

GROUND LEASE OR BUILD-TO-SUIT

4909 EHRlich ROAD

North side of Ehrlich Road between Dale Mabry Highway and the Veterans Expressway

TAMPA | FLORIDA

0.9 ACRES

FOR LEASE



LOT SIZE

0.9 AC (39,010 SF)

RENT

Upon Request

POSSESSION

Immediate

ZONING

BPO

TERM

Long Term

FRONTAGE

166 FT on Ehrlich Road

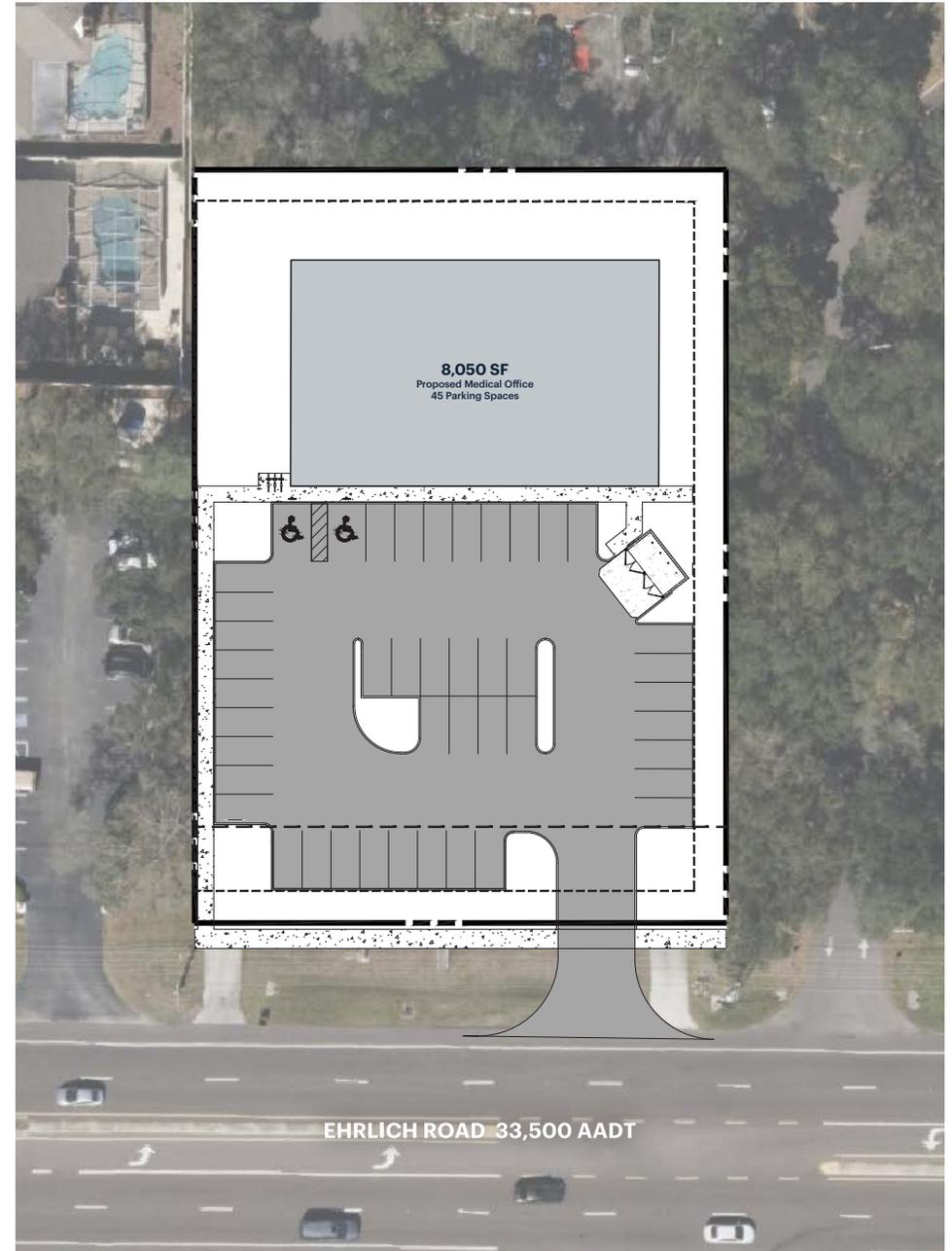
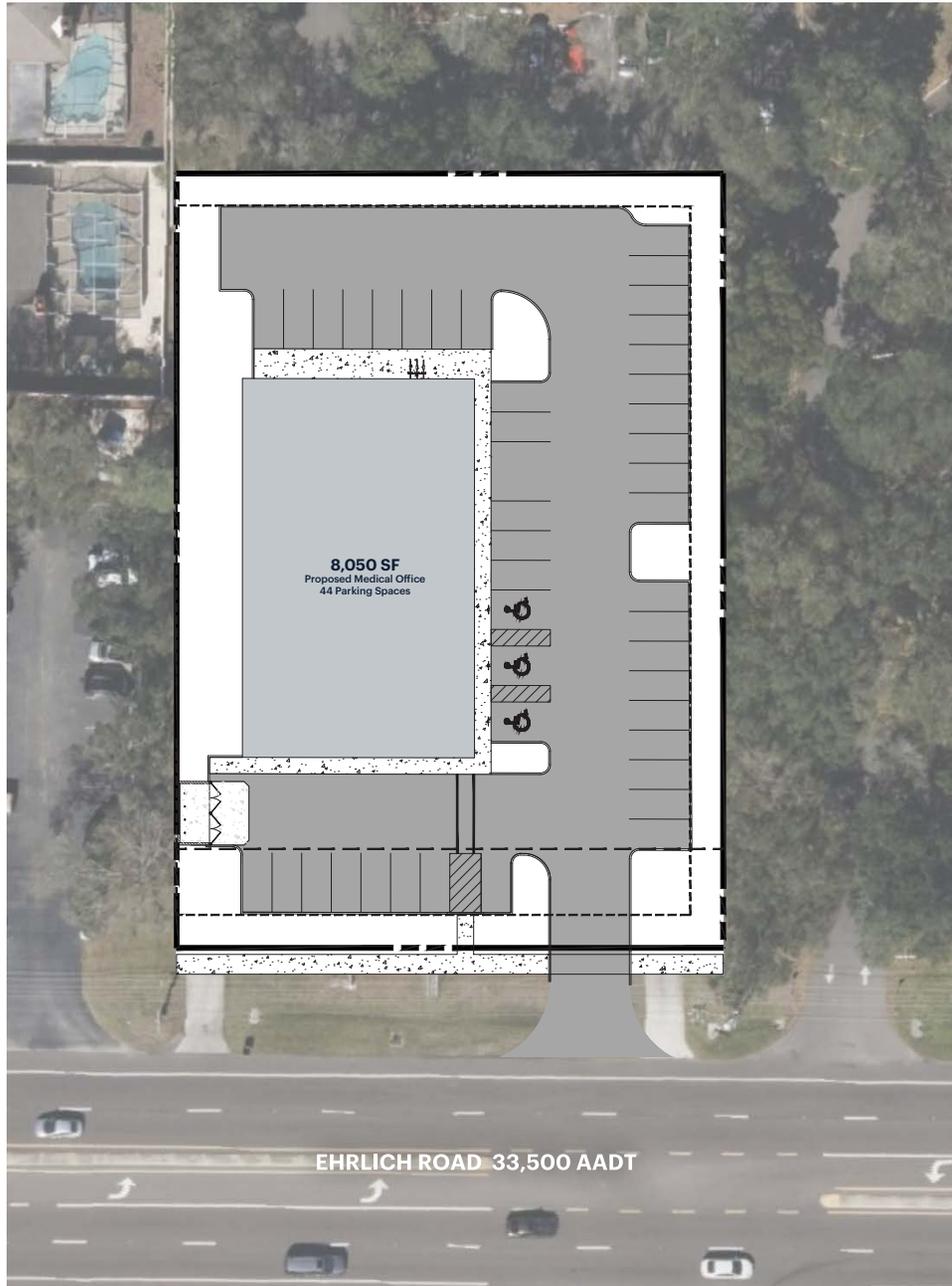
NEIGHBORS

