



Office Building For Sale / Lease

Carrollwood Multi-tenant Professional Office

7815 N Dale Mabry Hwy, Tampa, FL 33614

For More Information:

813-254-6756 | EXT 9

Michael Braccia, P.A. | mike@baystreetcommercial.com





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Executive Summary



OFFERING SUMMARY

Sale Price:	\$3,500,000
Price / SF:	\$103.71
Lot Size:	69,438 SF
Year Built:	1978
Building Size:	33,748 SF
Renovated:	2018
Zoning:	CG - Commercial General
Market:	Tampa-St Petersburg- Clearwater
Traffic Count:	73,500

PROPERTY OVERVIEW

The Michaels Center is a nicely appointed and pridefully maintained professional office building located at the southern end of the Carrollwood market area. This two story office center has 20 office suites of varying sizes with 2nd floor elevator access, large tastefully decorated common area restrooms that include shower stalls and lockers in both the men's and women's restrooms. Lush landscaping and updated decor throughout the common areas. There is lighted parking and after hours controlled electronic access offering a secure and comfortable environment with excellent accessibility and marquis signage along Dale Mabry with no medians blocking the entryway while tucked away just enough from main road to offer a quiet and productive working environment. The building offers investors existing income with a strong rental history and enough upside opportunity in the near future as leases renew over the next 2-3 years. Ownership currently occupies a portion of the building offering a potential user to occupy the space and expand into the building for that growing company which needs a new home in which to flourish. Full rent rolls and financials available upon request on the property webpage and completion of a Confidentiality / Non-disclosure Agreement. Property is available for tour by appointment only. Please respect owners and tenants' quiet enjoyment and set appointments for tour. Traffic count is 73,500 VPD

LOCATION OVERVIEW

Located on busy N. Dale Mabry Highway just south of W. Waters Avenue.



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Additional Photos



Bay Street Commercial | 611 West Bay Street | Tampa, FL 33606 | 813.625.2375 | www.baystreetcommercial.com

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Property Webpage: www.properties.baystreetcommercial.com/532539-sale

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Carrollwood Multi-tenant Professional Office

7815 N Dale Mabry Hwy, Tampa, FL 33614

Suite 100 - 590 SF





Carrollwood Multi-tenant Professional Office

7815 N Dale Mabry Hwy, Tampa, FL 33614

Suite 200 - 315 SF



Bay Street Commercial | 611 West Bay Street | Tampa, FL 33606 | 813.625.2375 | www.baystreetcommercial.com

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Carrollwood Multi-tenant Professional Office

7815 N Dale Mabry Hwy, Tampa, FL 33614

Suite 201 - 500 SF



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Carrollwood Multi-tenant Professional Office

7815 N Dale Mabry Hwy, Tampa, FL 33614

Suite 202 - 1,350 SF



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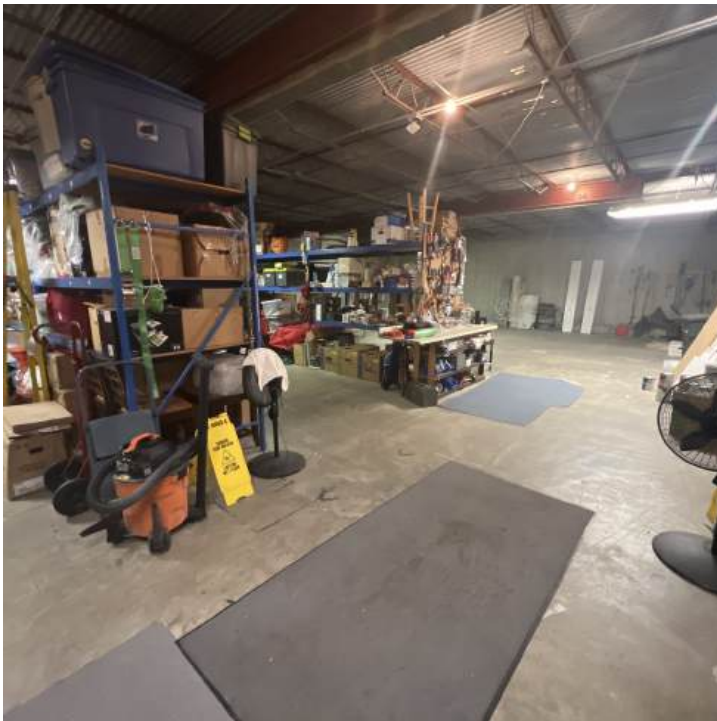




