



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





Carrollwood Multi-tenant Professional Office

7815 N Dale Mabry Hwy, Tampa, FL 33614

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

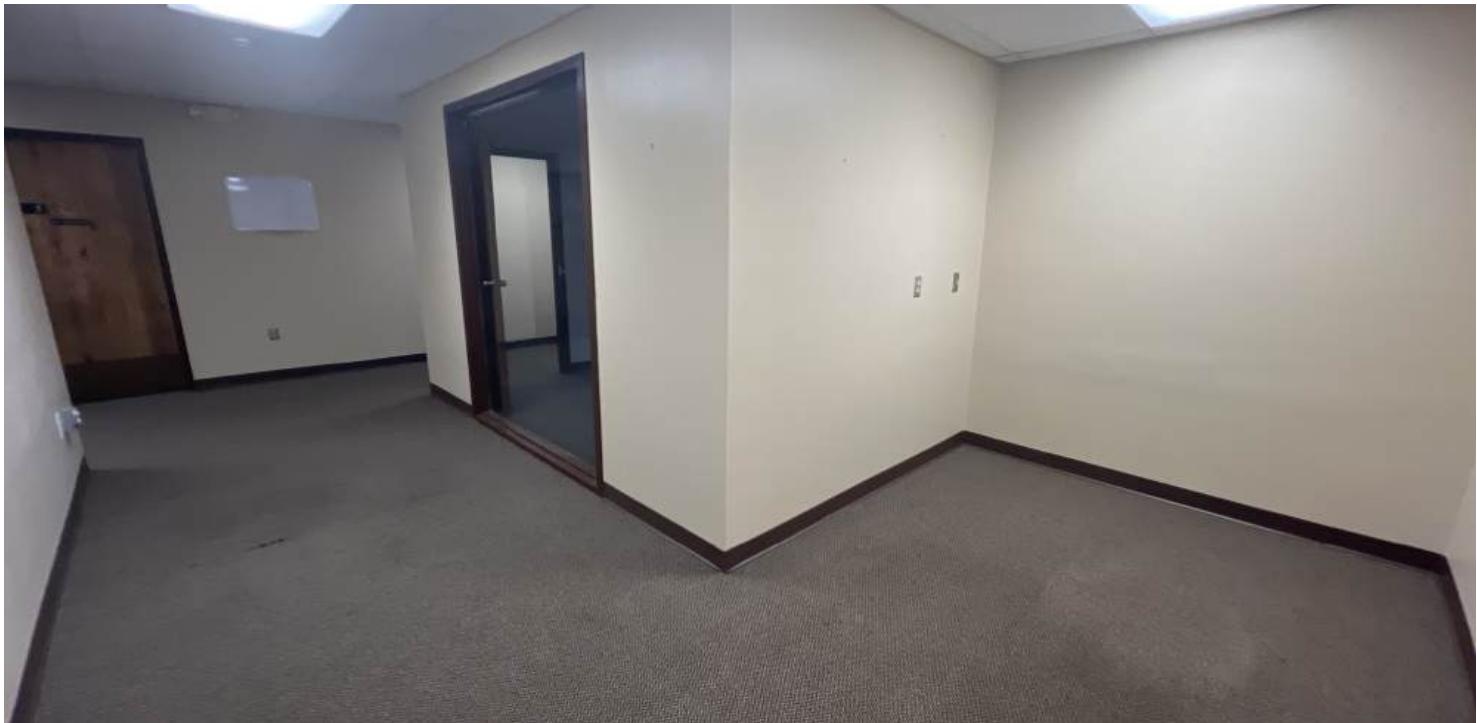




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7815 N Dale Mabry Hwy, Tampa, FL 33614

