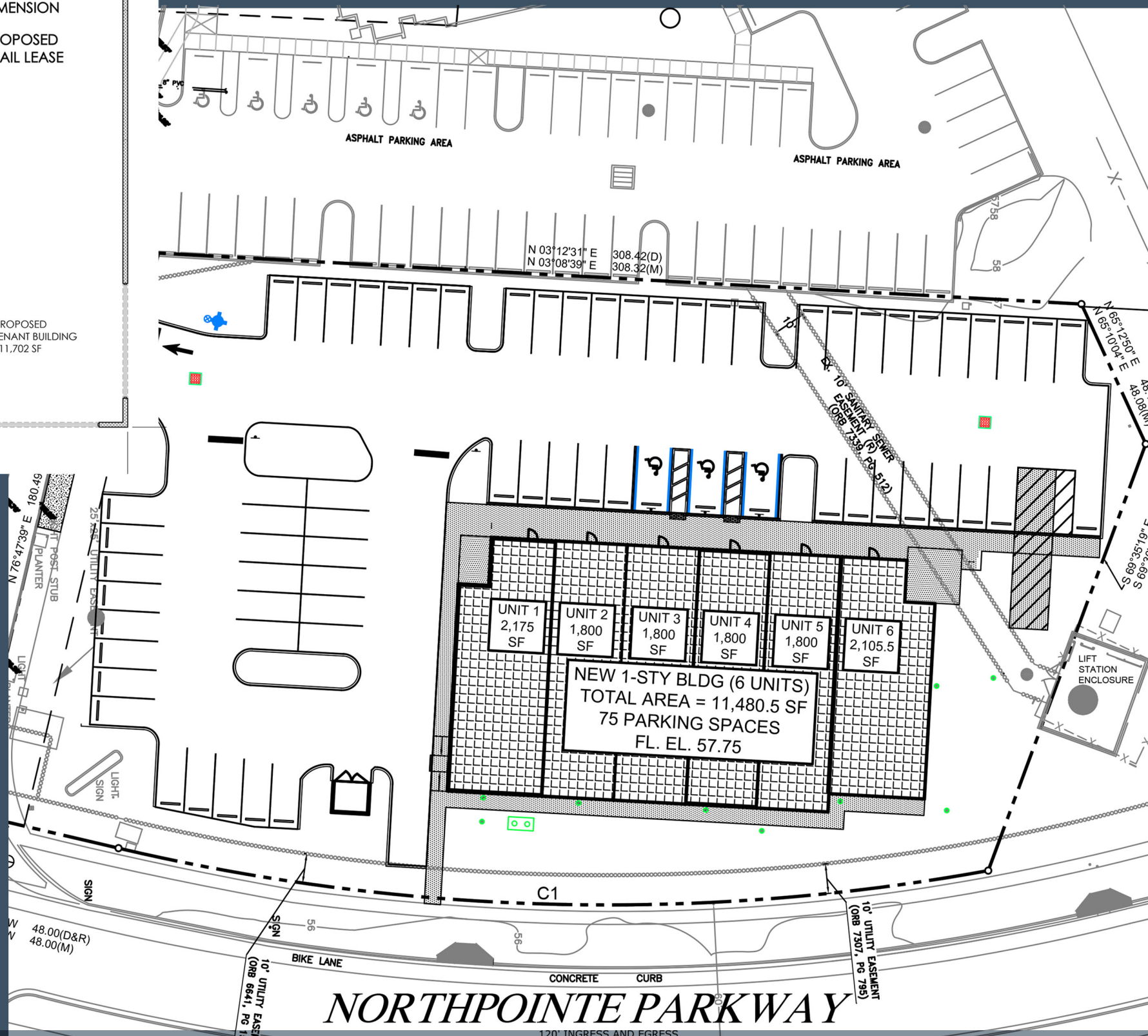