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7815 N Dale Mabry Hwy, Tampa, FL 33614

Suite 203/205 - 3,150 SF



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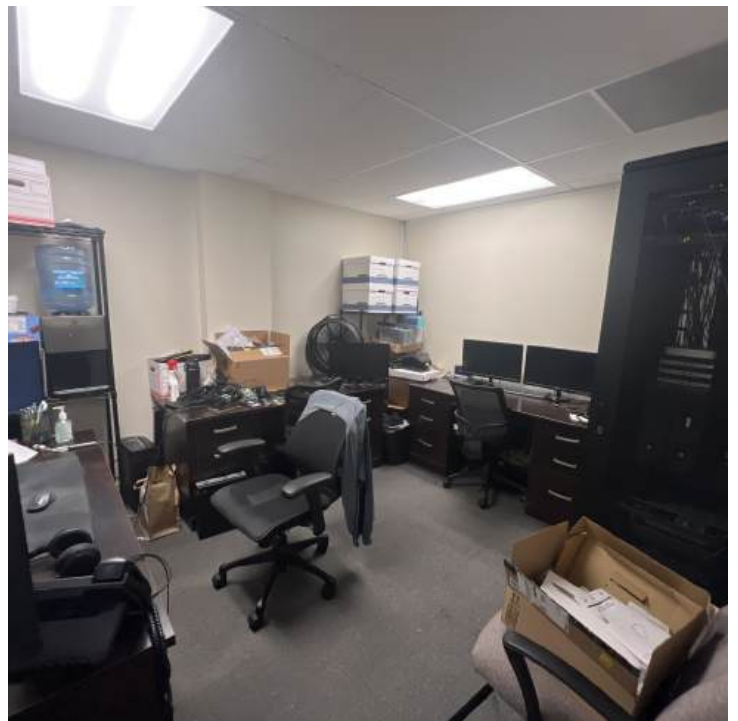




Carrollwood Multi-tenant Professional Office

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Suite 208 - 1,800 SF



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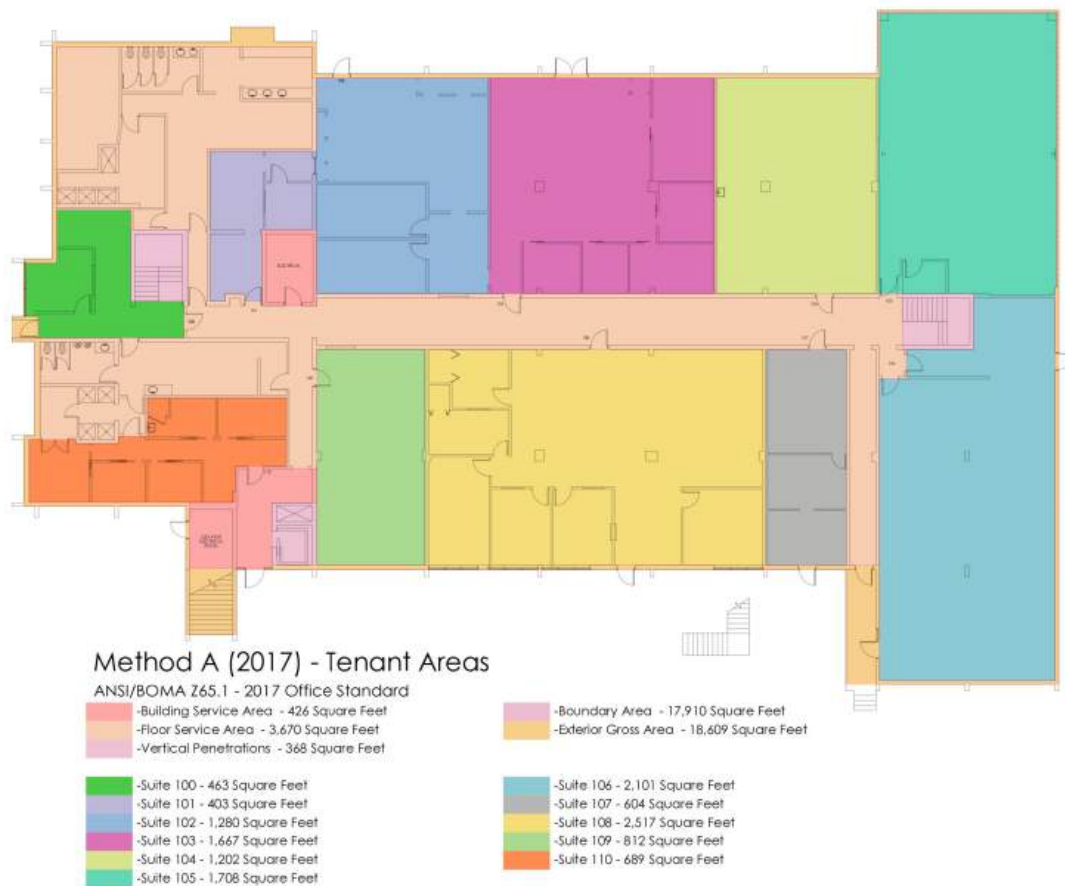