Suite 100 - 590 SF





Carrollwood Multi-tenant Professional Office

7815 N Dale Mabry Hwy, Tampa, FL 33614

Suite 200 - 315 SF

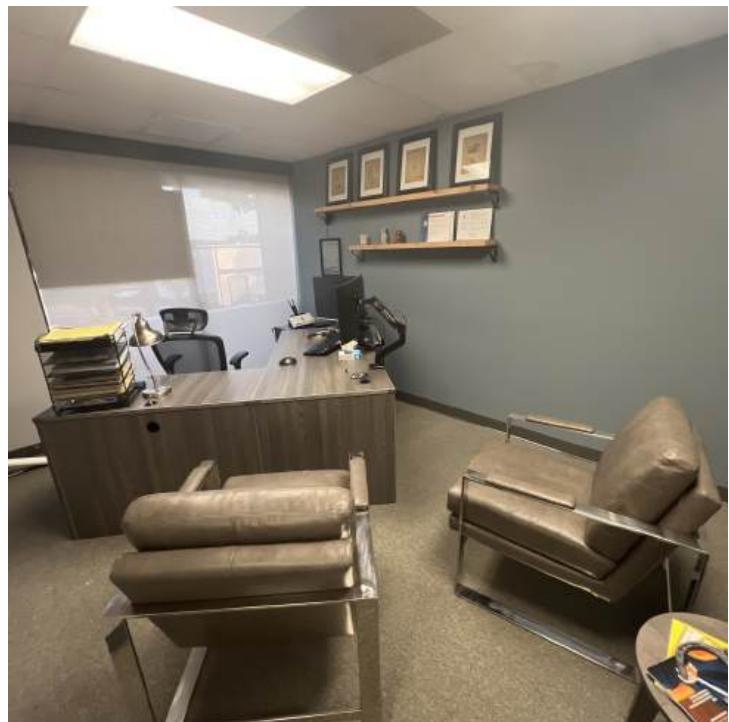
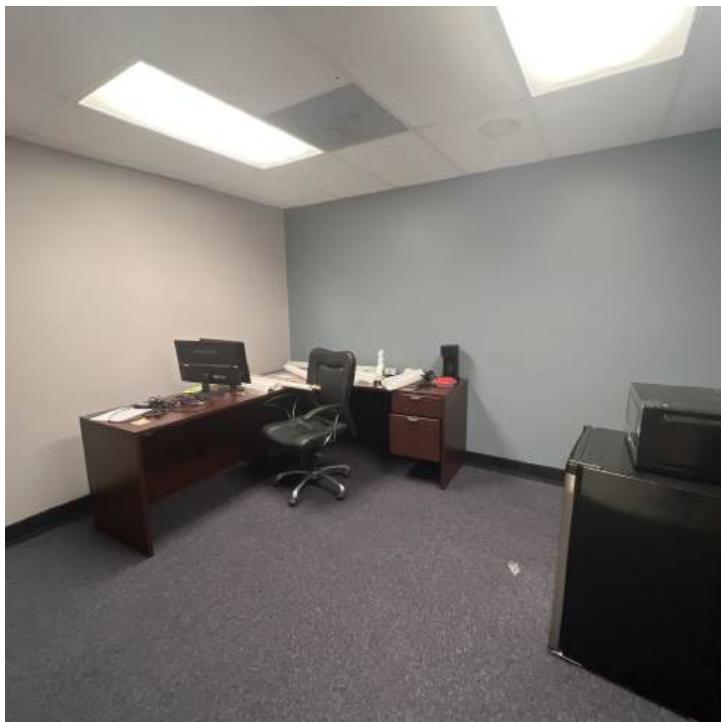
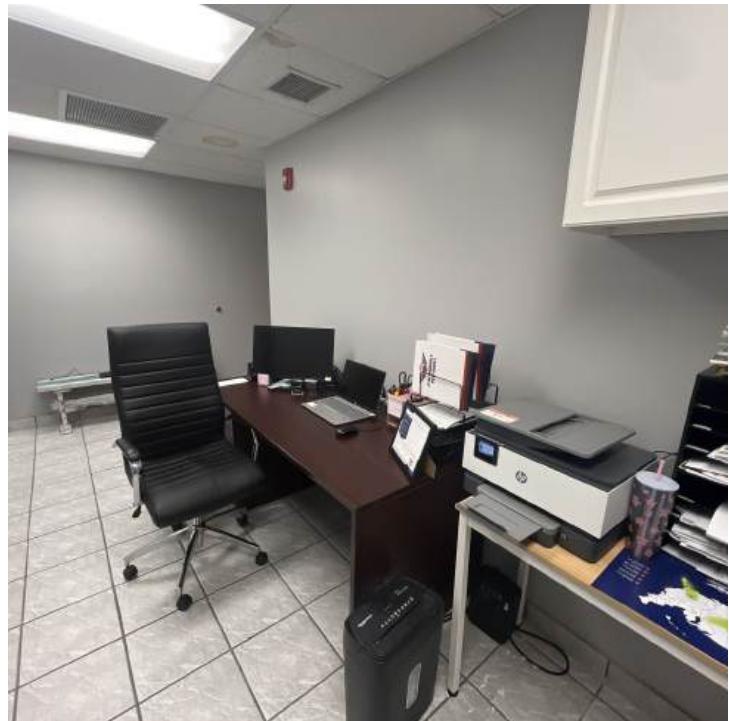




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7815 N Dale Mabry Hwy, Tampa, FL 33614

