

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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Key Facts

5632 Gunn Hwy
Ring of 3 miles

KEY FACTS

93,573

Population



Average Household Size

41.1

Median Age

\$74,658

Median Household Income

EDUCATION

6.6%

No High School Diploma



24.4%

High School Graduate



26.0%

Some College/
Associate's Degree



42.9%

Bachelor's/Grad/
Prof Degree

BUSINESS



5,022

Total Businesses



44,571

Total Employees

EMPLOYMENT



66.4%

White Collar



16.7%

Blue Collar



16.9%

Services

3.1%

Unemployment Rate

INCOME



\$74,658

Median Household Income



\$41,085

Per Capita Income



\$166,678

Median Net Worth

2023 Households by income (Esri)

The largest group: \$50,000 - \$74,999 (20.2%)

The smallest group: \$15,000 - \$24,999 (5.8%)

Indicator ▲	Value	Diff	
<\$15,000	7.4%	-2.9%	
\$15,000 - \$24,999	5.8%	-1.1%	
\$25,000 - \$34,999	6.4%	-1.2%	
\$35,000 - \$49,999	10.3%	-0.4%	
\$50,000 - \$74,999	20.2%	+3.2%	
\$75,000 - \$99,999	14.0%	+1.0%	
\$100,000 - \$149,999	18.2%	+1.6%	
\$150,000 - \$199,999	9.3%	+0.9%	
\$200,000+	8.3%	-1.2%	

Bars show deviation from Hillsborough County

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



Traffic Counts

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

Drive Times

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