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Floor Plan - 1st Floor



Michaels Center
7815 North Dale Mabry Highway
Tampa, Florida 33614



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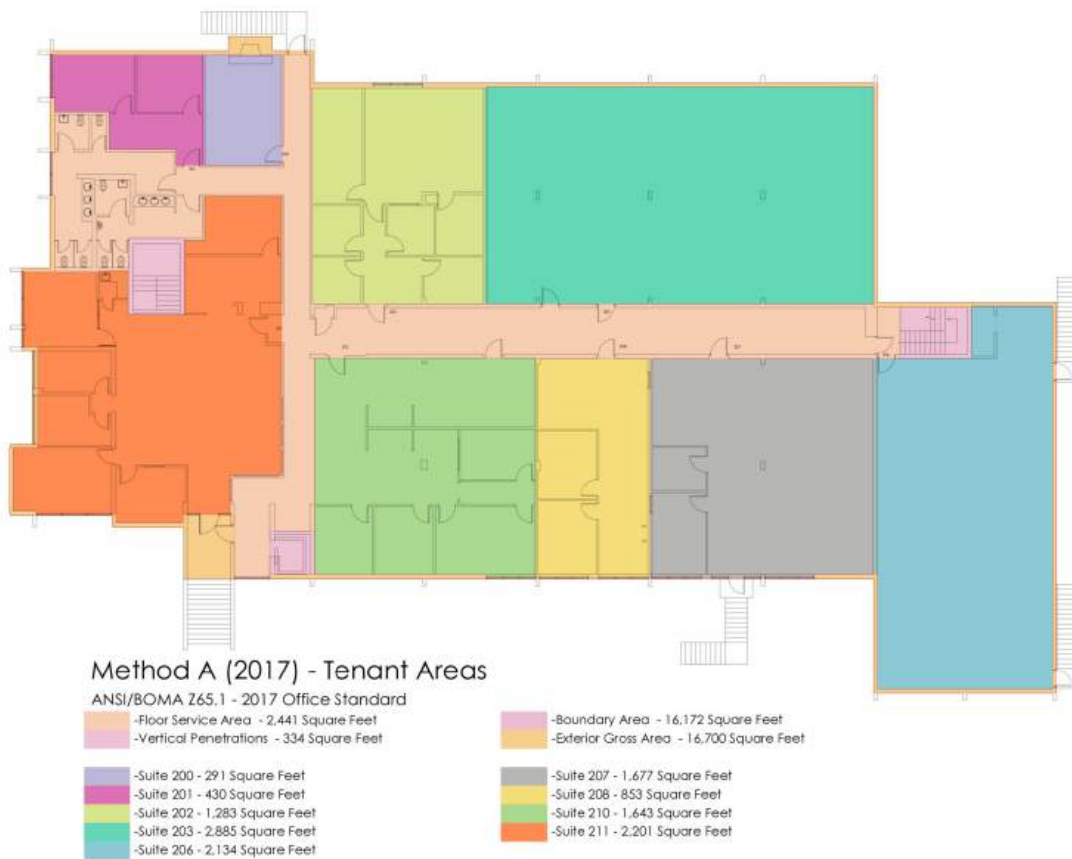
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Carrollwood Multi-tenant Professional Office

