

dale mabry | west waters

FOUNTAIN OAKS BUSINESS CENTER

206,190 +/- SF Office & Retail Space



FOR LEASING INFORMATION
CONTACT | **JOE SEIDLE**

THE KRAUSS ORGANIZATION, INC

O 813-885-5656 C 813-417-1603 joeseidle@thekraussorg.com



FOUNTAIN OAKS is one of the area's most dynamic retail and office centers. Located in the much sought after Carrollwood Marketplace, Fountain Oaks lies at the NE Quadrant of Dale Mabry Hwy and Waters Avenue, two of the area's busiest roadways.

TRAFFIC COUNTS:

- Dale Mabry: 62,500/day
- Waters Ave: 38,000/day



TENANTS INCLUDE:

Marshalls, Hear USA, Optum Health, Cora Health Services, Dollar Tree Stores, OneMain Financial, Rugs of the World, Nicholas Financial, I ai Sushi, Family Furniture, Hillsborough County Sheriff's Department



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2 Small Spaces Available

2,455 SF & 3,170 SF

\$15.00/SF NNN



DEMOGRAPHICS			
	1 MILE	3 MILE	5 MILE
Total Population	17,740	111,428	329,584
Avg. HH Income	\$60,331	\$68,076	\$67,458
Median Age	36	38	38

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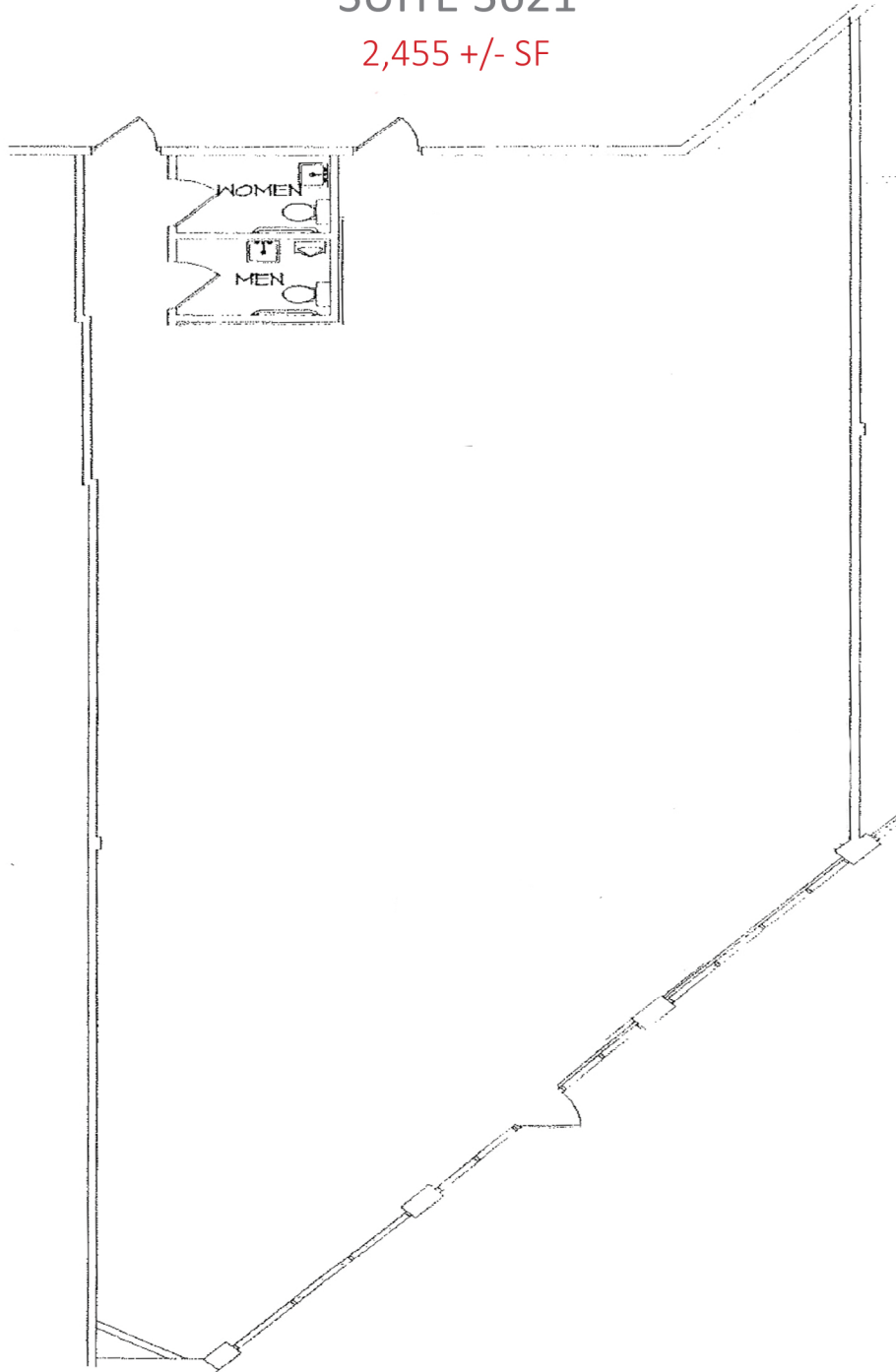
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FOUNTAIN OAKS BUSINESS CENTER

