

FOR LEASE

- 1,925 SF move-in ready professional office available for immediate occupancy
- Prime State Road 54 location just west of US 41 with excellent access and visibility
- Ideal for medical, professional, or executive office users seeking a polished, quiet setting
- High quality construction featuring sound reducing insulation & pre-wired alarm, network and phone systems
- Park-like campus environment with conservation and water views
- Flexible floor plan offering private offices, conference space, and open work areas
- Located in one of Pasco County's fastest growing professional corridors, supported by strong residential growth and affluent demographics



20547 Amberfield Dr., | Land O' Lakes, FL 34638

Lease Rate | \$27.00 per SF Modified Gross

Move-in Ready Professional Office on SR-54

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www.cap-realty.com



**COMMERCIAL ASSET
PARTNERS**

20547 Amberfield Dr., Land O' Lakes, FL 34638



DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
RING POPULATION			
2029 Projection	6,846	51,692	128,556
2024 Estimate	5,599	43,611	109,218
% Growth	4.5%	3.7%	3.5%

	1-Mile	3-Mile	5-Mile
HOUSEHOLD INCOME			
Average	\$141,439	\$130,018	\$126,415
Median	\$117,499	\$108,515	\$104,801

SPACE FEATURES

20547 Amberfield Dr., Land O' Lakes, FL 34638

SPACE PLAN | 1,925 SF



LOCATION FEATURES

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This information is believed to be accurate, Broker is not responsible for misstatements of fact, errors or omissions, prior sale, change of price, terms or withdrawal from market without notice. Buyer and/or tenants shall verify all Information.



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