



For Ground Lease

RIPCO
RETAIL LEASING

State Road 54 Medical Parcel

SWC of Meadowbrook Drive
and State Road 54

Lutz
Florida

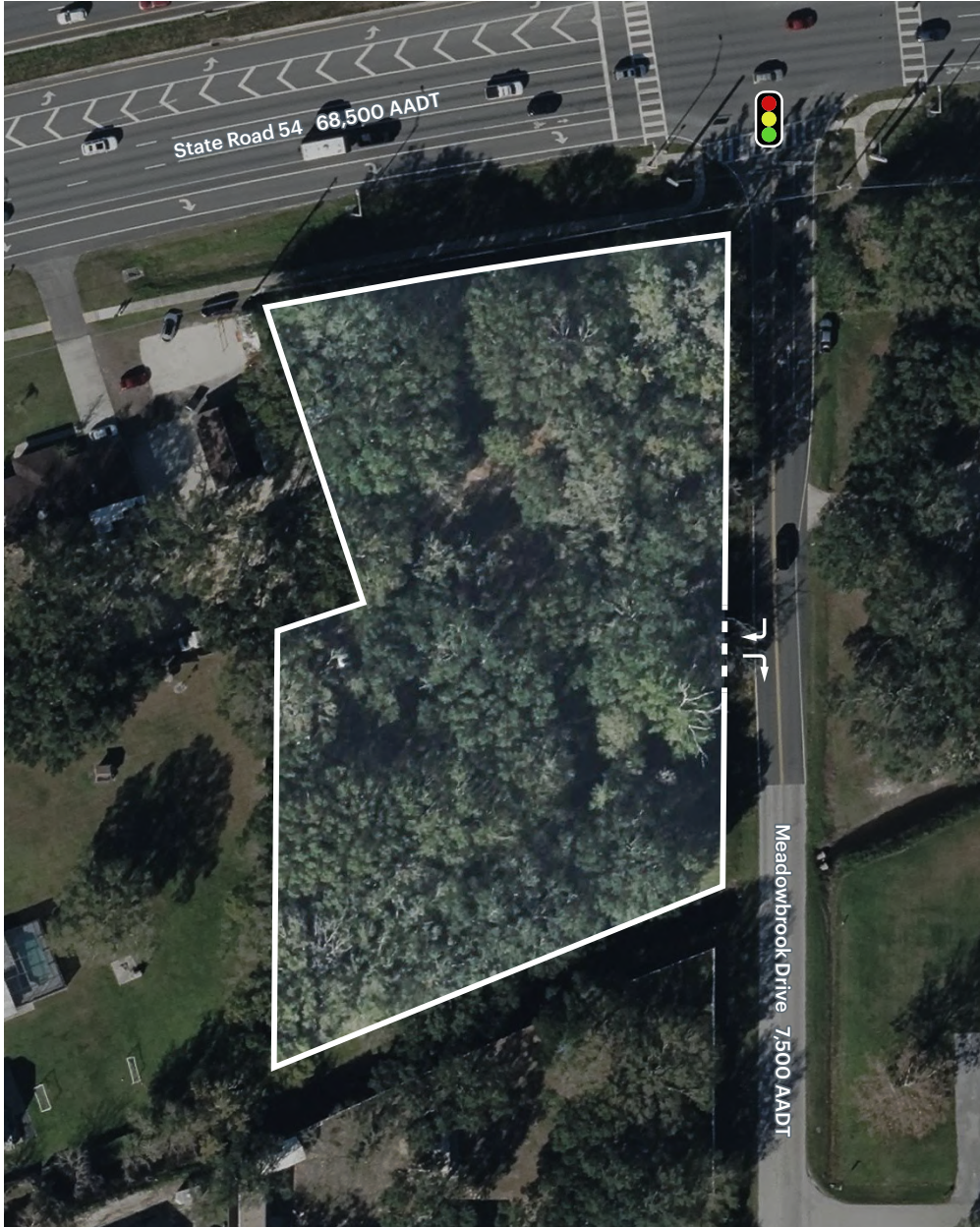
±1.86 AC

Medical office site at signalized intersection available for ground lease or build-to-suit

