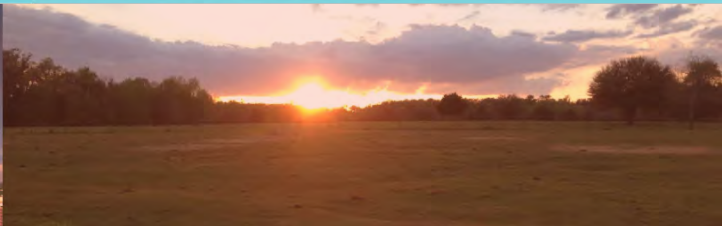
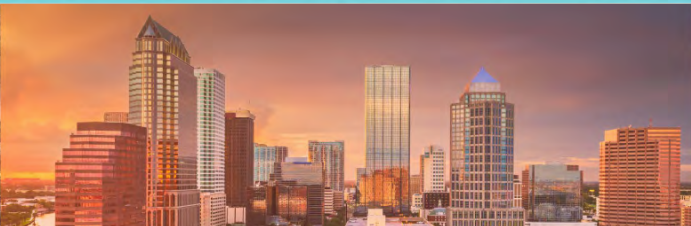


We know this land.



Eshenbaugh  
LAND COMPANY



The Dirt Dog

304 S. WILLOW AVENUE

TAMPA, FL 33606

813.287.8787

[www.thedirtdog.com](http://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/B - 2.32± Acres(can be subdivided)

Parcel I - 3.62± Acres

Parcel J - 1.10± Acres

## ZONING

PD for Commercial Uses

## GROUND LEASE RATE

Contact Broker for Ground Lease Rates

## BROKER CONTACT INFO

**Chris Bowers ALC, CCIM**

Senior Broker Associate

813.287.8787 x8

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**Bill Eshenbaugh, ALC,CCIM**

President, Lic. Real Estate Broker

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# Parcels Available



## LEASE INFORMATION

Lease Type: Ground Lease Term: 20 Years  
 Total Space: 1.1 - 3.62 Acres Lease Rate: Contact Broker

## AVAILABLE SPACES

PARCEL	STATUES	SIZE (AC)	LEASE TYPE	LEASE RATE	DESCRIPTION
Parcel A/B	Available	2.32 Acres	Ground Lease	Contact Broker	Hard Corner off the Veterans Express Way
Parcel I	Available	3.62 Acres	Ground Lease	Contact Broker	Hard Corner at signalized intersection of DM & VD
Parcel J	Available	1.1 Acres	Ground Lease	Contact Broker	On Van Dyke with shared access from Parcel I

