

We know this land.



Eshenbaugh

LAND COMPANY

The Dirt Dog



304 S. WILLOW AVENUE

TAMPA, FL 33606

813.287.8787

www.thedirtdog.com

Aerial



Property Description

PROPERTY DESCRIPTION

Located in the northeast quadrant of Dale Mabry Highway and Van Dyke just east to the Veterans Expressway exit to N. Dale Mabry Hwy in Lutz, FL. Multiple parcels are available for ground lease. It is just east of the Veterans Expressway exit to N. Dale Mabry which is the main entrance to a 200+ gated residential housing community called The Promenade at Lake Park being developed by Lennar in addition to a 336 unit luxury apartment complex, Atlas Promenade. All mass grading including all wetland impacts, stormwater ponds and off site improvements have been completed.

LOCATION DESCRIPTION

Northeast corner of N. Dale Mabry Highway and Van Dyke Road just east to the Veterans Expressway exit to N. Dale Mabry Hwy. Businesses within the development include Chick-fil-a, Wendy's, Tidal Wave Auto Spa, Extra Space Storage, Encompass Health inpatient rehabilitation hospital, White Duck Espresso, and The Woman's Group.

AVAILABLE PARCELS

Parcel A - 1.7± Acres (can be subdivided)

Parcel I (1-3) - 3.62± Acres (can be subdivided — see site plan on page 9)

Parcel J - 1.10± Acres (see site plan on page 9)

ZONING

PD for Commercial Uses

GROUND LEASE RATE

Contact Broker for Ground Lease Rates

BROKER CONTACT INFO

Chris Bowers ALC, CCIM

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Bill Eshenbaugh, ALC, CCIM

Senior Advisor/President

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Parcels Available



LEASE INFORMATION

Lease Type:	Ground	Lease Term:	20 Years
Total Space:	0.59 - 3.62 Acres	Lease Rate:	Contact Broker

AVAILABLE SPACES

PARCEL	STATUES	SIZE (AC)	LEASE TYPE	LEASE RATE	DESCRIPTION
Parcel A	Available	1.7 Acres	Ground Lease	Contact Broker	Hard Corner off the Veterans Express Way
Parcel I-1	Available	0.59 Acres	Ground Lease	Contact Broker	See site plan on page 9.
Parcel I-2	Available	0.94 Acres	Ground Lease	Contact Broker	See site plan on page 9.
Parcel I-3	Available	0.63 Acres	Ground Lease	Contact Broker	See site plan on page 9.
Parcel J	Available	1.1 Acres	Ground Lease	Contact Broker	On Van Dyke with shared access from Parcel I

