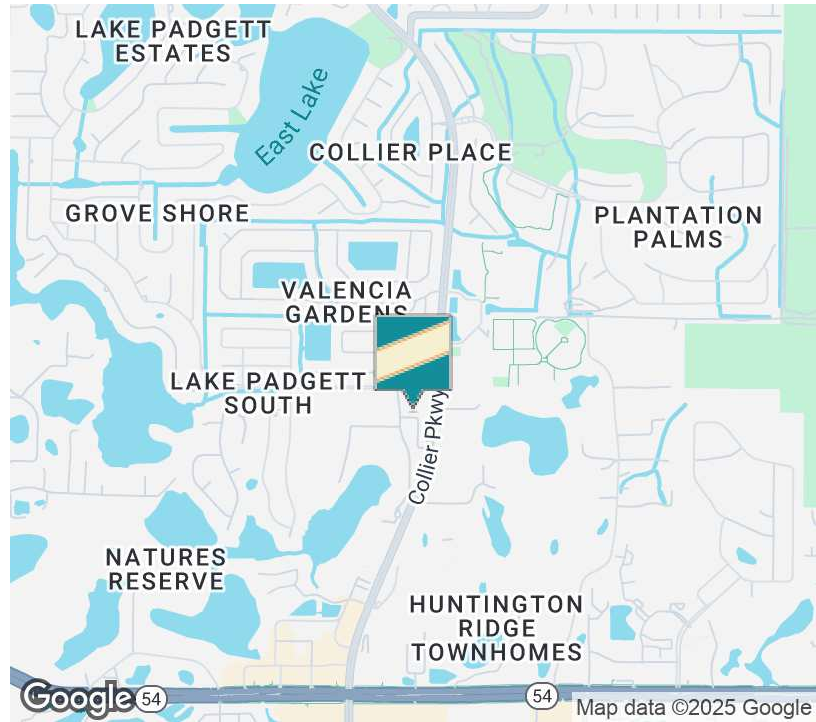




23045 TABAK LANE

Land O' Lakes, FL 34639

EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF: 1,500 - 3,000 SF

Lease Rate: \$22.40 SF/yr (NNN)

Year Built: 2025

Building Size: 3,000 SF

Market: Tampa-St. Petersburg-Clearwater

Submarket: PASCO COUNTY

PROPERTY OVERVIEW

AVAILABLE SPACES

SPACE	LEASE RATE	LEASE TYPE	SIZE (SF)
23045 TABAK LANE	\$22.40 SF/yr	Medical	1,500 - 3,000 SF

George William

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george@grimaldicommercialrealty.com

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COMPLETE HIGHLIGHTS

LEASE HIGHLIGHTS



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PROPERTY DESCRIPTION

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This newly constructed medical and professional office development offers modern office units in one of the fastest-growing corridors of Pasco County. Located in the heart of Land O'Lakes, the property offers two 1,500 SF suites that can be leased individually or combined for a total of 3,000 SF. Ideal for medical practitioners, dental offices, wellness providers, or professional service firms. Designed for high functionality and comfort, each space includes high ceilings, abundant natural light, and ample parking. With close proximity to I-75, State Road 54, and Tampa Premium Outlets, the site provides excellent access and visibility in a high-traffic, established professional park.

LOCATION DESCRIPTION

23045 Tabak Lane is located in Land O'Lakes, just north of Tampa, Florida, within the growing Collier Professional Park area. This commercial location offers convenient access to major transportation corridors, including I-75 and State Road 54, making it easily reachable from Tampa and surrounding areas. The site is well-positioned for professional or medical office use, surrounded by new and planned developments including veterinary, dental, and executive office spaces. Nearby amenities include the Tampa Premium Outlets, schools, recreational centers, and a variety of retail services. With flexible lot sizes, build-to-suit opportunities, and strong regional growth, this location presents an ideal opportunity for businesses seeking visibility, accessibility, and room for tailored development.