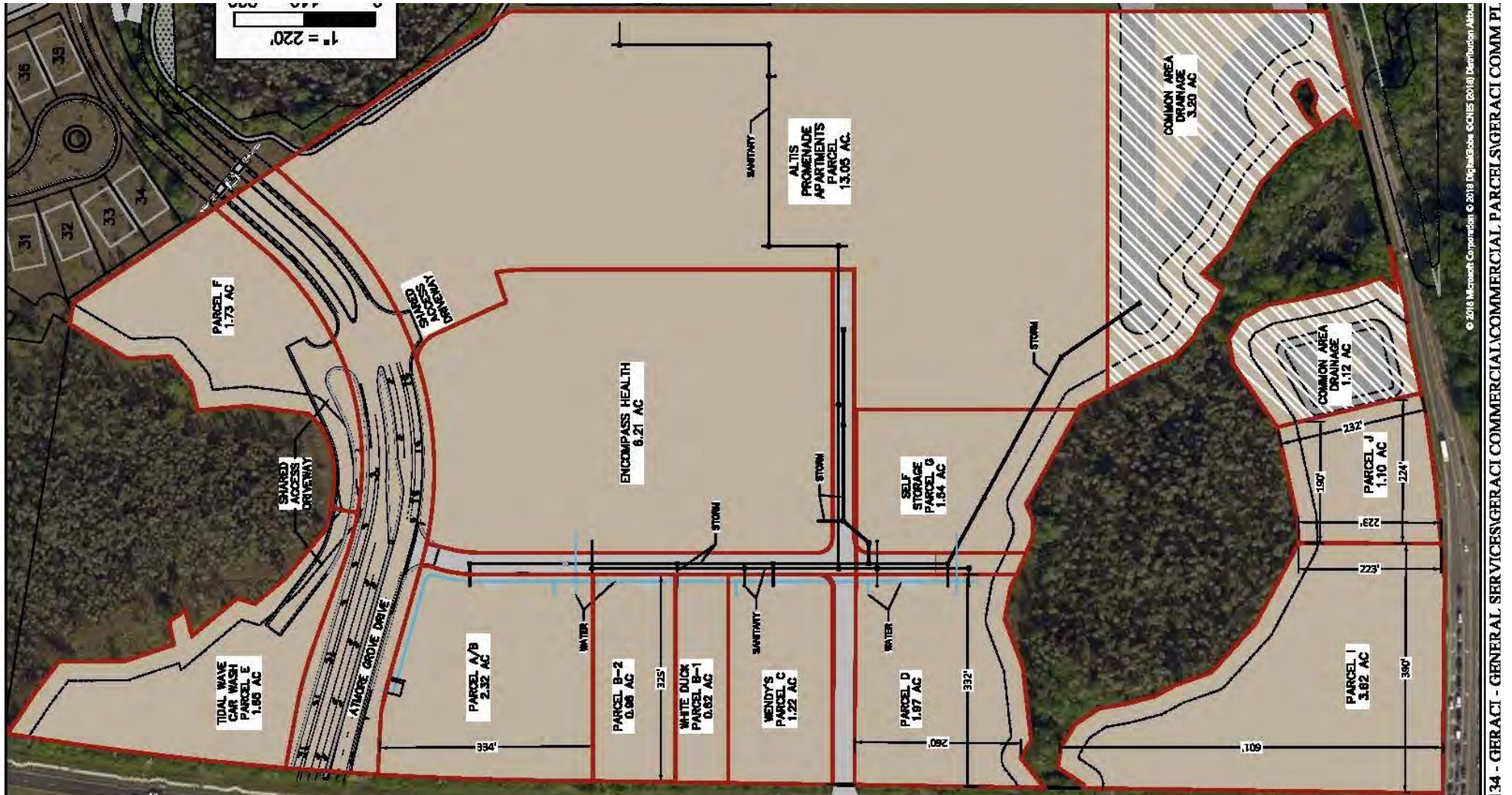
# Aerial



# Aerial