Aerial



Aerial



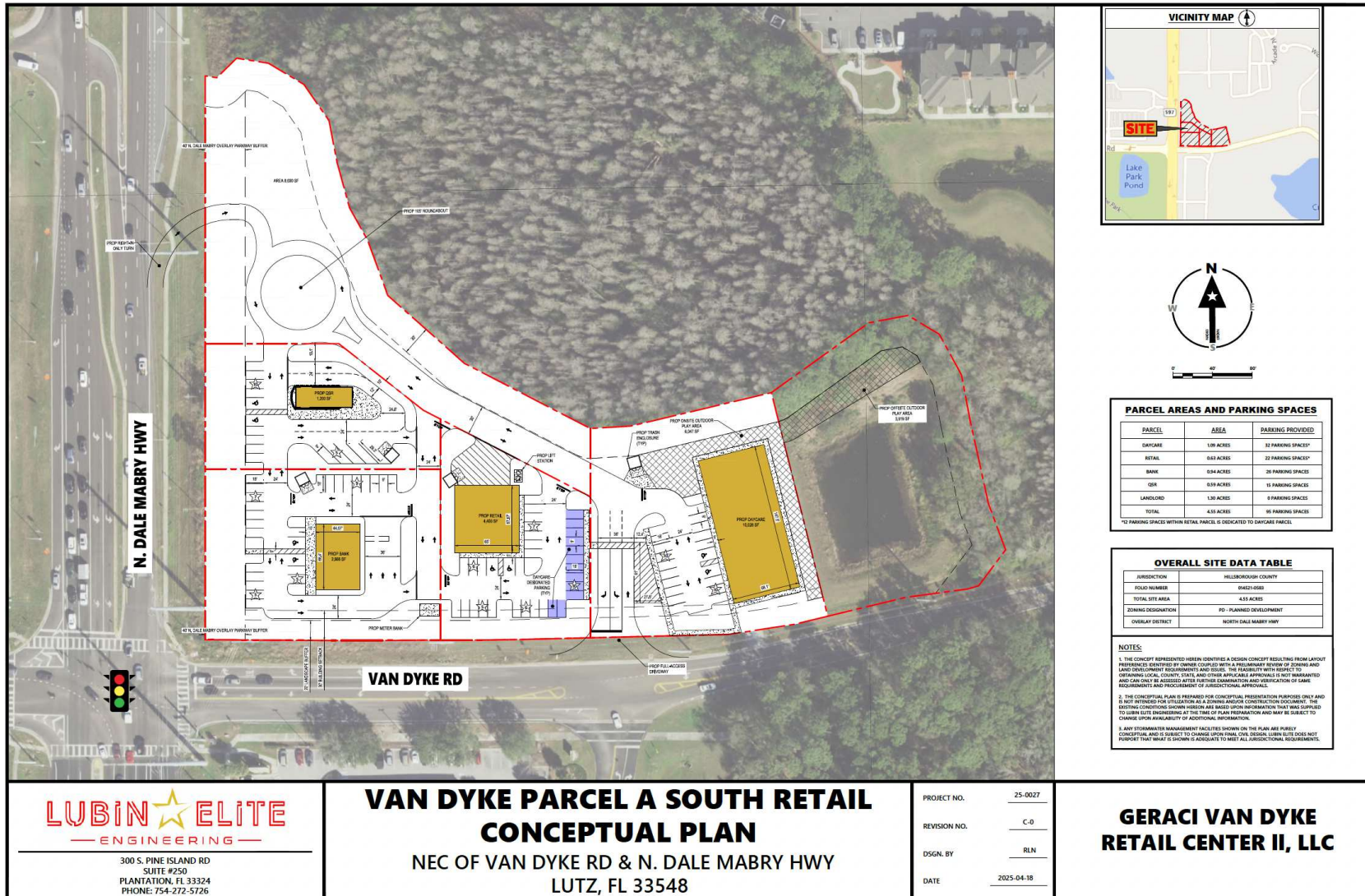
Aerial



