

CARROLLWOOD CORPORATE CENTER

8902 N Dale Mabry Hwy | Tampa, FL 33614



PROPERTY HIGHLIGHTS:

- Attractive rental rates in desirable Carrollwood area
- Numerous restaurants, retail, and hotel offerings within a 2-mile radius
- Office building total GLA: 20,453 SF (MOL)

KEY DEMOS	1 MILE	3 MILES	5 MILES
POPULATION			
2025 Estimated Population	15,024	107,083	315,500
2025 Estimated Households	6,808	44,163	127,935
INCOME			
2025 Estimated Avg HH Income	\$81,992	\$97,241	\$97,841
AGE			
Median Age	37	39	38
DAYTIME DEMOS			
Number of Businesses	1,920	10,547	25,252
Number of Employees	10,001	68,198	163,761
Total Daytime Population	13,932	99,869	255,981
TRAFFIC COUNTS			
N Dale Mabry Hwy (N/S)	60,500 AADT		



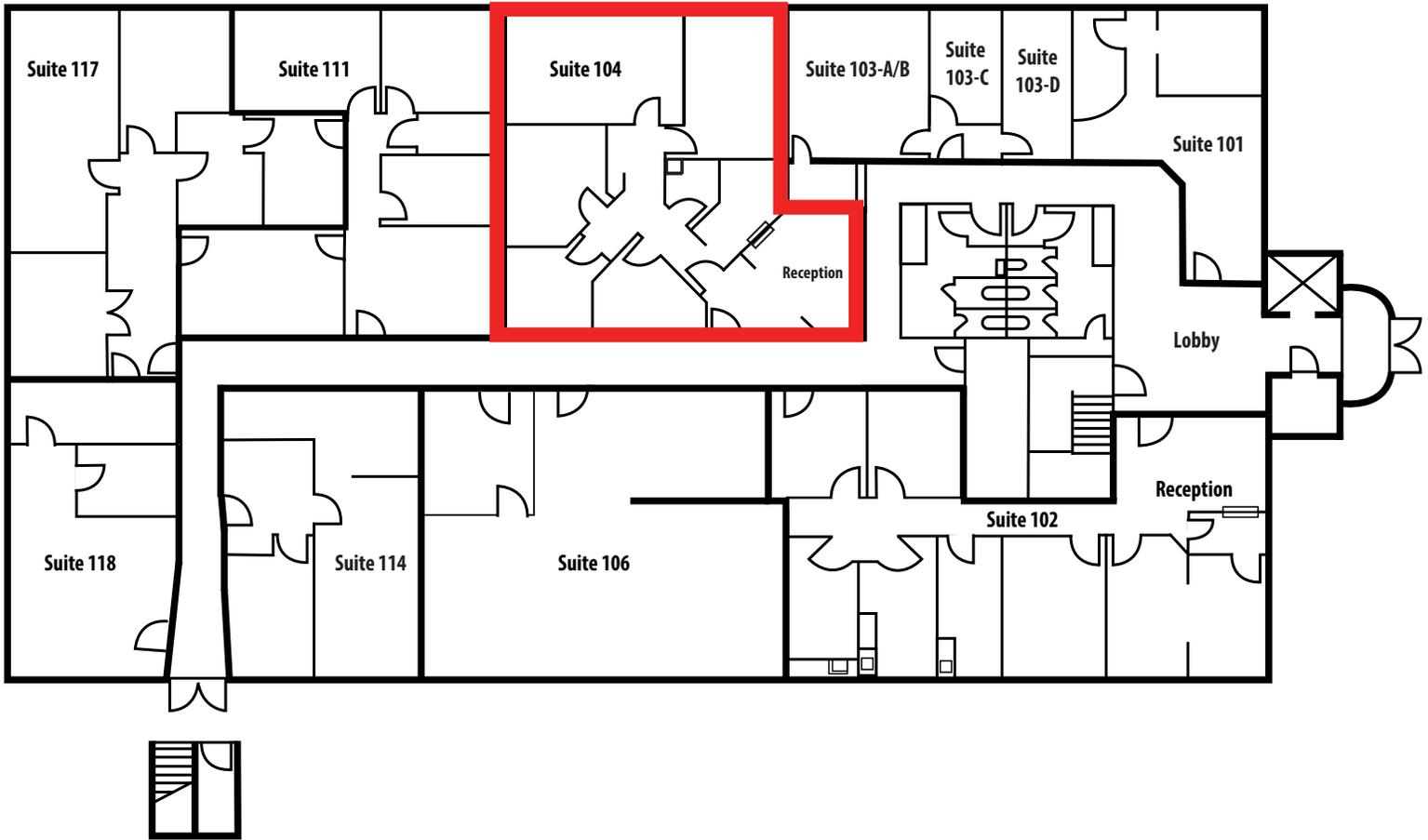
FOR LEASING INFORMATION:

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SUITE	TENANT	SF
101	Las Palmas Real Estate	595
102	Danva Home Improvements	1,721
103-A/B	Coversa Insurance Agency	366
103-C	Your Home Team	144
103-D	Alpha Family Home Health	205
104	AVAILABLE SOON	1,516

SUITE	TENANT	SF
106	Tampa Lash and Brow	1,500
111	Strategic Defense Solutions	1,186
114	Always Best Care	818
117	MOR Investments	1,246
118	Monarch Wealth Management Group	705

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