CES Academy of Tampa, Publix, CVS, McDonald's, KFC, Chase, EōS Fitness, Dunkin', The Home Depot, Target, Walmart, Whole Foods Market, Daiso, Sam's Club.

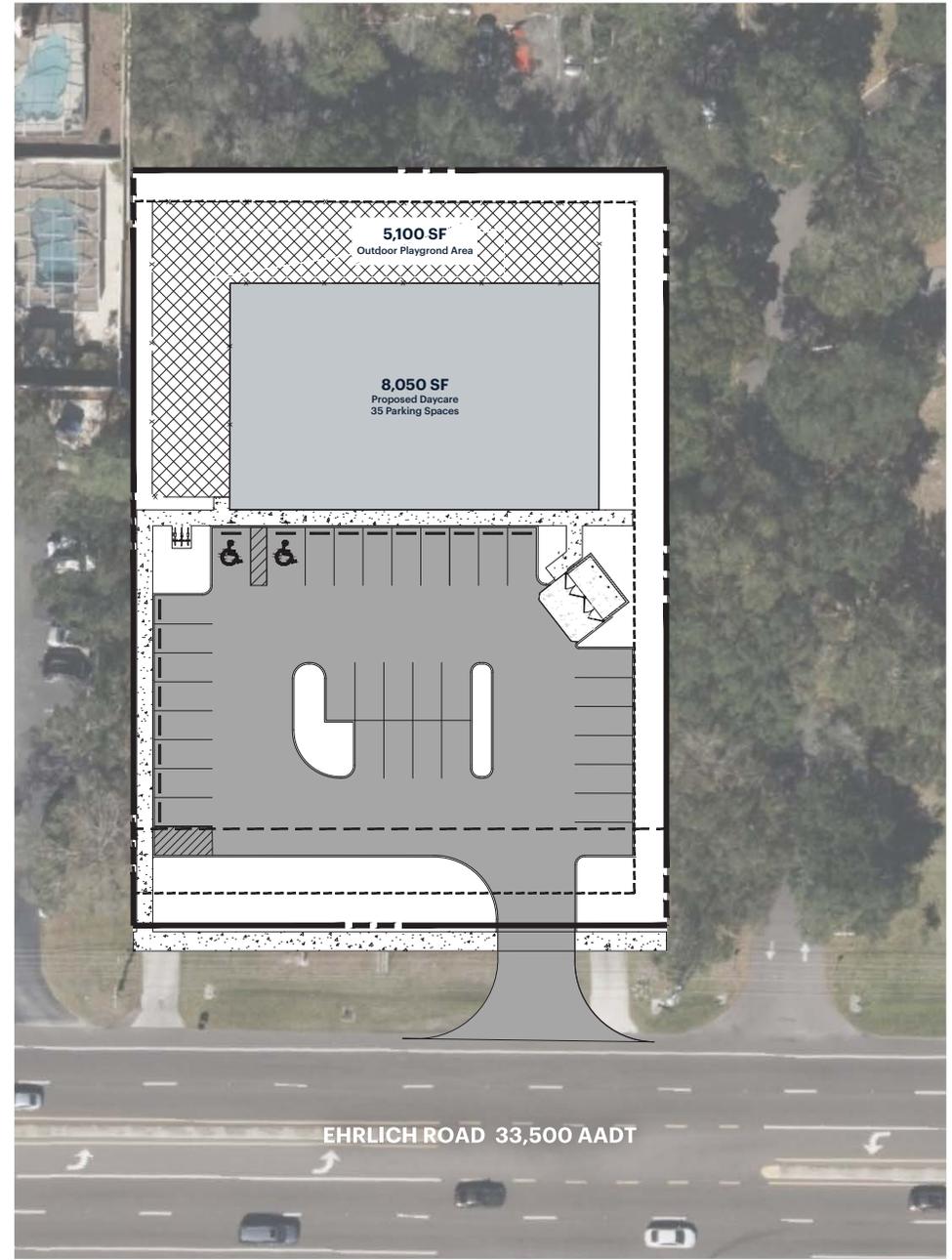
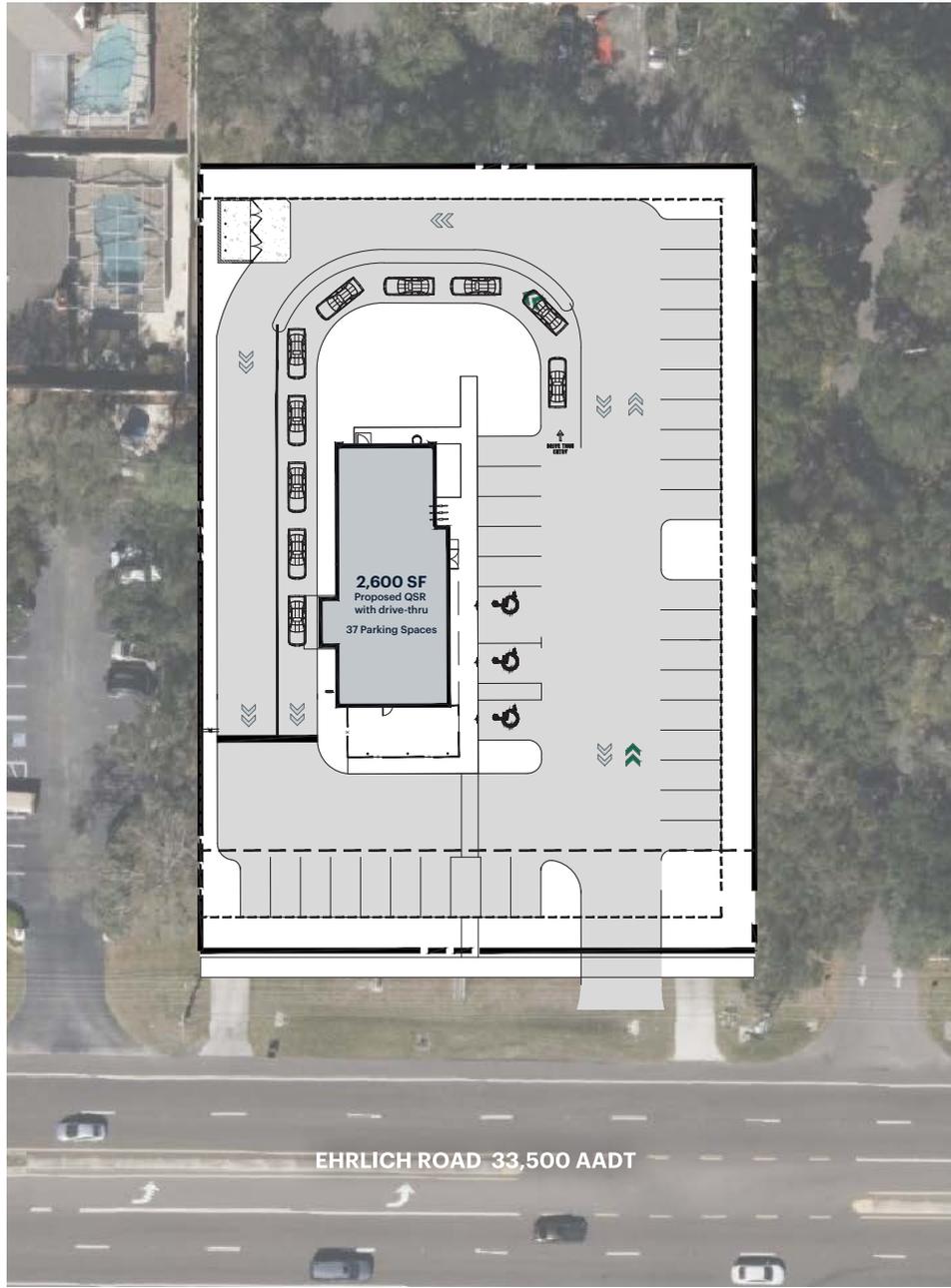
COMMENTS