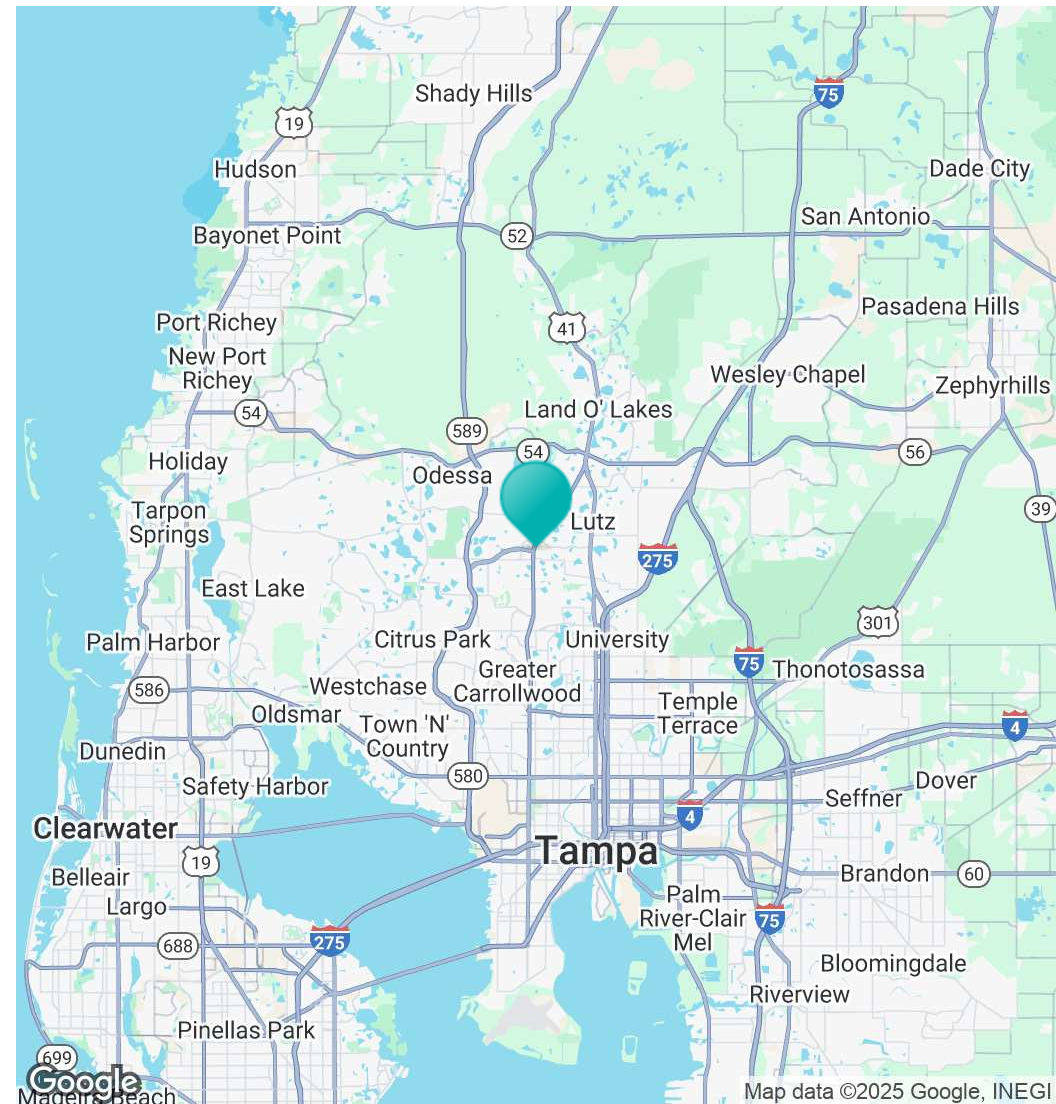
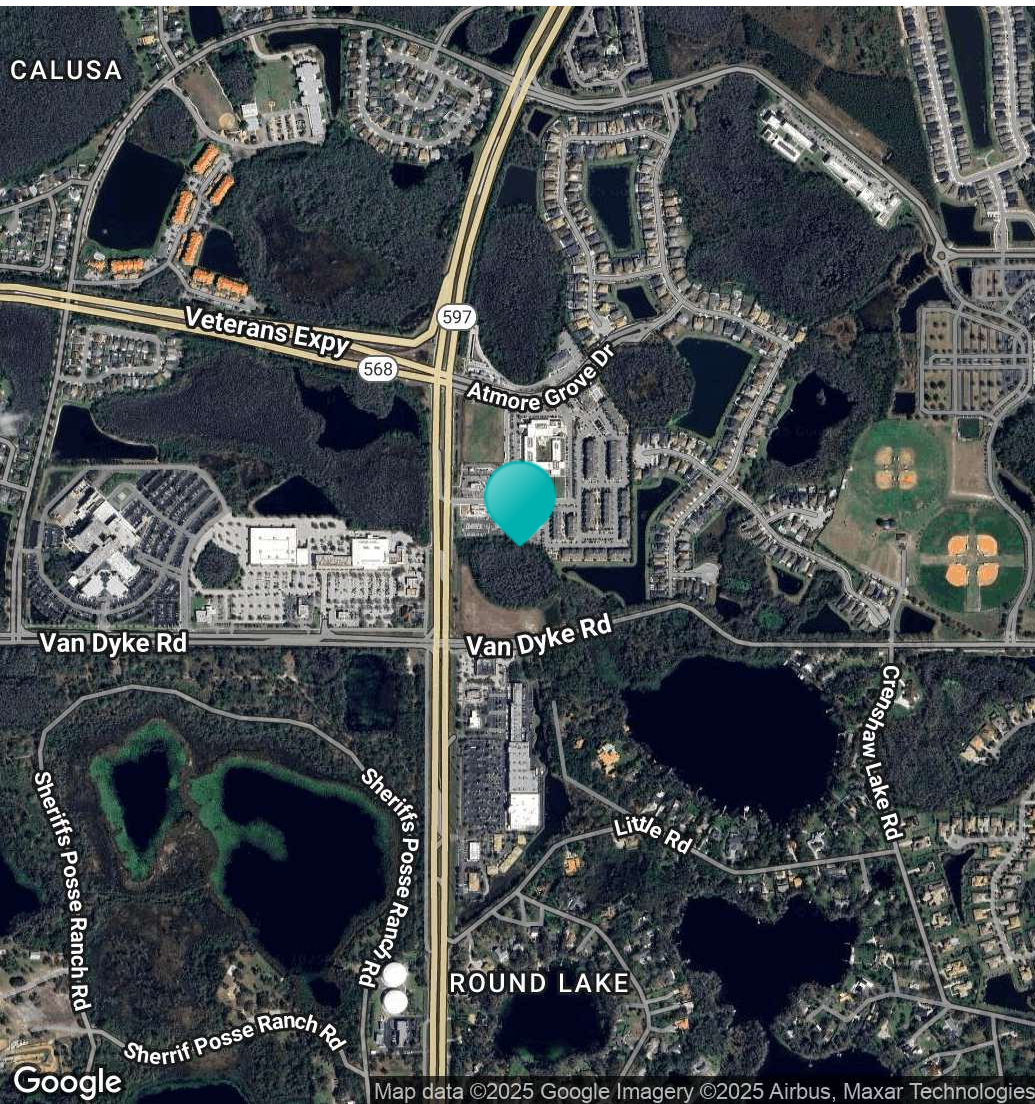
Site Plan