Restaurant for Lease

SUITE 3621

2,455 +/- SF



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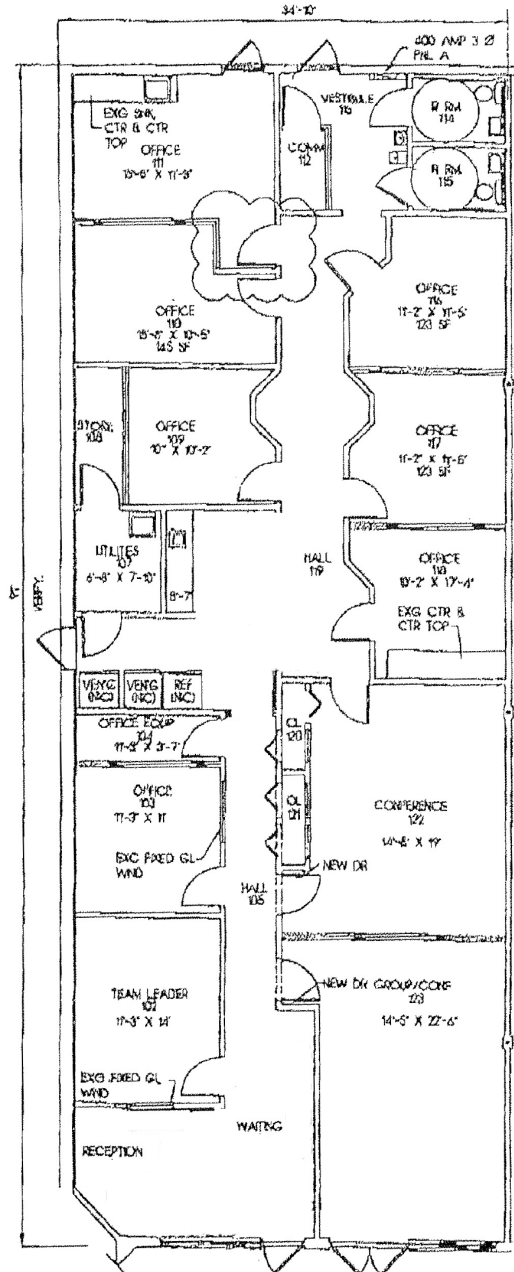


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FOUNTAIN OAKS BUSINESS CENTER

Suite 3637

3,170 +/- SF

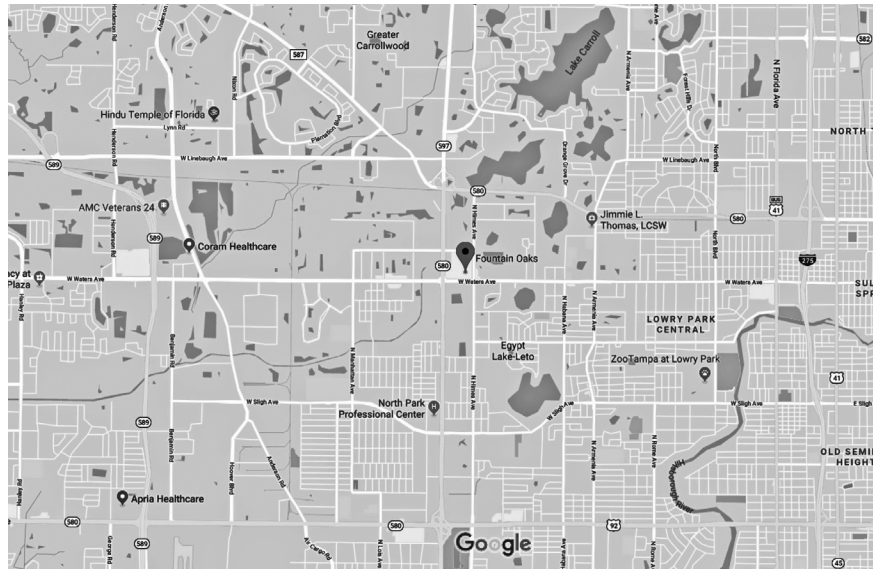


Fountain Oaks Business Center
3,170 SF

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FOUNTAIN OAKS BUSINESS CENTER

Located on busy Dale Mabry & Waters Ave with quick access to:
Tampa International Airport, Westshore Office District, Interstate 275, Downtown Tampa,
Midtown, Raymond James Stadium,
Hillsborough Community College, and several of the Bay areas finest residential
neighborhoods.



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