

### Former CVS For Sublease in Northwest Tampa

5632 Gunn Hwy. Tampa, FL 33624

# FOR SUBLEASE: \$22 PSF NNN

### 11,116 SF free-standing building across from Publix Shopping Center

This new opportunity sits near the signalized intersection of Anderson Road and Gunn Highway, where the 3-mile annual median household income is \$74,658. The average daily traffic count sits at an impressive 34,500. Sublease available to September 2026. Nice monument signage and 12-foot drop ceilings. Call for a private showing...

- Built in 2001 with drive-thru.
- Flood Zone X
- Population over 150,000 within 10 minutes
- 12-minute drive to Tampa International
- Median age: 41.1
- Pass-throughs: \$5.04 PSF (taxes and CAM)



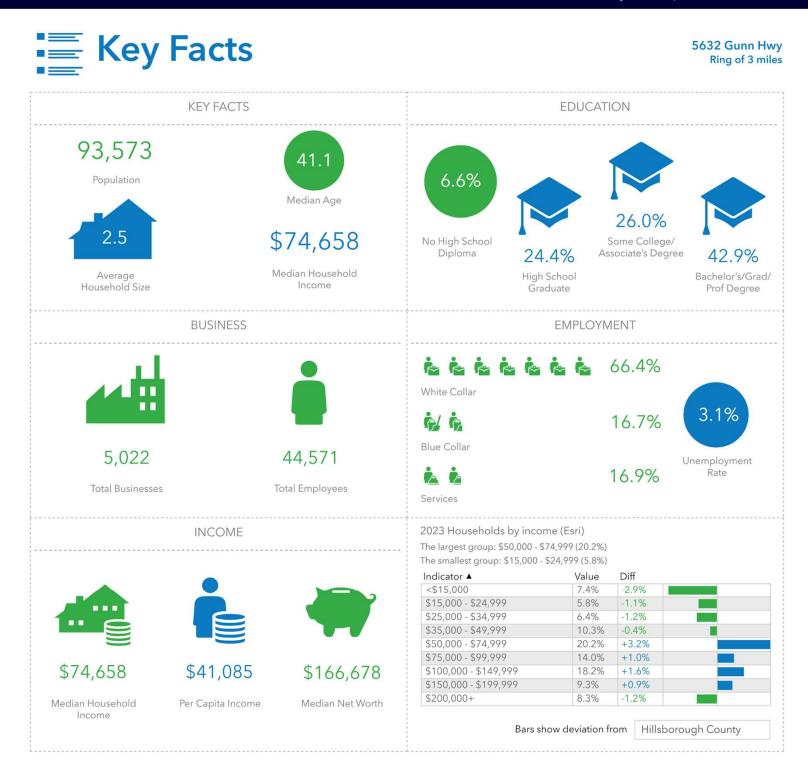
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# 3 Mile Demographics

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Source: This infographic contains data provided by Esri (2023, 2028), Esri-Data Axle (2023). © 2024 Esri

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# Area Information

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### **Traffic Counts**

Gunn Highway Anderson Road 34,500 ADT 15,400 ADT

## **Drive Times**

Tampa International Airport	12 min
Downtown Tampa	21 min
Westshore District	13 min
Veterans Expressway	5 min

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