



FOR LEASE

1,000–3,000 SF AVAILABLE

# EHRlich SQUARE

3802 Ehrlich Rd, Tampa, FL 33624 | Office & Retail Space in the Heart of Carrollwood

|                               |                                  |                                    |                            |
|-------------------------------|----------------------------------|------------------------------------|----------------------------|
| 66K<br>VEHICLES / DAY TRAFFIC | 32,000 SF<br>TOTAL BUILDING SIZE | \$22–\$26<br>RENTAL RATE / SF / YR | 2024/25<br>FULLY RENOVATED |
|-------------------------------|----------------------------------|------------------------------------|----------------------------|

## PROPERTY HIGHLIGHTS

Excellent visibility & access from N Dale Mabry Hwy & Ehrlich Rd

Newly painted and fully renovated throughout 2024 & 2025

Directly next to the newly constructed Chick-fil-A

Strong retail & medical tenant mix driving consistent traffic to the plaza

## AVAILABLE SPACES

| SUITE              | SIZE     | TERM      | RENTAL RATE    | SPACE USE       | BUILD-OUT      | AVAILABILITY  |
|--------------------|----------|-----------|----------------|-----------------|----------------|---------------|
| 1st Floor, Ste 209 | 1,000 SF | 1–2 Years | \$26.00 /SF/Yr | Office / Retail | Full Build-Out | Oct 1, 2026   |
| 1st Floor, Ste 305 | 2,000 SF | 1–2 Years | \$22.00 /SF/Yr | Office / Retail | Full Build-Out | Available Now |

## PROPERTY OVERVIEW

Located at the highly visible corner of N Dale Mabry Hwy and Ehrlich Rd, Ehrlich Square enjoys an average daily traffic count of **66,000 vehicles**. Recently renovated in 2024/2025, updates include refreshed landscaping, a resurfaced and striped parking lot, a fully reconstructed courtyard and sidewalks, and modernized tenant storefronts with upgraded lighting.

Ideally situated in the heart of Carrollwood, this location offers exceptional exposure and convenience for any retail, office, or medical use — backed by an established, organically-driven tenant roster.

### PROPERTY FACTS

|                        |                 |
|------------------------|-----------------|
| Building Type          | Office / Retail |
| Building Size          | 32,000 SF       |
| Building Class         | Class B         |
| Year Built / Renovated | 1984 / 2025     |
| Lease Type             | NNN             |
| Base Rent              | \$22 – \$26 /SF |
| County                 | Hillsborough    |

# A Thriving Carrollwood Destination

Photos, tenant mix, and trade-area snapshot for Ehrlich Square



## SELECT TENANT MIX

- Carewell Physical Therapy & Balance Center
- Revitalized Health & Chiropractic
- Sylvan Learning
- The Exercise Coach
- The Back Nine Golf
- Rudram Dance Company
- Paola's Beauty Boutique
- The Antidote Salon
- Tampa Chic
- Pampered Pups

## TRADE AREA SNAPSHOT

**234,495**

POPULATION  
5-Mile Radius

**94,380**

HOUSEHOLDS  
5-Mile Radius

**\$105,064**

AVG. HH INCOME  
5-Mile Radius

**\$127,101**

AVG. HH INCOME  
3-Mile Radius

**Prime Carrollwood corner** — Ehrlich Square sits at the signalized intersection of N Dale Mabry Hwy and Ehrlich Rd, one of Tampa's busiest retail corridors, with monument signage available on Ehrlich Rd and immediate access to Sam's Club, Publix, Lowe's, and Walmart-anchored centers nearby.

### AWARE INVESTMENTS

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**SCHEDULE A  
TOUR**