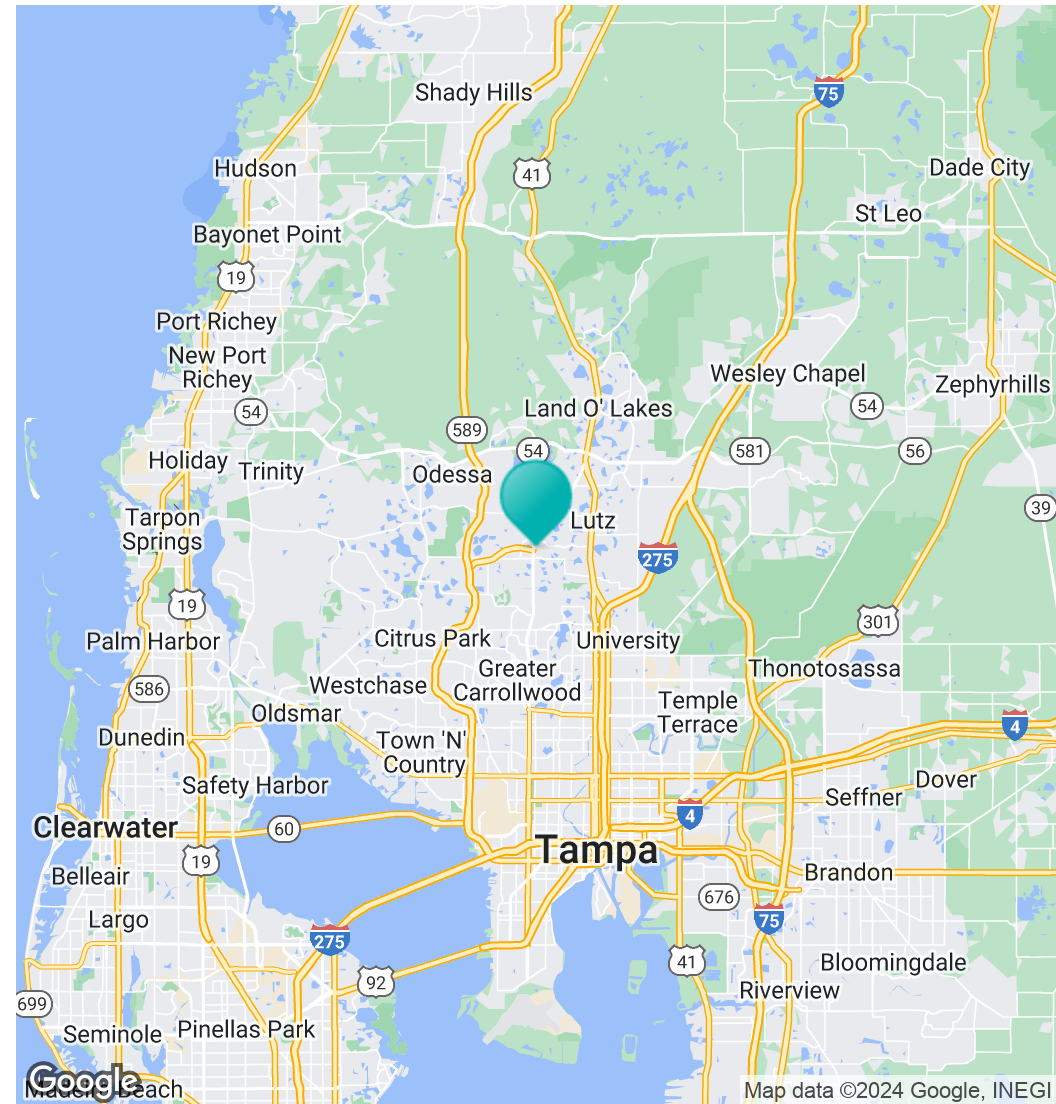
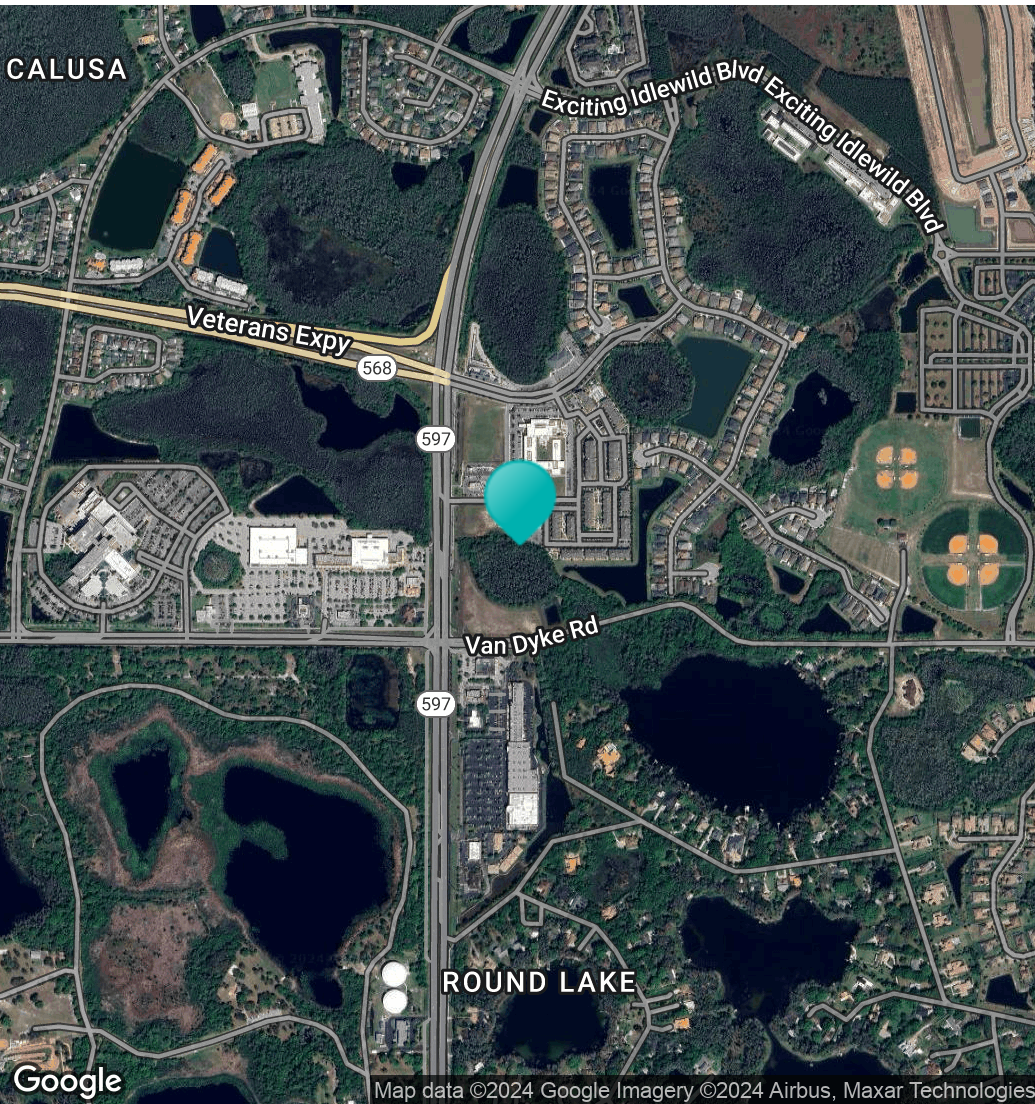
# Site Plan