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23045 TABAK LANE

Land O' Lakes, FL 34639

PROPERTY DETAILS

Lease Rate	\$22.40 SF/YR
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LOCATION INFORMATION

Street Address	23045 Tabak Lane
City, State, Zip	Land O' Lakes, FL 34639
County	Pasco County
Market	Tampa-St. Petersburg-Clearwater
Sub-market	PASCO COUNTY

BUILDING INFORMATION

Building Size	3,000 SF
NOI	\$0.00
Cap Rate	0.0
Building Class	B
Year Built	2025

PROPERTY INFORMATION

Property Type	Office
Property Subtype	Office Building

PARKING & TRANSPORTATION

UTILITIES & AMENITIES

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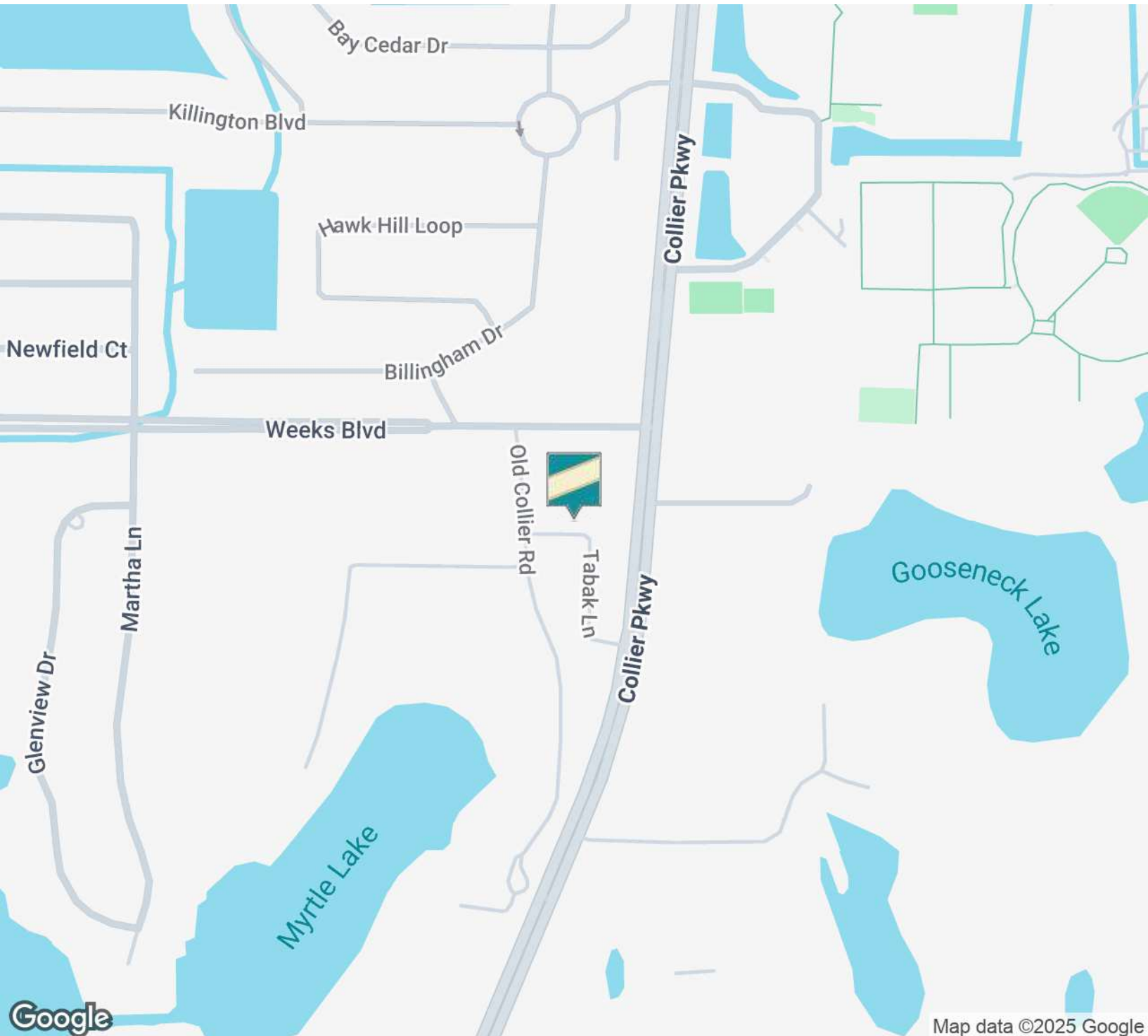
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23045 TABAK LANE