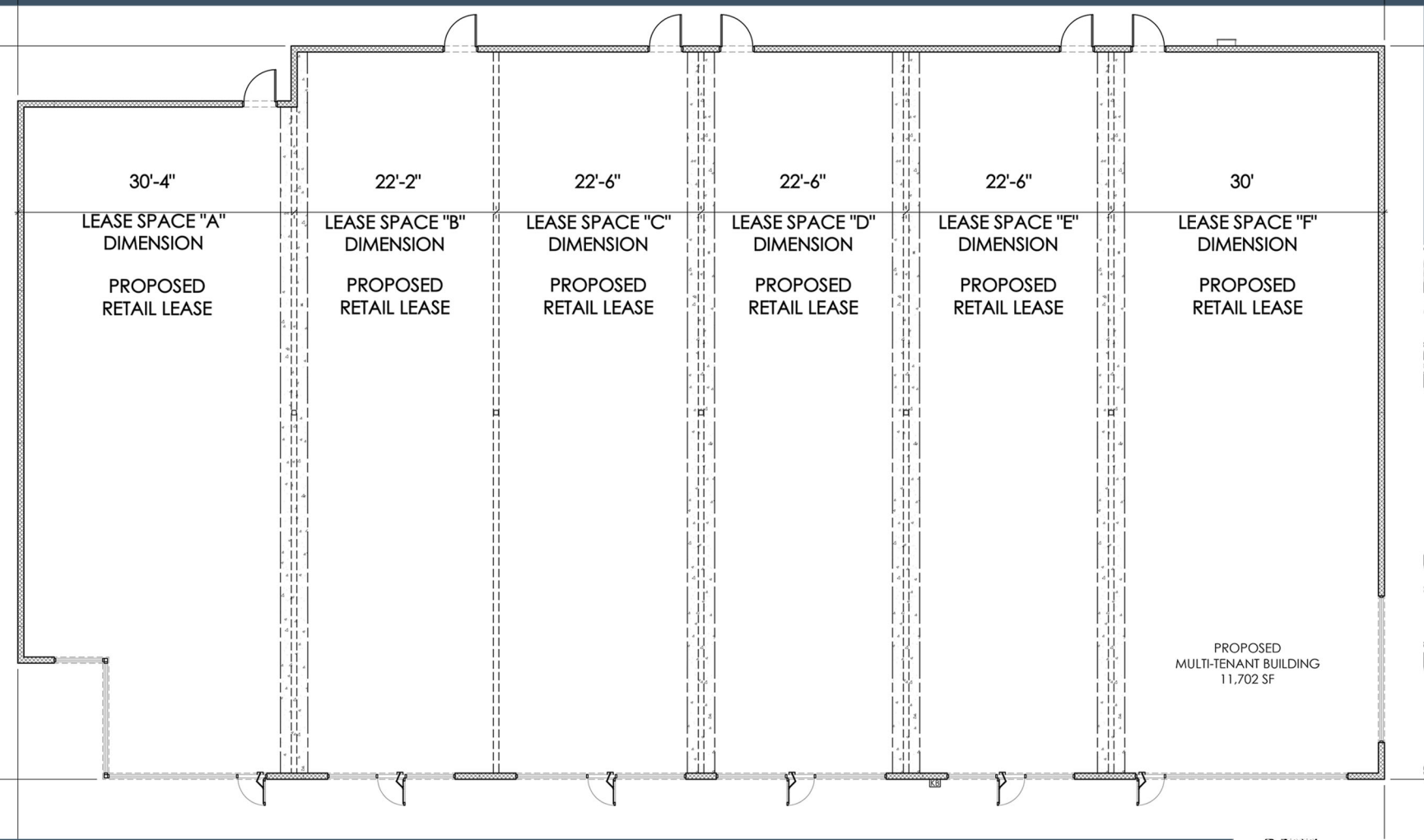
FL - 589