Contact Exclusive Agent

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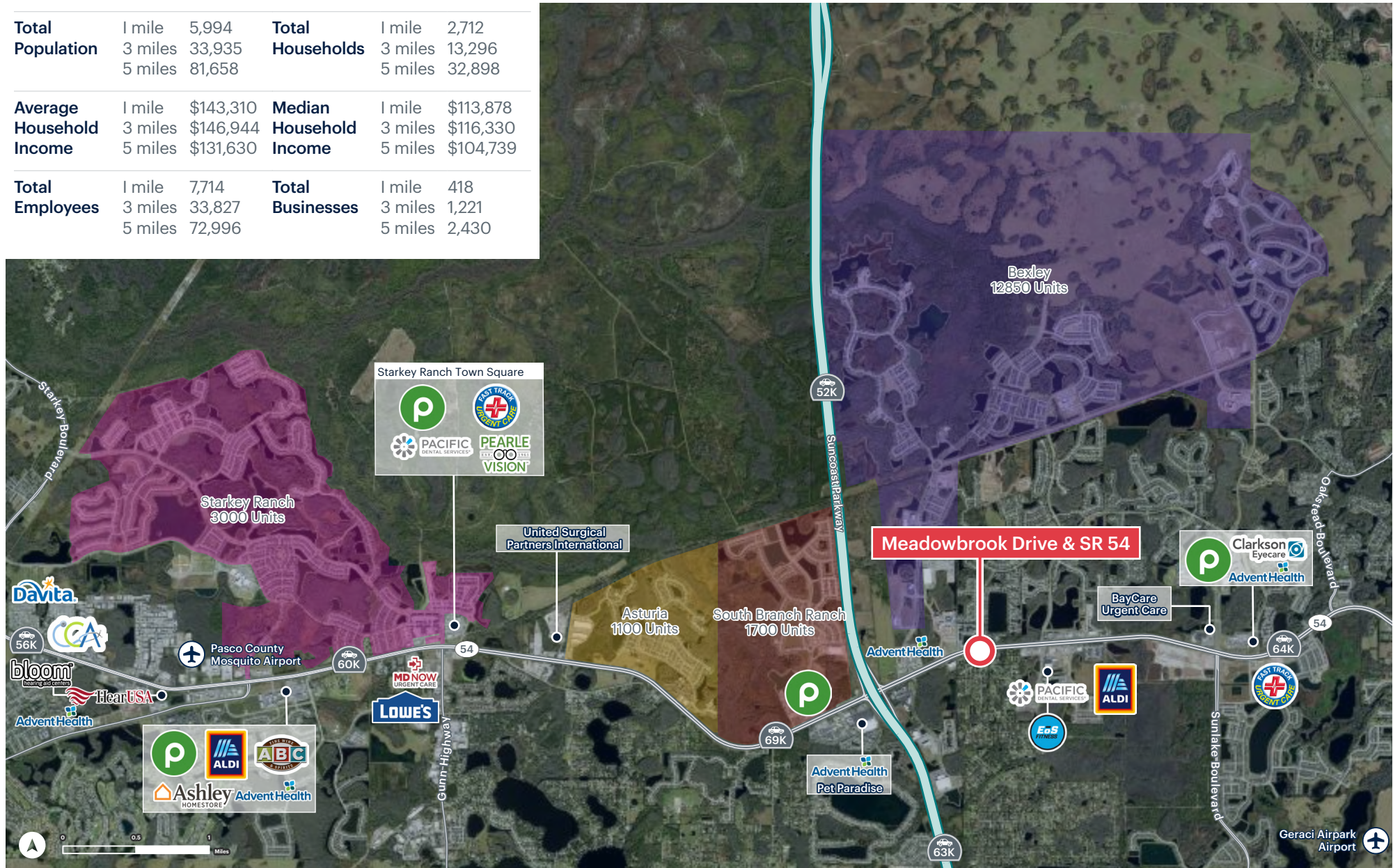
Space Details



Location	Southwest corner of Meadowbrook Drive and State Road 54
Size	±1.86 AC
GLA	±18,000 SF
Term	Minimum ten (10) 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	Fully-entitled, shovel-ready ±1.86 AC medical site for ground lease or build-to-suit, with approved plans up to 18,000 SF; ownership prefers a single-user medical deal. Zoned PO-1 (Professional Office), allowing development for medical uses including urgent care, emergency services, dental, imaging, dialysis, specialty practices, and hybrid wellness concepts. Signalized southwest corner of State Road 54 & Meadowbrook Drive with 200+ FT of frontage, strong traffic counts, and excellent visibility/access. Direct access to Suncoast Parkway, US 41, and SR 54 for efficient patient and employee travel. Located in a rapidly growing healthcare corridor near major hospital systems, dense residential development, and master-planned communities driving sustained demand.

Market Aerial

Total Population	1 mile	5,994	Total Households	1 mile	2,712
	3 miles	33,935		3 miles	13,296
	5 miles	81,658		5 miles	32,898
Average Household Income	1 mile	\$143,310	Median Household Income	1 mile	\$113,878
	3 miles	\$146,944		3 miles	\$116,330
	5 miles	\$131,630		5 miles	\$104,739
Total Employees	1 mile	7,714	Total Businesses	1 mile	418
	3 miles	33,827		3 miles	1,221
	5 miles	72,996		5 miles	2,430



Market Overview

Pasco County | Tampa MSA

Pasco County has emerged as a high-growth healthcare corridor driven by rapid population growth, expanding residential development, and significant investment from major hospital systems.

The area is anchored by AdventHealth, BayCare, Orlando Health, and Johns Hopkins All Children's, all actively expanding to meet rising patient demand and drive continued growth in outpatient services.

The region supports over 36 hospitals and primary care facilities and more than 79,000 healthcare employees, with employment continuing to grow at a strong pace.

Located along the State Road 54 corridor, the site benefits from direct access to the Suncoast Parkway, US 41, and I-75, allowing efficient patient access across Lutz, Wesley Chapel, Trinity, and Odessa and surrounding areas.

As growth continues north of Tampa, demand for high-visibility, convenient urgent care and emergency service locations is accelerating, positioning the site to capture long-term patient demand.



Area Neighbors

Additional photos



AdventHealth | Central Pasco



Orlando Health | Wiregrass Ranch



HCA Florida | Lutz



BayCare | Wesley Chapel

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Information is from sources deemed reliable; however, accuracy is not guaranteed. Square footage is approximate; Buyer must independently verify and assumes risk for inaccuracies.