

RETAIL SPACES FOR LEASE



**12041-12059 Anderson
Road & SEC Gunn Highway**

**Tampa, FL
33624**

- 1,200 SF & 1,640 SF retail space available, with the ability to combine for up to 2,840 SF.
- Located at the signalized intersection of Anderson Road & Gunn Highway.
- Excellent visibility with prominent storefront signage opportunities.
- Convenient access to the Veterans Expressway and major Tampa roadways.
- Situated in the heart of Carrollwood, surrounded by dense residential communities.
- Ample on-site parking and strong co-tenancy within an established neighborhood retail center.

Get more information

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Aerial map

12041-12059 Anderson Road & SEC Gunn Highway
Tampa, FL



Ehrlich Road: 36,500 AADT

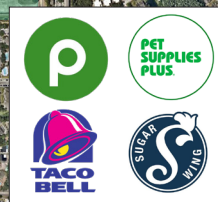


Veterans Expressway: 86,500 AADT



Gunn Highway: 36,000 AADT

Subject property



Anderson Road: 16,300 AADT

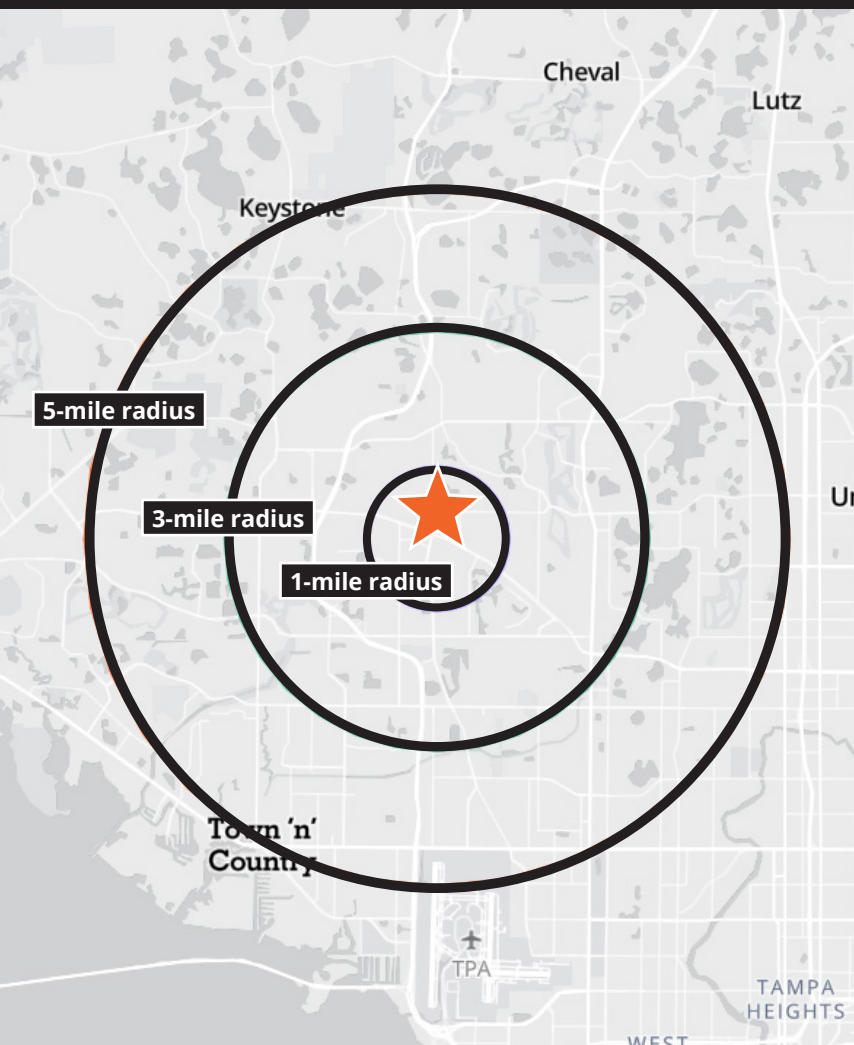
Photos

12041-12059 Anderson Road & SEC Gunn Highway
Tampa, FL



Demographics

12041-12059 Anderson Road & SEC Gunn Highway
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Population: Over 242,000 people within a five mile radius.



Density: Over 96,000 households within a five mile radius.



Income: Average household income of \$116,031 within a five mile radius.