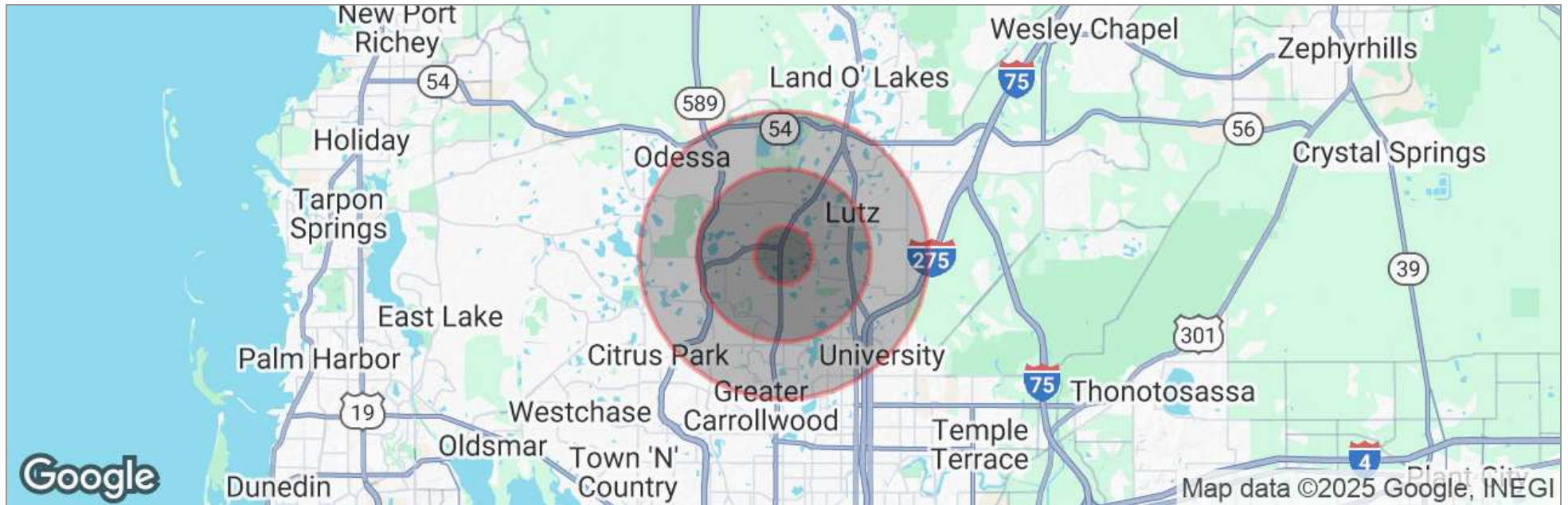
Parcel I/J Site Plan



Location Maps



Demographics



	1 Mile	3 Miles	5 Miles
Total Population	3,752	53,504	130,182
Population Density	1,194	1,892	1,657
Median Age	43	42	43
Median Age (Male)	42	41	41
Median Age (Female)	43	43	44
Total Households	1,445	20,792	51,104
# of Persons Per HH	2.6	2.6	2.5
Average HH Income	\$159,849	\$136,429	\$131,082
Average House Value	\$705,407	\$550,974	\$504,377

* Demographic data derived from 2020 ACS - US Census

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Eshenbaugh Land Company, LLC in compliance with all applicable fair housing and equal opportunity laws.

Eshenbaugh Land Company is a licensed real estate brokerage firm in Florida and William A. Eshenbaugh is the broker of record.