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Floor Plan - 2nd Floor



Michaels Center
7815 North Dale Mabry Highway
Tampa, Florida 33614

PROJECT NUMBER	7815NEMH2025
DATE	8/25/2025
SCALE	1/8" = 1'-0"
SHEET TITLE	SECOND FLOOR PLAN
SHEET NUMBER	A2.1

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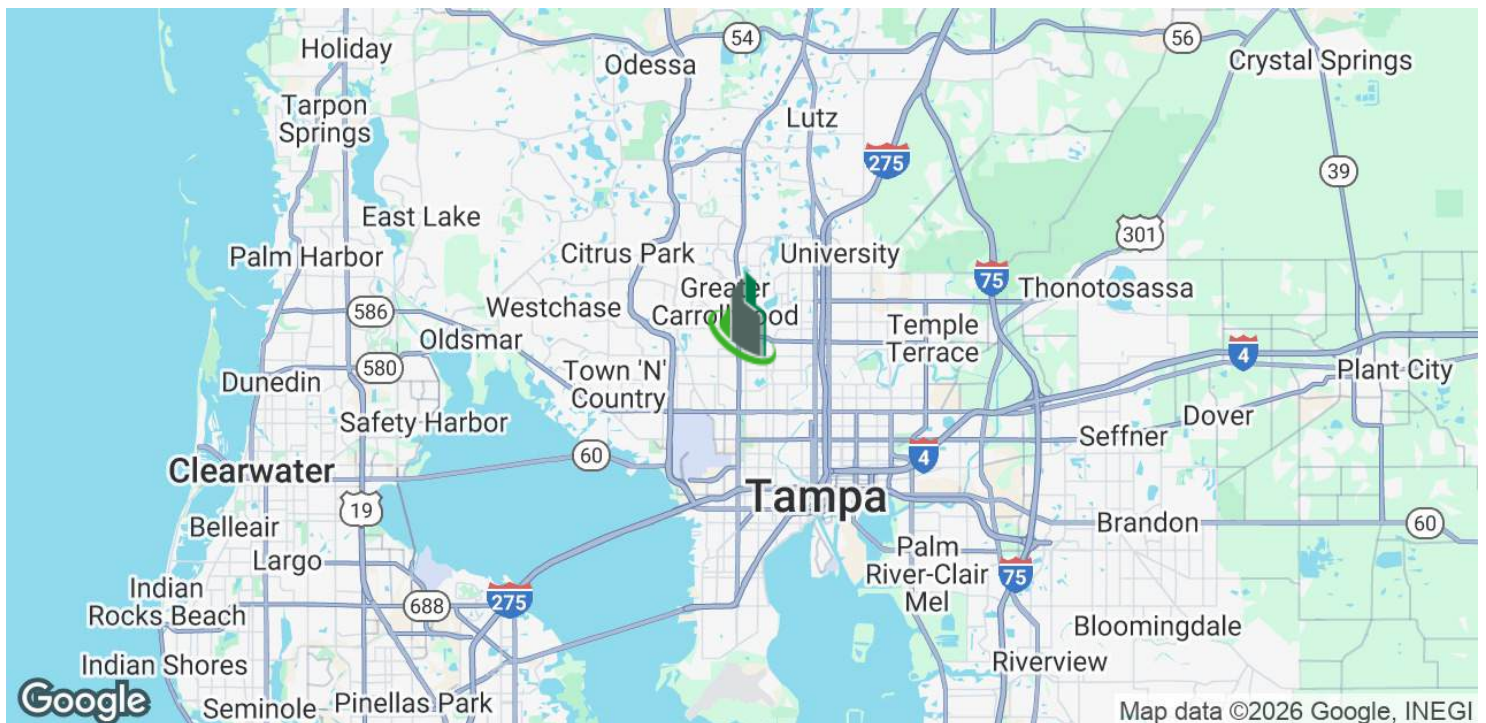
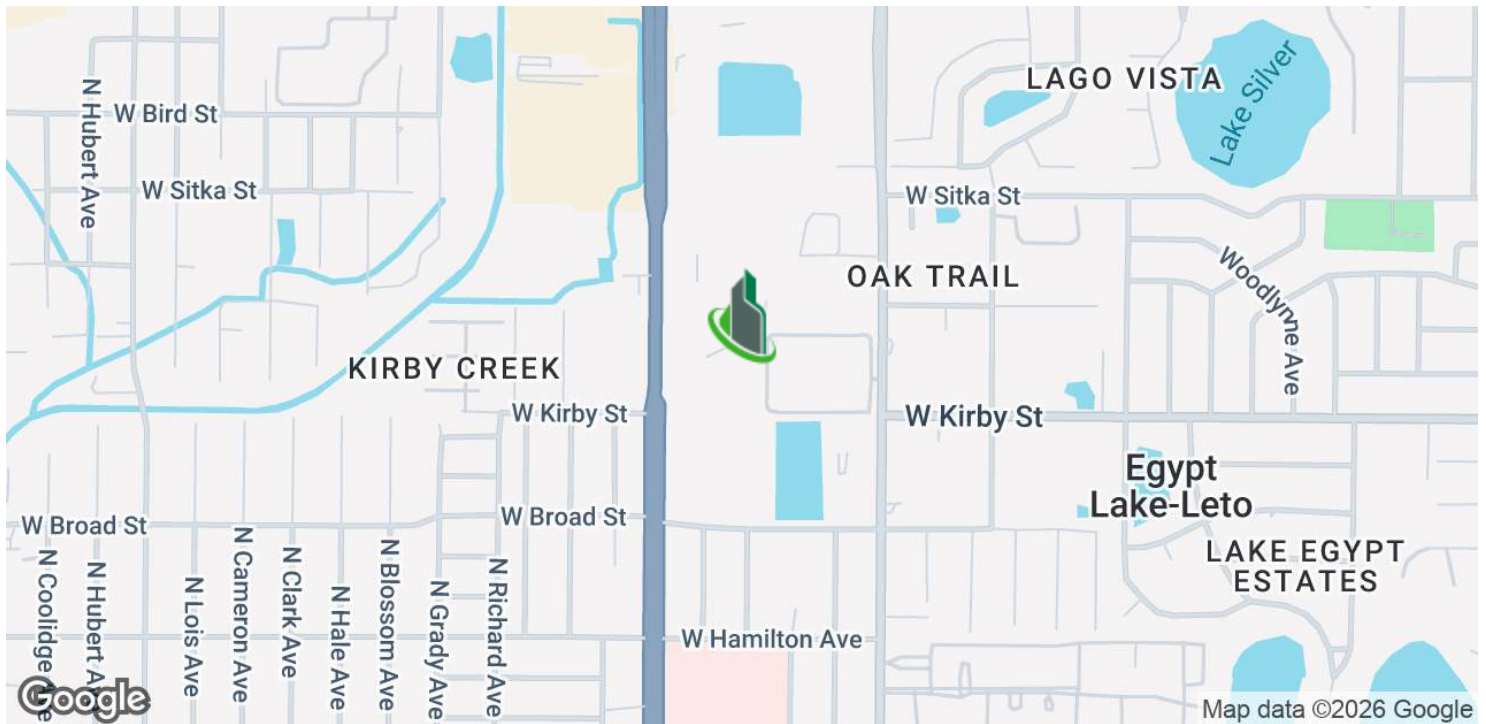
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Location Map