- Existing 2,055 SF building is available for lease on a short term basis
- Open to all uses, including fast food, QSR, daycare, medical, office, etc.
- High-traffic location in Carrollwood/Northdale area
- Strong demographics: 190K+ people within 5 miles

PROPOSED CONCEPTUAL SITE PLANS

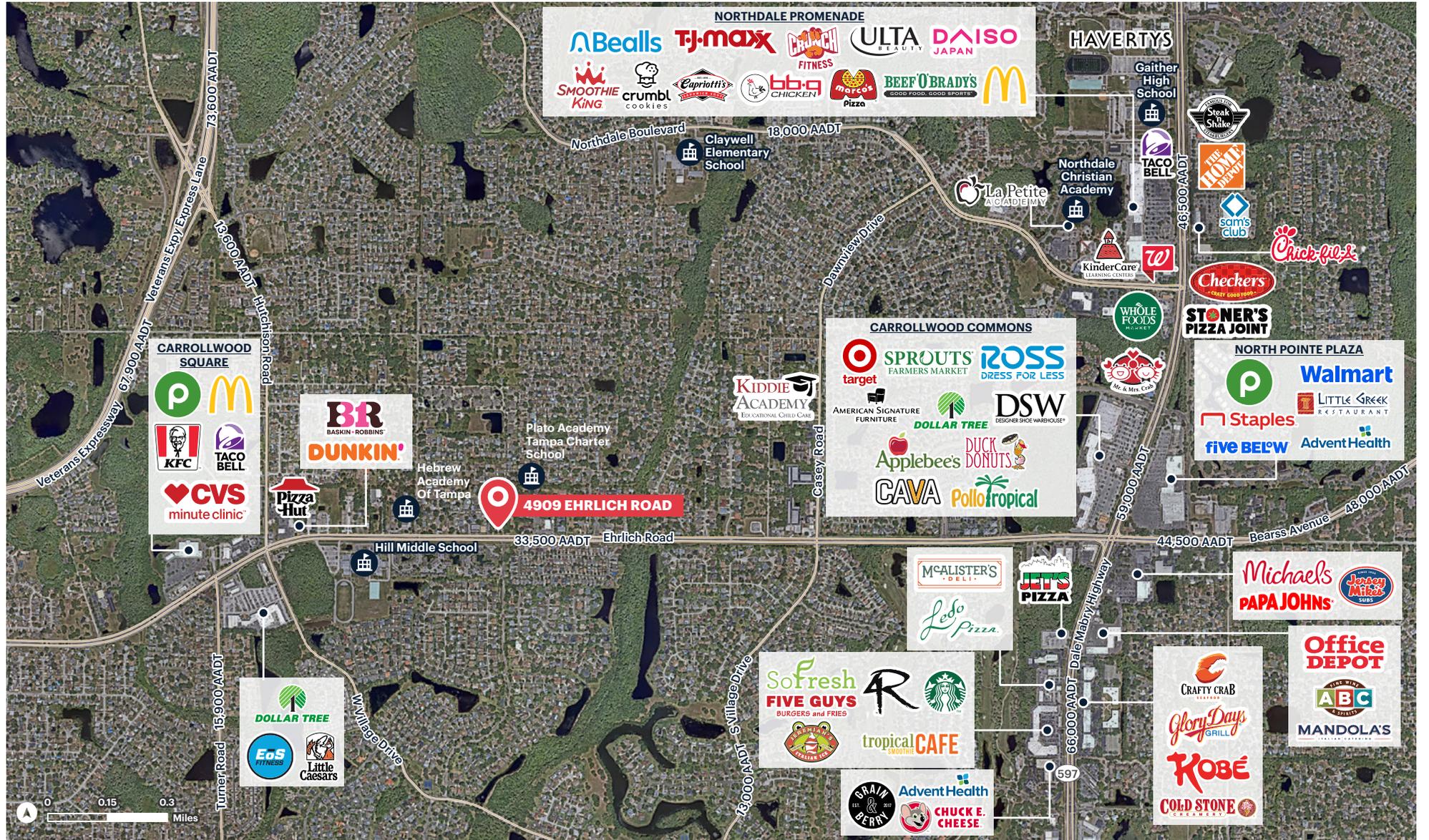


PROPOSED CONCEPTUAL SITE PLANS



DEMOGRAPHICS & RETAIL AREA MAP

POPULATION	DAYTIME POPULATION	TOTAL HOUSEHOLDS	AVERAGE HH INCOME	BUSINESSES	EMPLOYEES						
1 Mile	11,261	1 Mile	8,760	1 Mile	4,315	1 Mile	\$143,156	1 Mile	333	1 Mile	3,516
3 Miles	88,034	3 Miles	76,228	3 Miles	35,562	3 Miles	\$124,547	3 Miles	3,257	3 Miles	35,849
5 Miles	195,131	5 Miles	194,367	5 Miles	78,641	5 Miles	\$122,279	5 Miles	8,985	5 Miles	102,449



CONTACT EXCLUSIVE BROKERS

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MARKET OVERVIEW - TAMPA

MAJOR INDUSTRIES

The Tampa Bay metro service area includes a diverse economic base, including finance, technology, tourism, and construction, not to mention Tampa is home to Florida's largest seaport. The combination of Port Tampa Bay, Tampa International Airport, and significant highways has firmly placed Tampa as the market of choice for substantial distributors such as Amazon and Coca-Cola. The Port Tampa Bay and Tampa International Airport combined contribute \$22.5 billion annually to the local economy.