Suite 201 - 500 SF

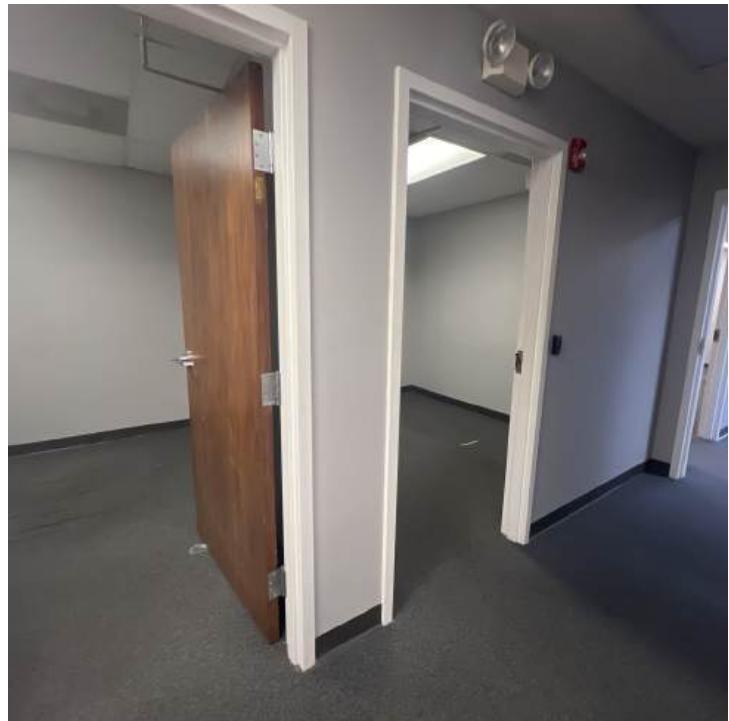




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Suite 202 - 1,350 SF