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LOCATION MAP



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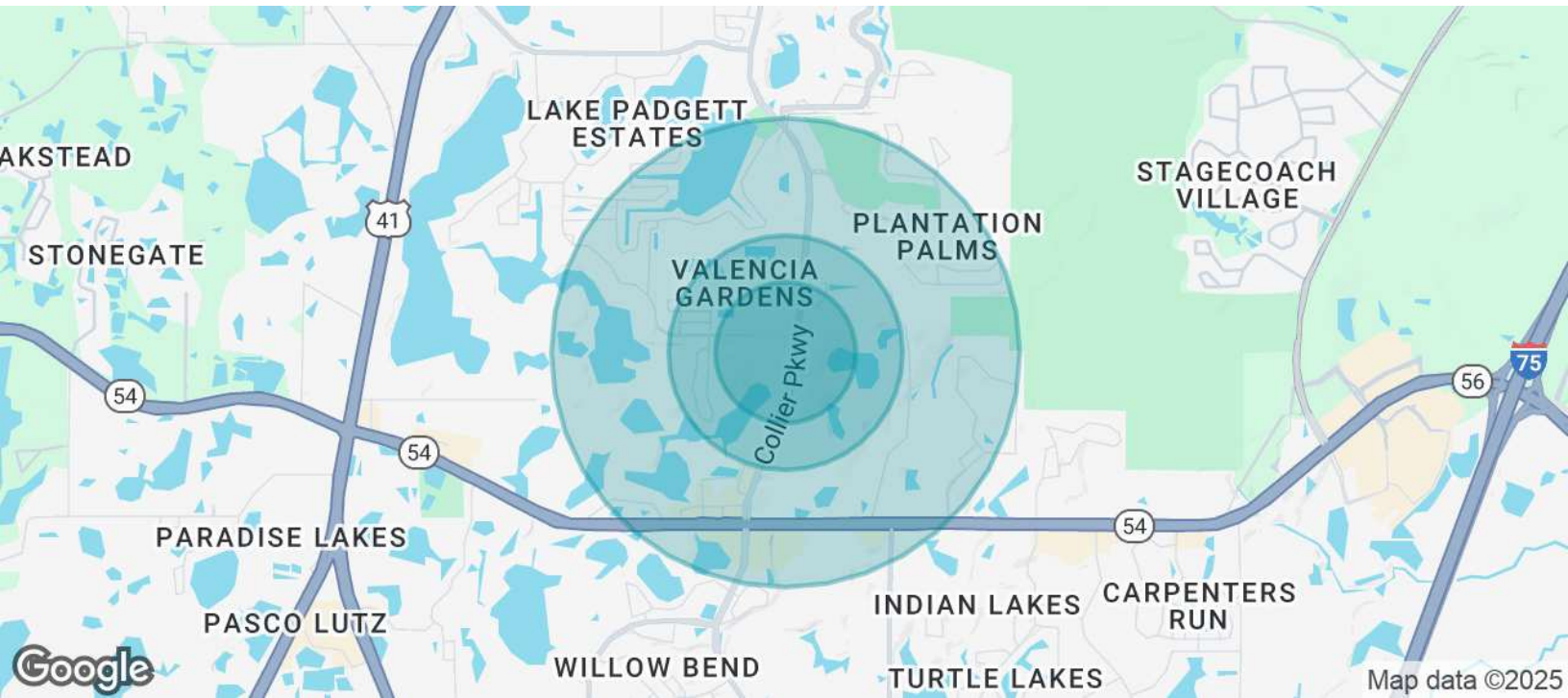
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DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	370	1,689	6,907
Average Age	43	43	43
Average Age (Male)	42	42	42
Average Age (Female)	43	44	44

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	141	646	2,655
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$126,728	\$125,245	\$119,608
Average House Value	\$426,765	\$426,713	\$427,019