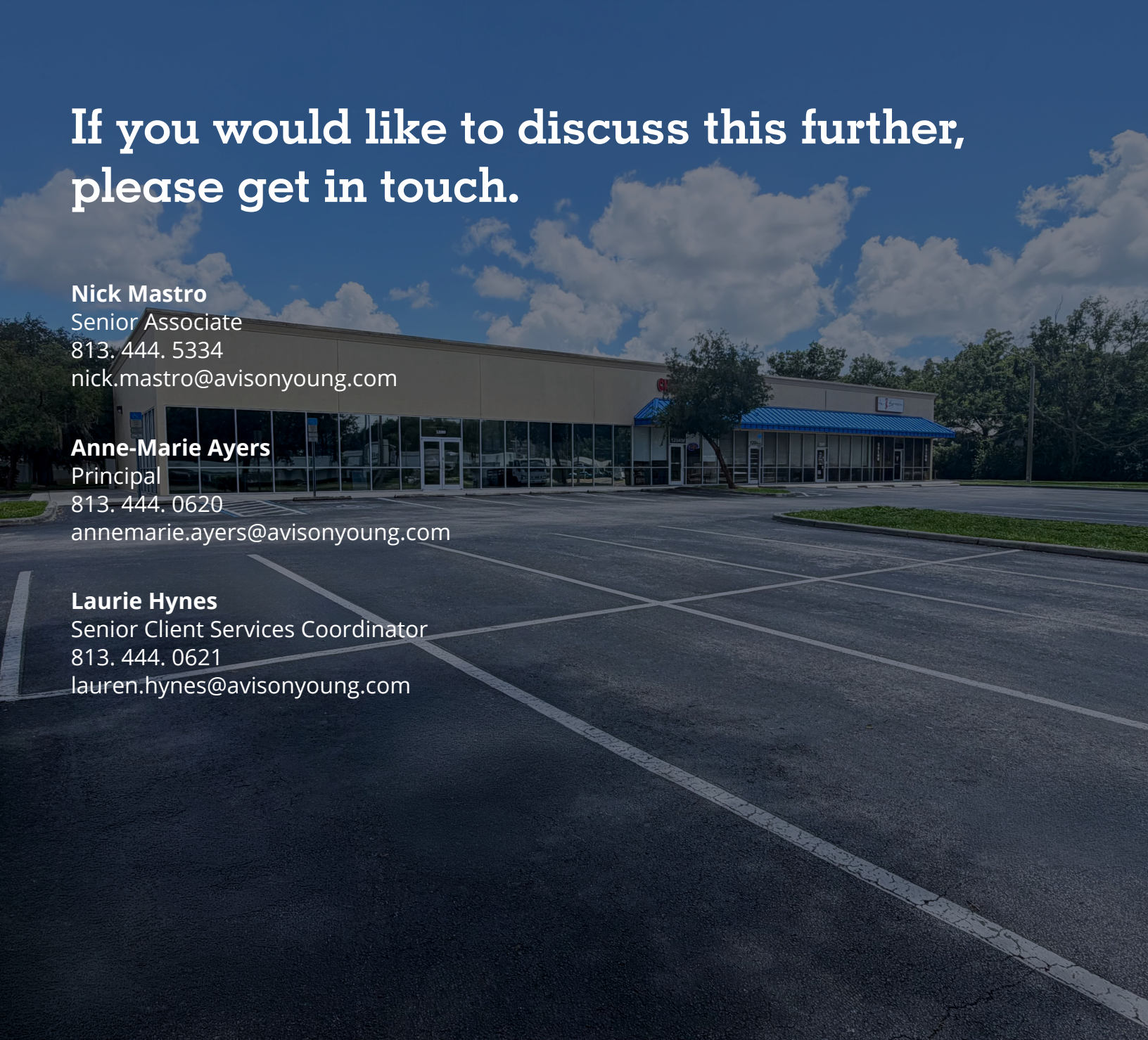


Home Value: Median home value of \$402,962 within a five mile radius.



Employment: Employment population of over 107,532 within a five mile radius.

POPULATION	1 MILE	3 MILES	5 MILES
Total population	10,525	88,683	242,309
Median age	38	40	40
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,090	36,334	96,803
Average HH income	\$103,345	\$112,824	\$116,031
Median house value	\$377,444	\$396,974	\$402,962
BUSINESSES	1 MILE	3 MILES	5 MILES
Total businesses	510	7,214	18,650
Total employees	2,005	42,784	107,532



If you would like to discuss this further, please get in touch.

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