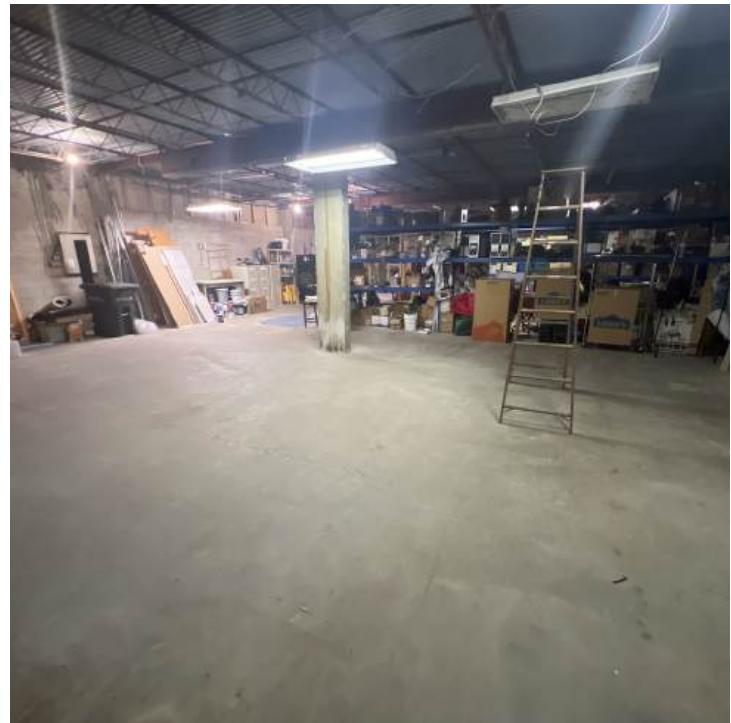
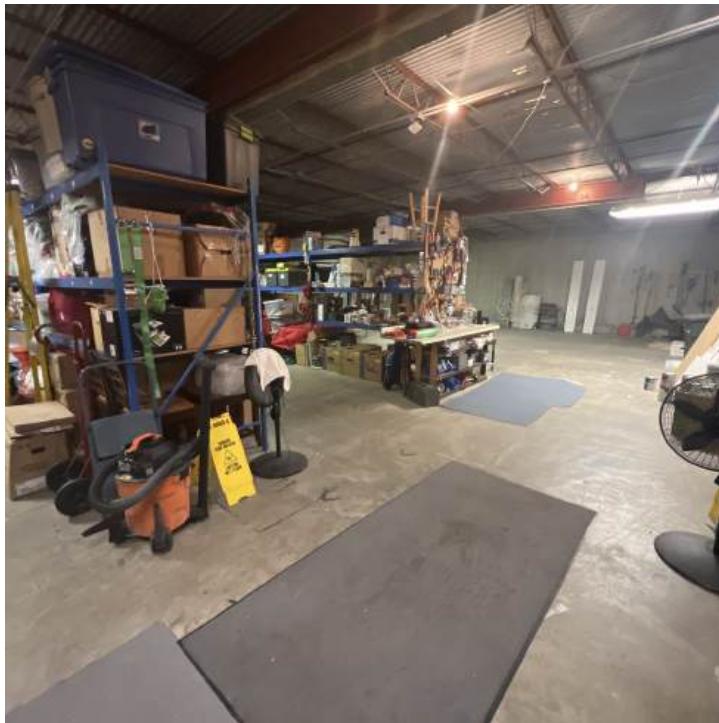
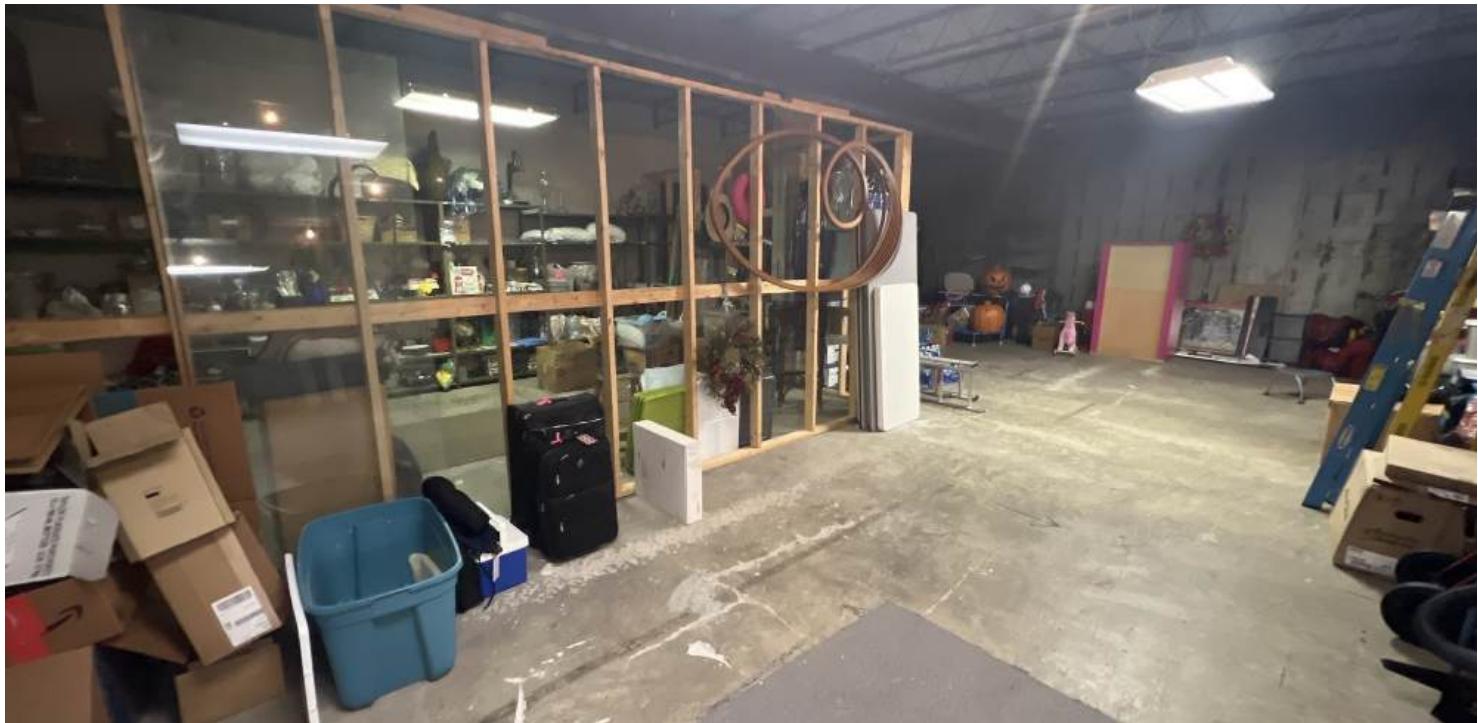