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Retailer Map



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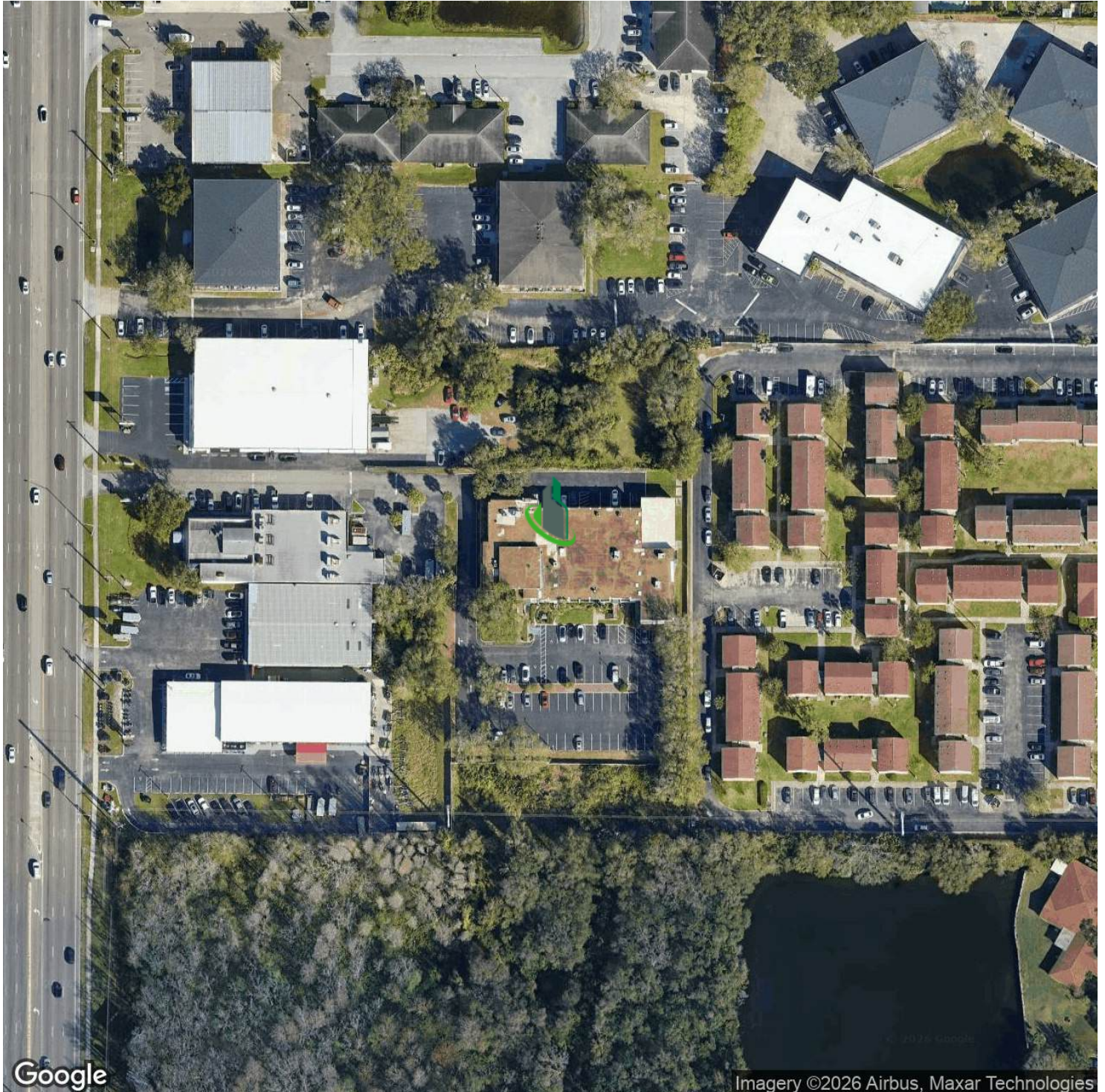




