

Outparcels Available

4.5 AC Commercial Site ~ Medical/Retail/QSR/
Preschool/Carwash/Self-Storage

12208 Four Oaks Rd | Tampa FL 33624



APRILE REAL ESTATE



LOCATION:

- 12208 Four Oaks Rd., Tampa, FL 33624
- Signalized NWC of Gunn Hwy (587) & Four Oaks Rd (Carrollwood, FL) ~ 2 miles West of N. Dale Mabry Hwy & 2 miles East of Veterans Expressway

TRAFFIC COUNTS:

- Gunn Hwy: 34,000 cars per day

PROPERTY INFORMATION:

- **4.5 +/- AC Commercial Site** ~ 400 LF of frontage on Gunn Hwy ~ PD Zoning for Medical Office, Retail, QSR, Preschool, Self-Storage and other Commercial General Uses
- **1.5 +/- AC Rear Parcel Available for Sale, Ground Lease or BTS (10,000 +/- SF Preschool or other uses)** ~ Parcels fronting Gunn Hwy Available for Ground Lease or BTS (**Drive-Thru QSR & up to 12,000 SF Retail/Medical Center @ Hard Corner**)
- **Signalized Intersection** ~ Heavily trafficked location visible to over **34,000** cars per day on Gunn Hwy
- Adjacent to PetSuites of America ~ Developed in 2022
- Cross access b/t adjoining parcels & multiple access points

PROPOSED USES:

- Sites can be used for Bank, QSR/Retail, Medical, Self-Storage, Preschool, Carwash

NOTES:

- This property is located in an established trade area surrounded by residential and daytime employment. Excellent opportunity to join National Retailers; PetSuites, Walmart, Walmart Neighborhood Market, Publix, Planet Fitness, LA Fitness, AutoZone, Advanced Auto, Dollar General, Ace Hardware, Circle K, Tampa General & Advent Urgent Care and other Medical Uses

Demographics	1-Mile	3-Miles	5-Miles
Total Population	14,694	98,406	256,155
Total Households	5,832	39,889	104,950
Average HH Income	\$98,757	\$106,403	\$97,180

CONTACT:

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CONCEPT RENDERING OF RETAIL/MEDICAL CENTER



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