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Suite 203/205 - 3,150 SF

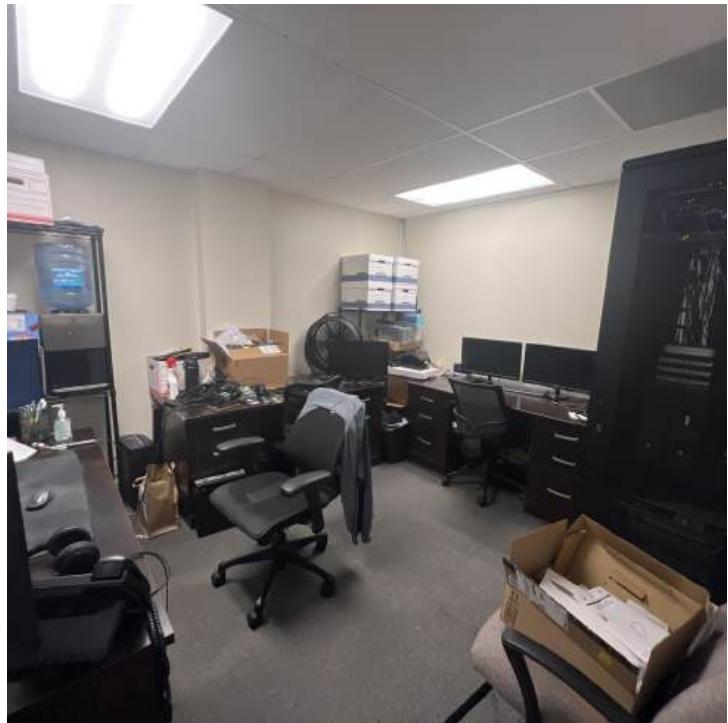
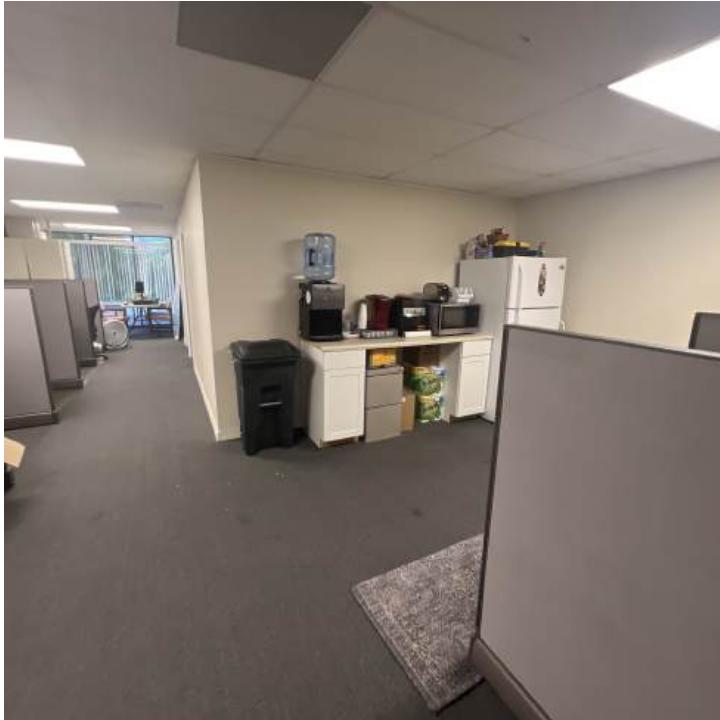




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Suite 208 - 1,800 SF

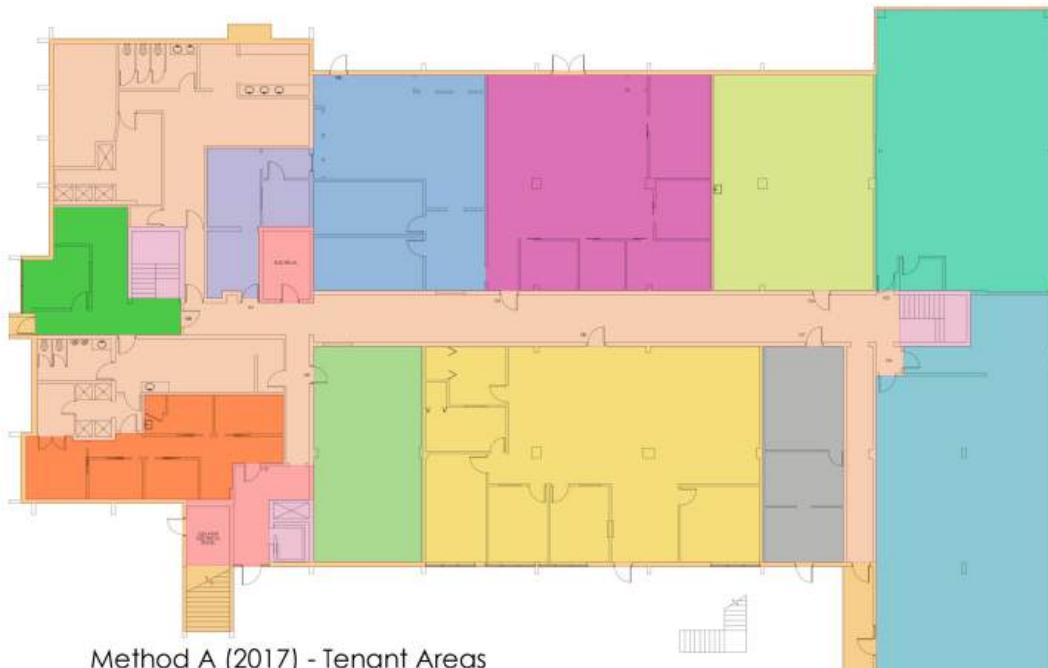




Carrollwood Multi-tenant Professional Office

7815 N Dale Mabry Hwy, Tampa, FL 33614

Floor Plan - 1st Floor



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Michaels Center
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Carrollwood Multi-tenant Professional Office

