

Manor Oaks Office Center

Free-Standing Therapeutic Office Building

108 Myrtle Ridge Road, Suite 300, Lutz, FL 33548



**BERKSHIRE
HATHAWAY**
HomeServices

Florida Properties Group

COMMERCIAL DIVISION



For Sale

- 2,700 SF free-standing office building
- 900 SF leased: income-producing
- Nicely finished, high ceilings
- Spacious offices/therapy rooms, 3 ADA restrooms
- Ramp and stair entrance
- 1,584 SF wrap around porch
- Sale Price: \$525,000



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AREA DEMOGRAPHICS (5 MILE RADIUS)

KEY FACTS


169,090
Population

38.4

Median Age

2.4

Average Household Size

168,777

Daytime Population

ANNUAL HOUSEHOLD SPENDING



\$2,091
Apparel &
Services



\$167
Computers



\$3,729
Eating Out



\$5,239
Groceries



\$5,803
Health Care

INCOME



\$58,531
Median Household
Income



\$36,403
Per Capita Income



\$87,660
Median Net Worth

EMPLOYMENT



73%
White Collar



15%
Blue Collar



12%
Services

4.5%

Unemployment
Rate

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