© 2018 Microment Corporation © 2018 DigitalGlobe © CCHES (2018) DarrinBoden/Altra

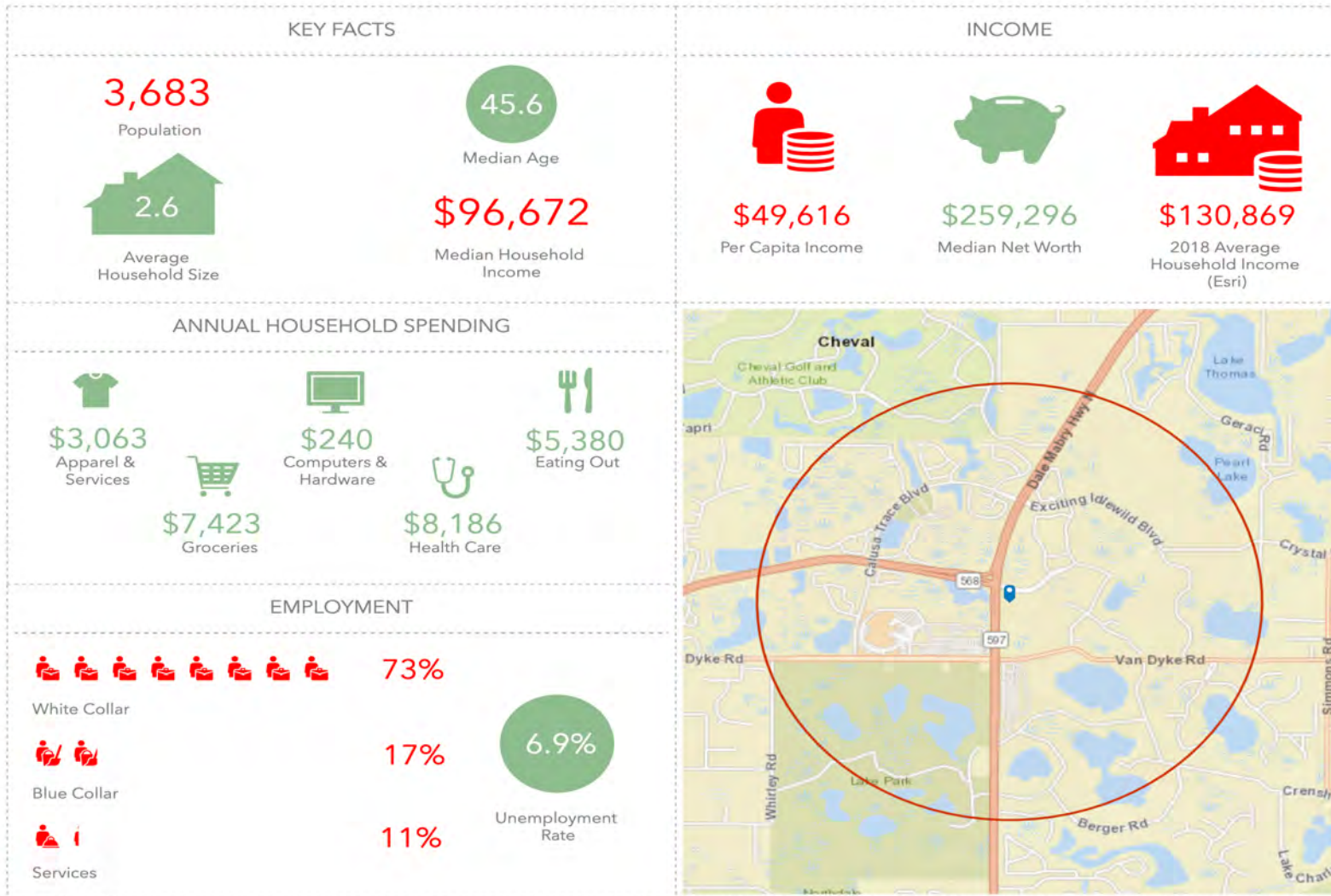
34 - GERACTI - GENERAL SERVICES/GERACTI COMMERCIAL/COMMERCIAL PARCELS/GERACTI COMM PI