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Floor Plan - 2nd Floor



measure
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Michaels Center
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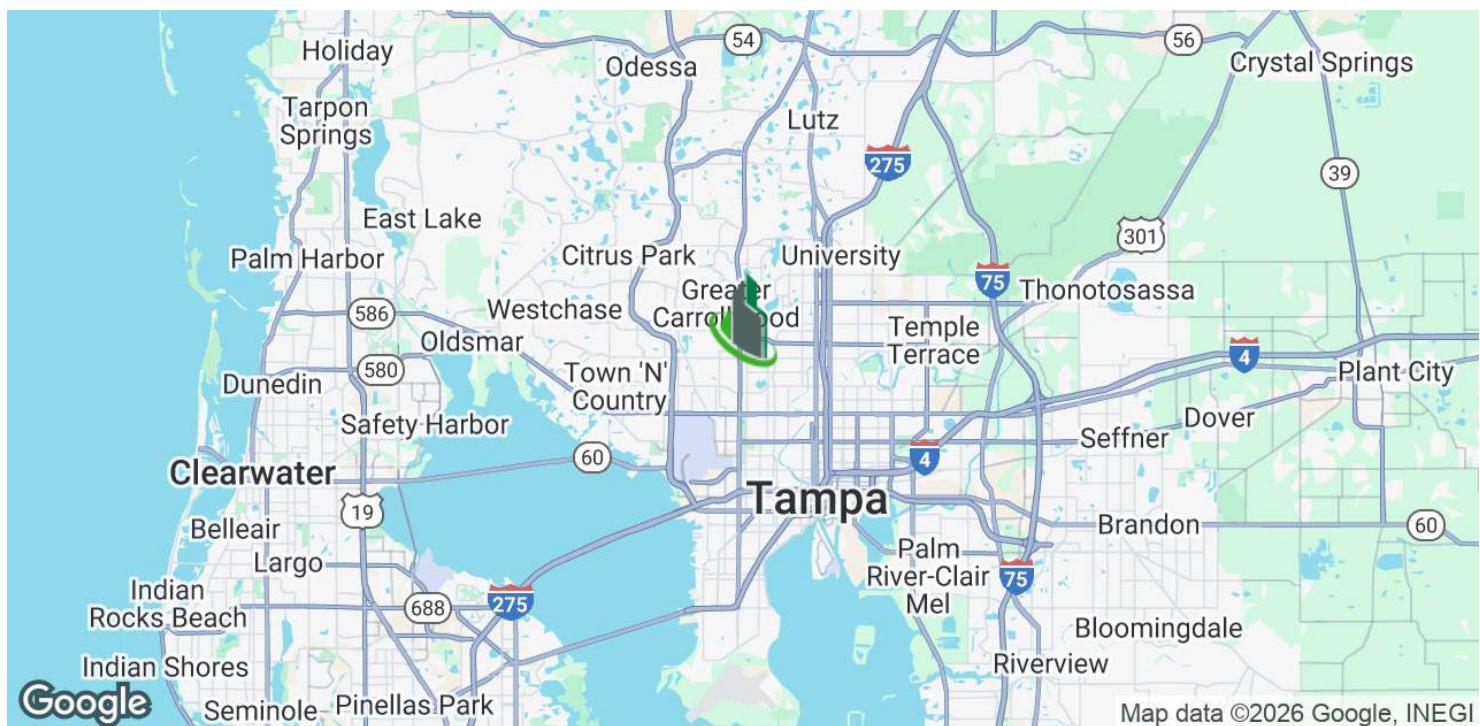
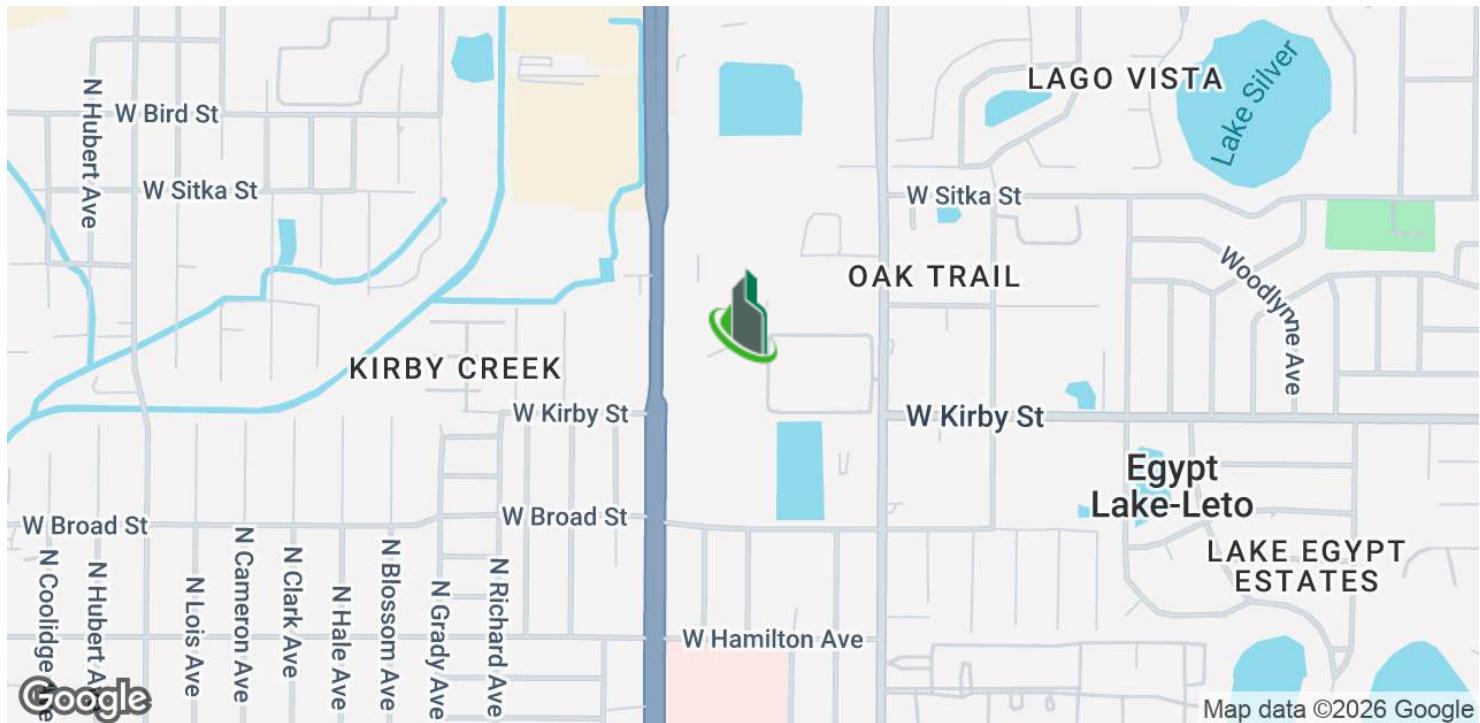
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7815NDMH2025
DRAWING NUMBER
C1
DRAWING DATE
04/05/2025
DRAWING SIZE
4'0" x 10'0"
SECOND FLOOR PLAN
A2.1