Year: 2025 | Source: FDOT

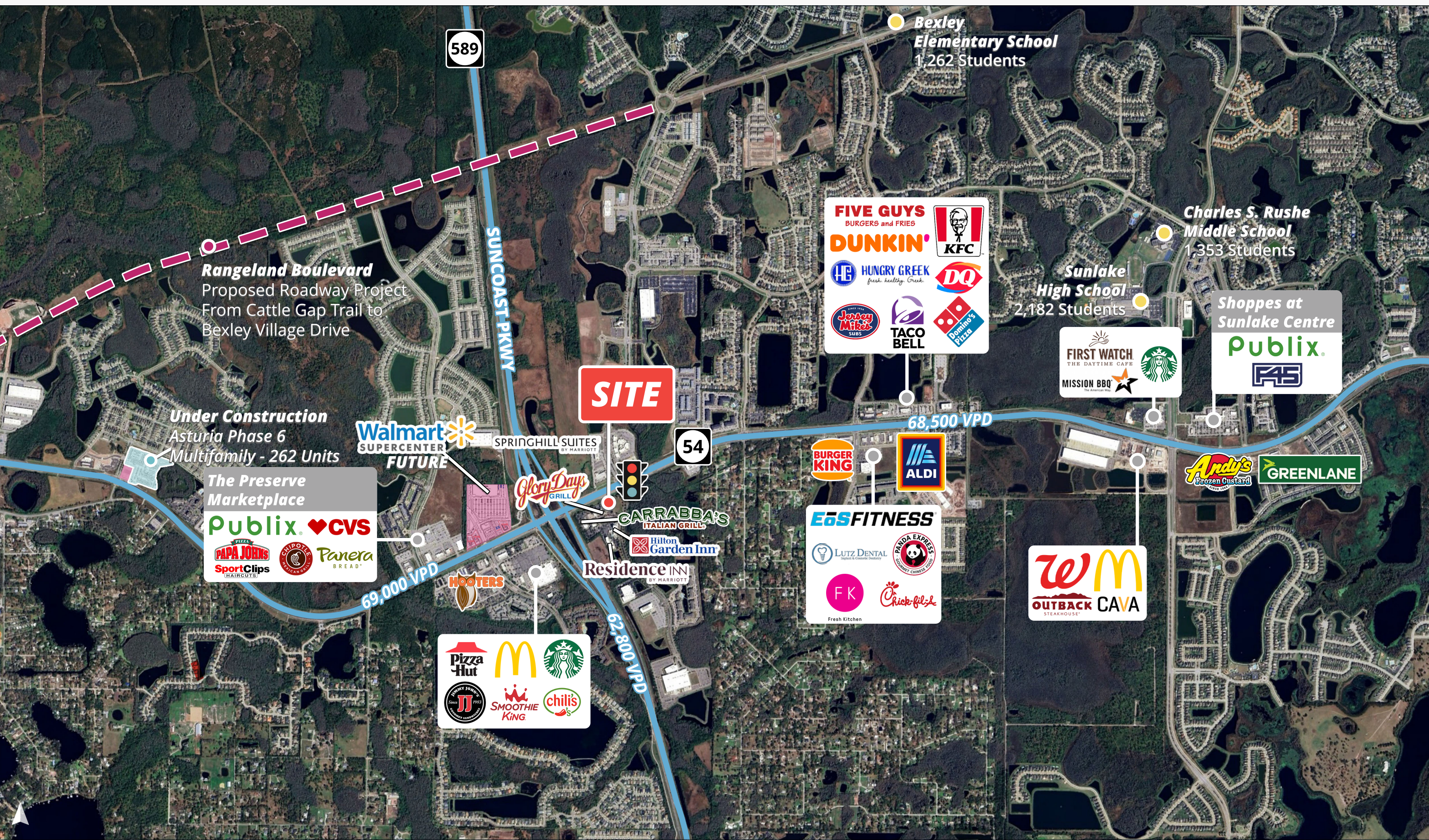
56,000 VPD

62,800 VPD











# Trade Aerial - Pasco County

Odessa, FL



## Lennar Homes - New Port Corners

New Development Underway  
3,400 single-family, multi-family, townhouse and age-restricted units and include 1.4 million square feet for non-residential use.

## Grand Reserve

New Development Underway  
45 Single Family Homes

## Lennar Homes - Longleaf (Neighborhood 4)

New Development Underway  
395 Single Family Homes & Townhomes

## Mixed-Use Development

New Development Proposed (350K+ SF of MF & Retail)

## David Weekly Homes - Soleta at Starkey Ranch

New Development Underway  
439 Single Family Homes & Luxury Apartment Units

## Mitchell Business Park

New Development Underway  
557K SF of Flex/R&D/Retail

## Mitchell Ranch Plaza



## The Village at Mitchell Ranch



## SPEROS Life Science Research Park (Phase 1 - \$1.7B)

New Development Underway  
400,000 SF - Research Facility, Proton Center, & Cell Therapy,

## Angeline Master Plan Community

New Development Underway with Lennar, DR Horton, and Dream Finders Homes  
7,500 Single Family Homes on 6.5K acres