Demographics data derived from AlphaMap

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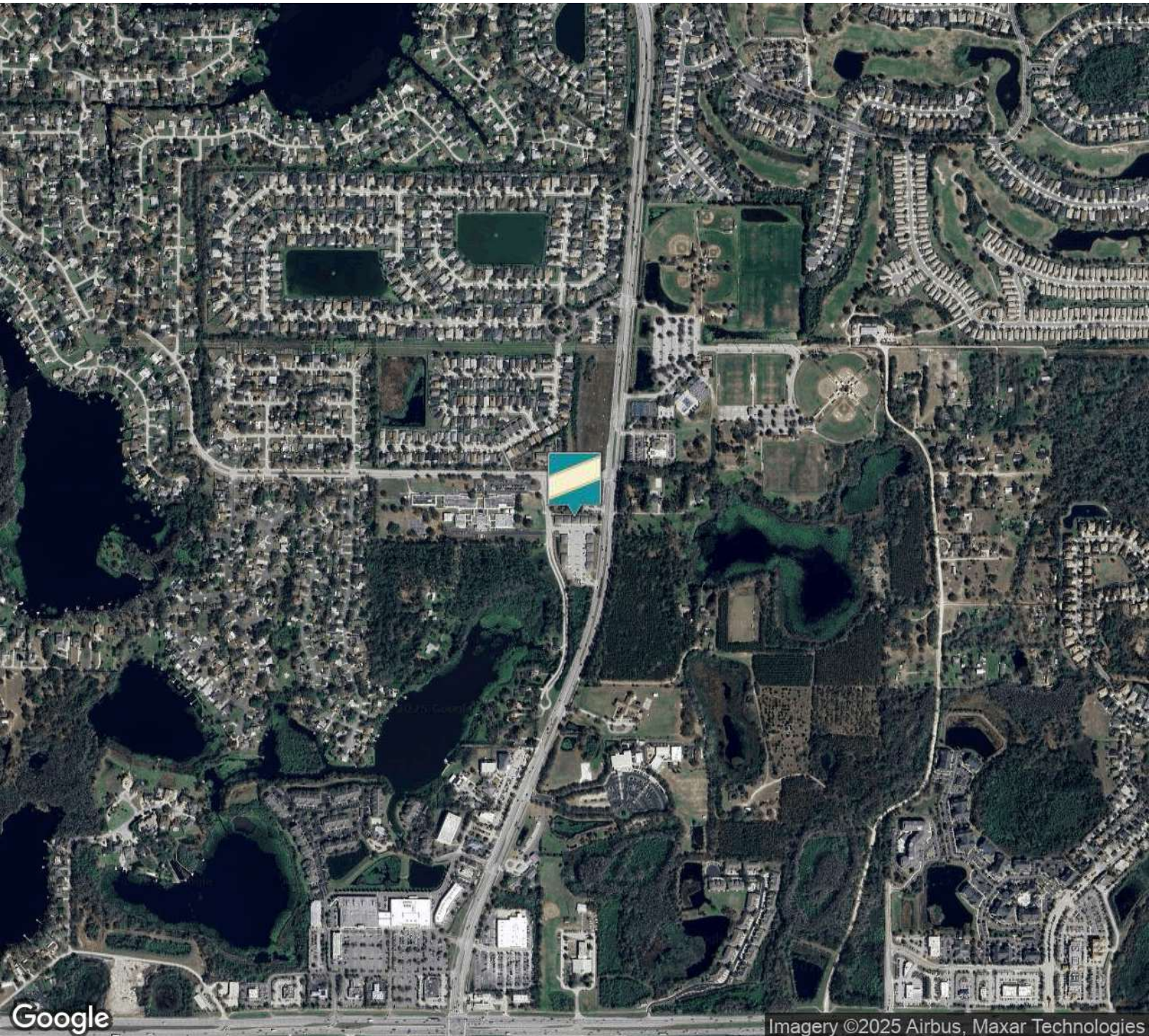
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AERIAL MAP



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RETAILER MAP

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ADVISOR BIO & CONTACT 1

GEORGE WILLIAM

Senior Broker Associate



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Tampa, FL 33613
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george@grimaldcommercialrealty.com

PROFESSIONAL BACKGROUND

Meet George William, your esteemed guide to the dynamic world of commercial real estate in the Tampa Bay area. With a legacy of 10 years in the industry, George is a seasoned Commercial Real Estate Broker renowned for his unwavering commitment to client success and unmatched market insights.

George's journey in real estate began with a passion for helping businesses and investors achieve their goals. Over the years, he has honed his expertise, becoming a trusted advisor to a diverse clientele. George's reputation for transparency, integrity, and personalized service has been the cornerstone of his thriving career. George's deep-rooted connections within the Tampa Bay community and his finger on the pulse of the industry empower his clients to make informed decisions, even in the face of complexity. With an innate ability to identify opportunities that align with his clients' objectives, George has successfully facilitated countless transactions –from leasing prime retail spaces to brokering high-value investment deals. His strategic approach and innovative thinking consistently yield favorable outcomes, making him a sought-after broker in the region.

Beyond his professional accomplishments, George is celebrated for his dedication to ongoing education. He stays ahead of the curve by staying attuned to market shifts, legal nuances, and emerging technologies, ensuring his clients receive the most up-to-date advice. George's commitment to excellence and his genuine interest in helping you achieve your commercial real estate aspirations set him apart. Contact him today to unlock the boundless potential of the Tampa Bay commercial real estate market.

Areas of Expertise:

- Investment and income producing properties
- Sale of businesses
- Retail Sales and Leasing
- Industrial Sales and Leasing
- Self Storage
- Gas Stations and Convenience Stores

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