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Aerial Map



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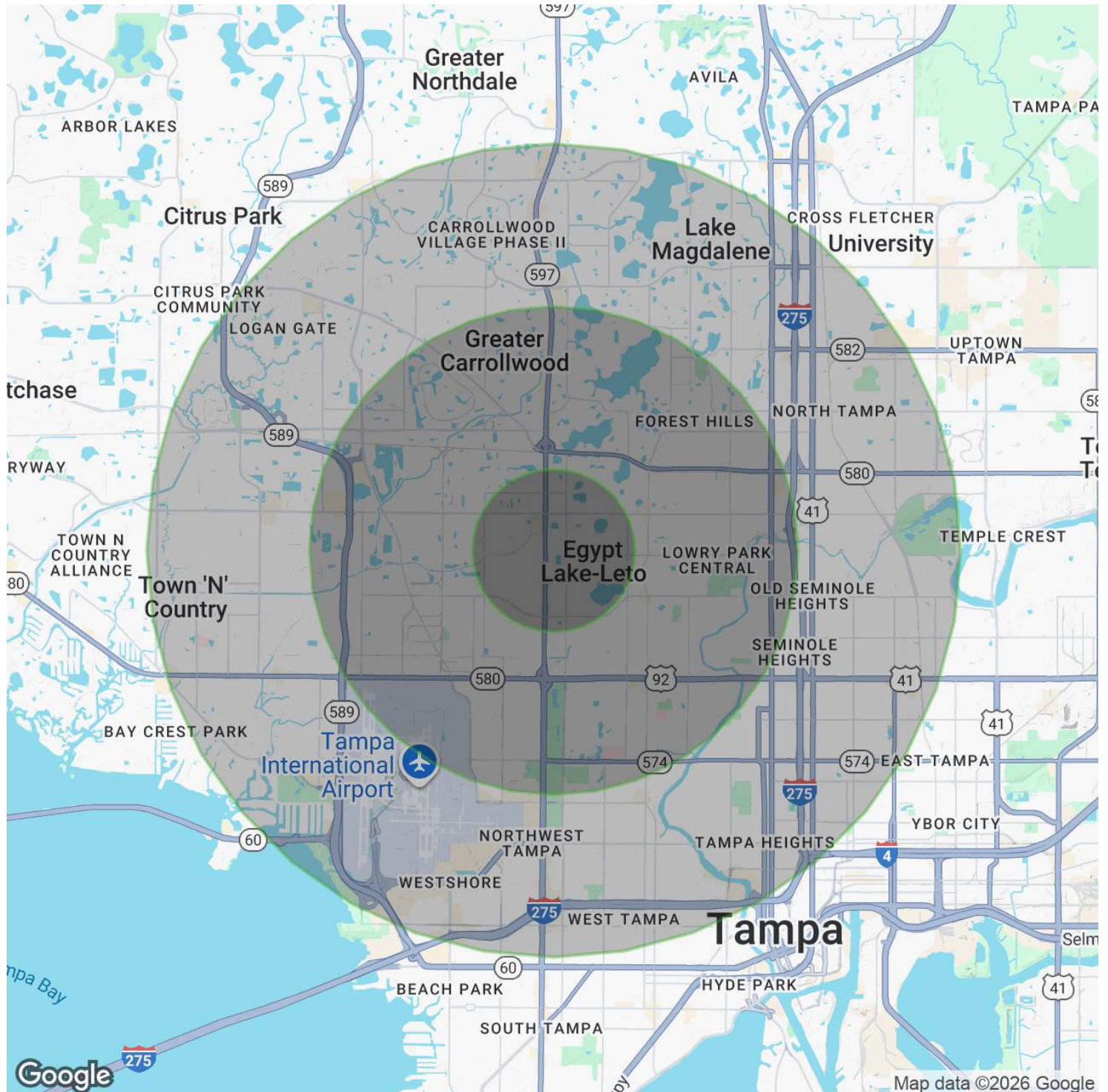




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Demographics Map & Report





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Demographics Map & Report

POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	15,987	109,542	282,308
Average Age	34.7	36.3	36.2
Average Age (Male)	31.8	34.8	34.9
Average Age (Female)	37.4	38.0	37.8

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	6,092	43,084	112,084
# of Persons per HH	2.6	2.5	2.5
Average HH Income	\$48,280	\$52,743	\$53,787
Average House Value	\$172,344	\$205,316	\$208,041

ETHNICITY (%)

	1 MILE	3 MILES	5 MILES
Hispanic	59.6%	48.0%	37.6%

RACE

	1 MILE	3 MILES	5 MILES
Total Population - White	12,515	86,159	203,064
% White	78.3%	78.7%	71.9%
Total Population - Black	1,425	12,286	52,355
% Black	8.9%	11.2%	18.5%
Total Population - Asian	911	3,947	7,195
% Asian	5.7%	3.6%	2.5%
Total Population - Hawaiian	0	87	188
% Hawaiian	0.0%	0.1%	0.1%
Total Population - American Indian	45	783	2,042
% American Indian	0.3%	0.7%	0.7%
Total Population - Other	652	3,469	10,515
% Other	4.1%	3.2%	3.7%

TRAFFIC COUNTS

N Dale Mabry Hwy & W Waters Ave 73,500/day

2020 American Community Survey (ACS)