# Location Maps

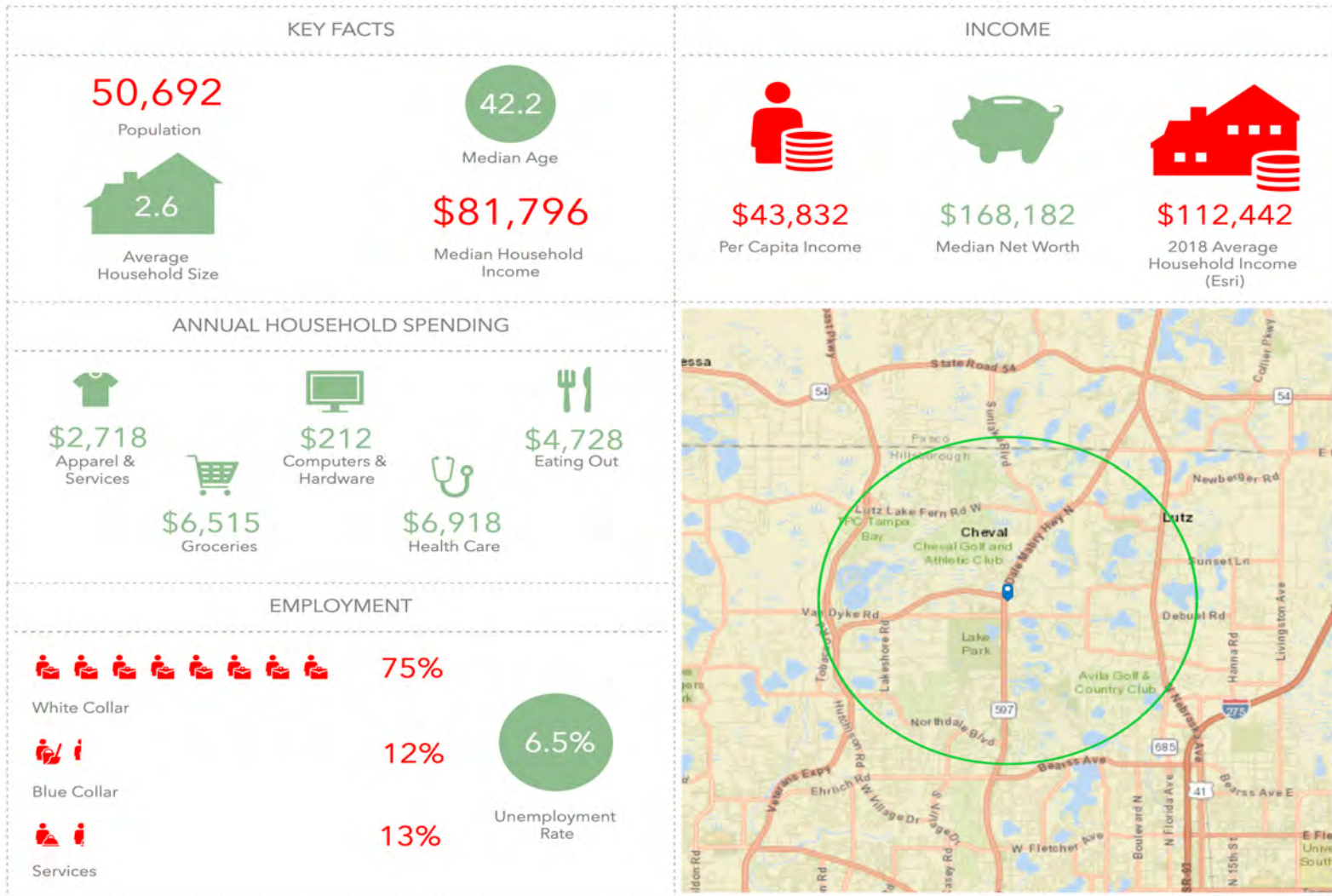




# 1 Mile Demographics



# 3 Mile Demographics





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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.

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