- Avionics and Defense
- Business and Information Services
- Financial Services
- Manufacturing Marine Sciences
- Port/Maritime
- Tourism (60+ million visitors)

LARGEST EMPLOYERS	EMPLOYEES	INDUSTRY
STATE OF FLORIDA	34,100	Government
MACDILL AIR FORCE BASE	30,844	Military
BAYCARE HEALTH SYSTEM	27,739	Healthcare
PUBLIX SUPERMARKETS	27,000	Grocery
HILLSBOROUGH COUNTY SCHOOLS	24,866	Education
HCA WEST FLORIDA DIVISION	16,865	Healthcare
WALMART	16,000	Retail
UNIVERSITY OF SOUTH FLORIDA	15,678	Education
VERIZON COMMUNICATIONS	14,000	Internet/Cable
PINELLAS COUNTY PUBLIC SCHOOLS	13,384	Education
PASCO COUNTY PUBLIC SCHOOLS	12,725	Education

AIRPORTS

 **TAMPA INTL AIRPORT**
22.2 million passengers per year

 **ST. PETE/CLEARWATER AIRPORT**
2.4 million passengers per year



MAJOR ROAD WAYS



2025 MSA DEMOGRAPHICS

2025 MSA POPULATION

3,385,153

OF HOUSEHOLDS

1.3M

AVERAGE HH INCOME

\$109,563

PROJECTED GROWTH

1.09%

WORKFORCE

1.61M

% OWN VS. RENT

67%

2028 PROJECTED POPULATION

3,574,464

COLLEGE GRADUATES

910,645