## Berkely North Lot H Apt

New Development Proposed  
250 Apartment units

## Pulte Group - Whispering Pines

New Development  
206 Single family homes

## Shoppes at Sunlake Centre



## Village Lakes Shopping Center



## Collier Commons



## Towne Centre at Wesley Chapel



## Cypress Creek Town Center



## The Grove at Wesley Chapel



## Walmart Supercenter Publix



## Sam's Club RoomStogo



## Tampa Premium Outlets



## Costco Wholesale Kohl's



## Shoppes At Trinity Lakes



## The Preserve Marketplace



## Keystone Crossing



## Northgate Square



## Van Dyke Commons





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## DEMOGRAPHIC HIGHLIGHTS

### 1 MILE

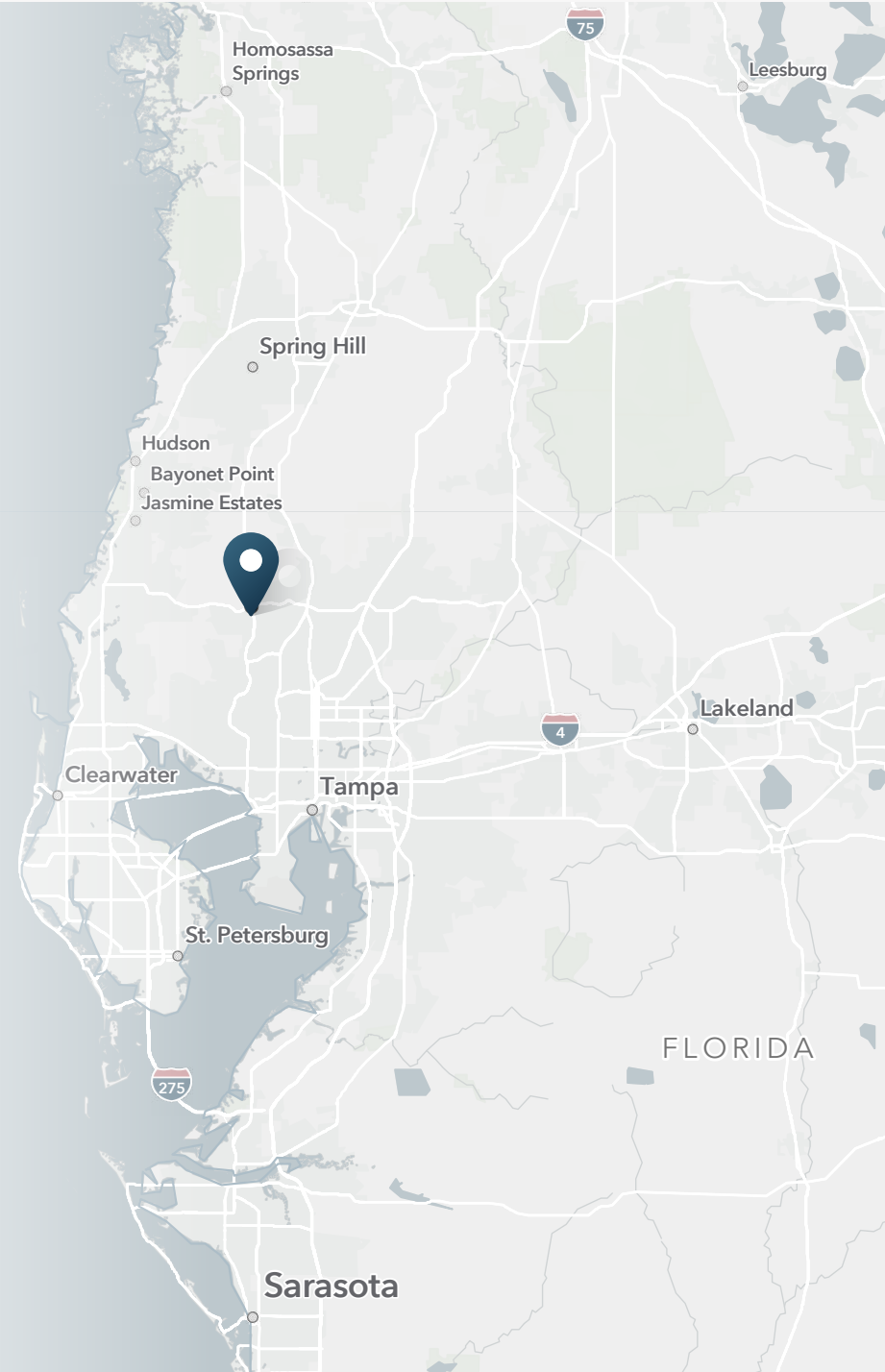
|            |                             |                             |                     |
|------------|-----------------------------|-----------------------------|---------------------|
| 3,519      | 2,777                       | \$139,192                   | 1,547               |
| Population | Total Daytime<br>Population | Average Household<br>Income | Total<br>Households |

### 3 MILES

|            |                             |                             |                     |
|------------|-----------------------------|-----------------------------|---------------------|
| 45,225     | 34,060                      | \$163,771                   | 16,027              |
| Population | Total Daytime<br>Population | Average Household<br>Income | Total<br>Households |

### 5 MILES

|            |                             |                             |                     |
|------------|-----------------------------|-----------------------------|---------------------|
| 88,642     | 73,715                      | \$161,632                   | 32,745              |
| Population | Total Daytime<br>Population | Average Household<br>Income | Total<br>Households |



> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE







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