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Location Map

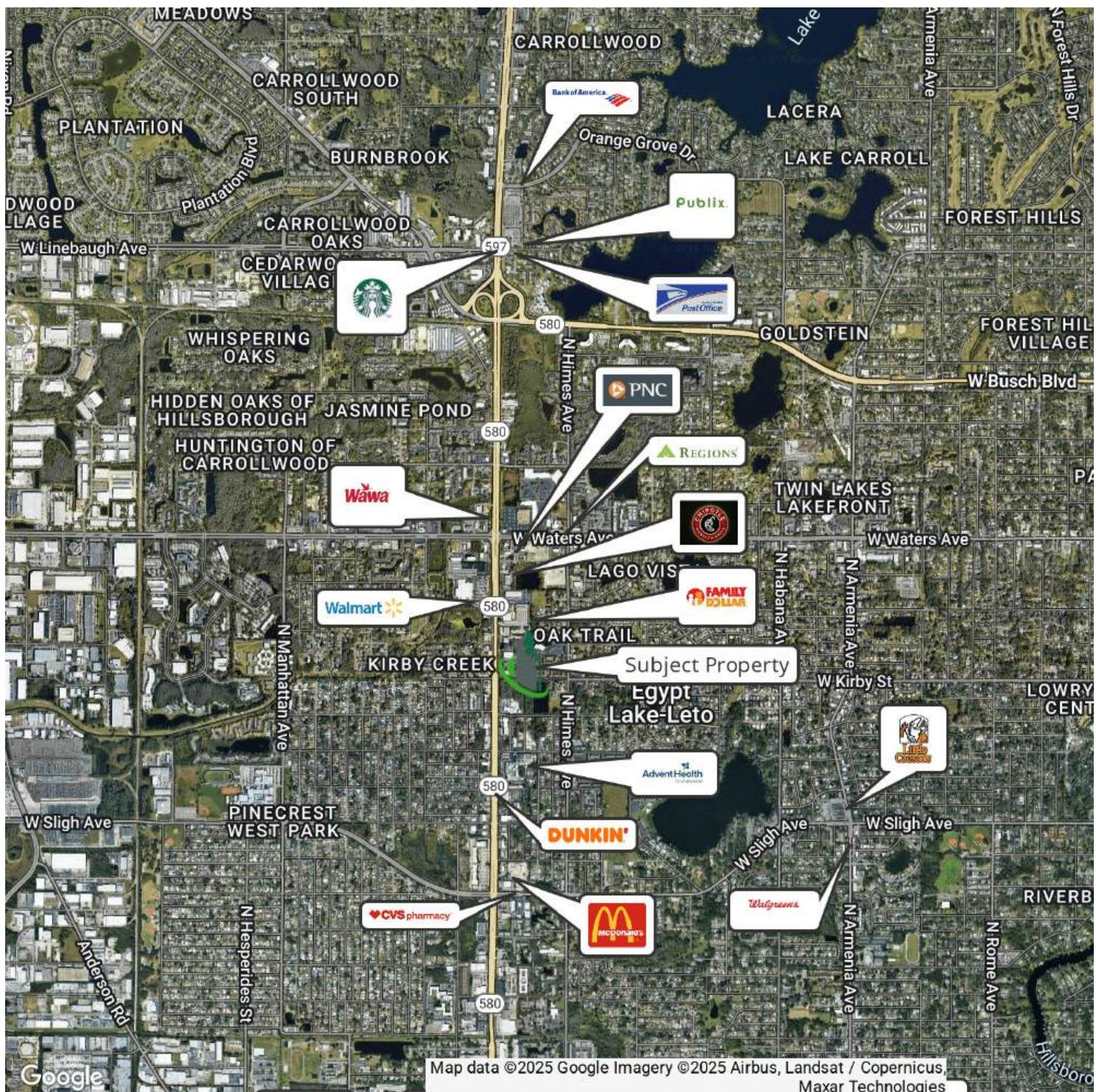




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Retailer Map

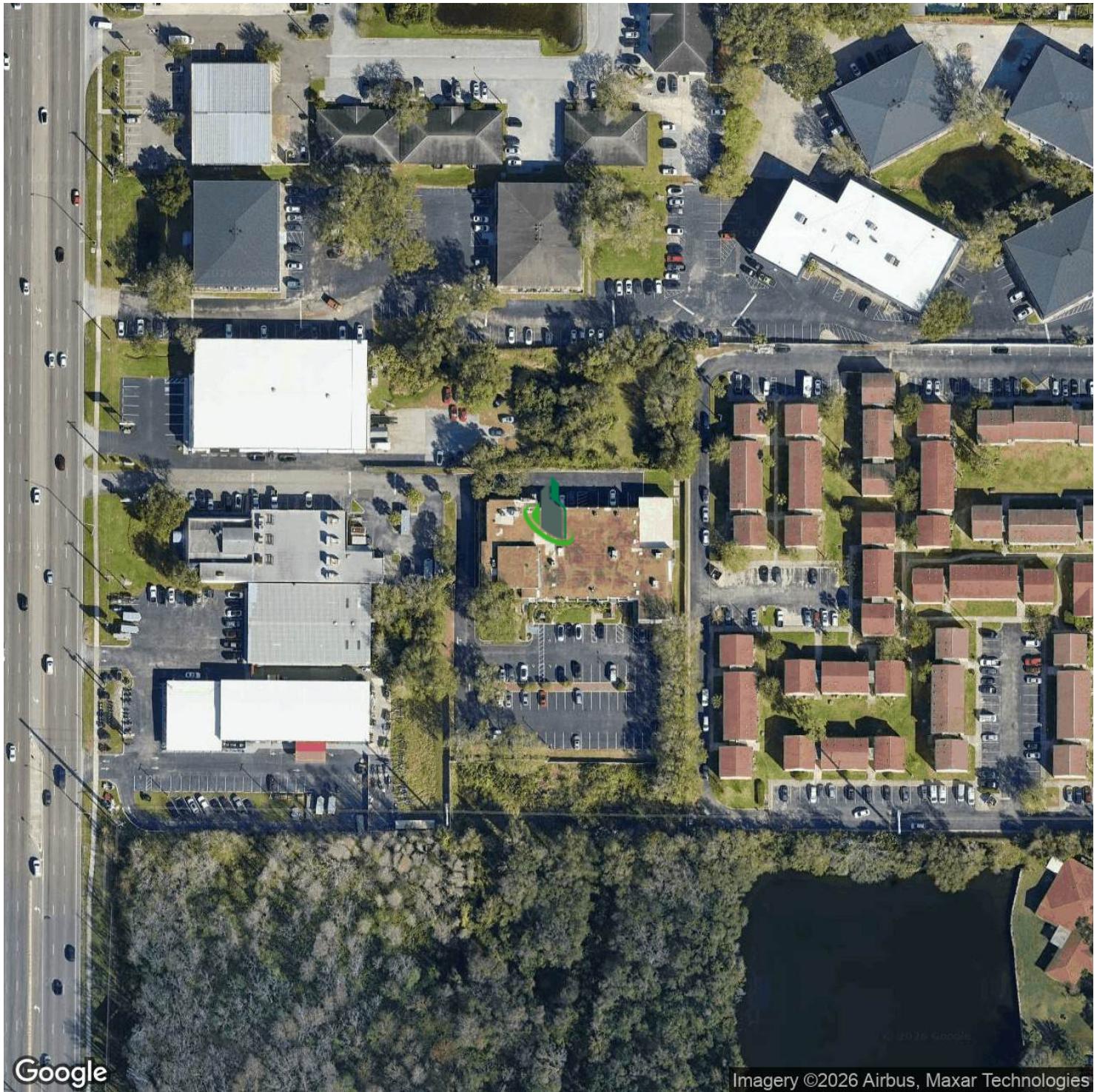




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Aerial Map



Imagery ©2026 Airbus, Maxar Technologies

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

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For More Information:

813-254-6756 | EXT 9

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

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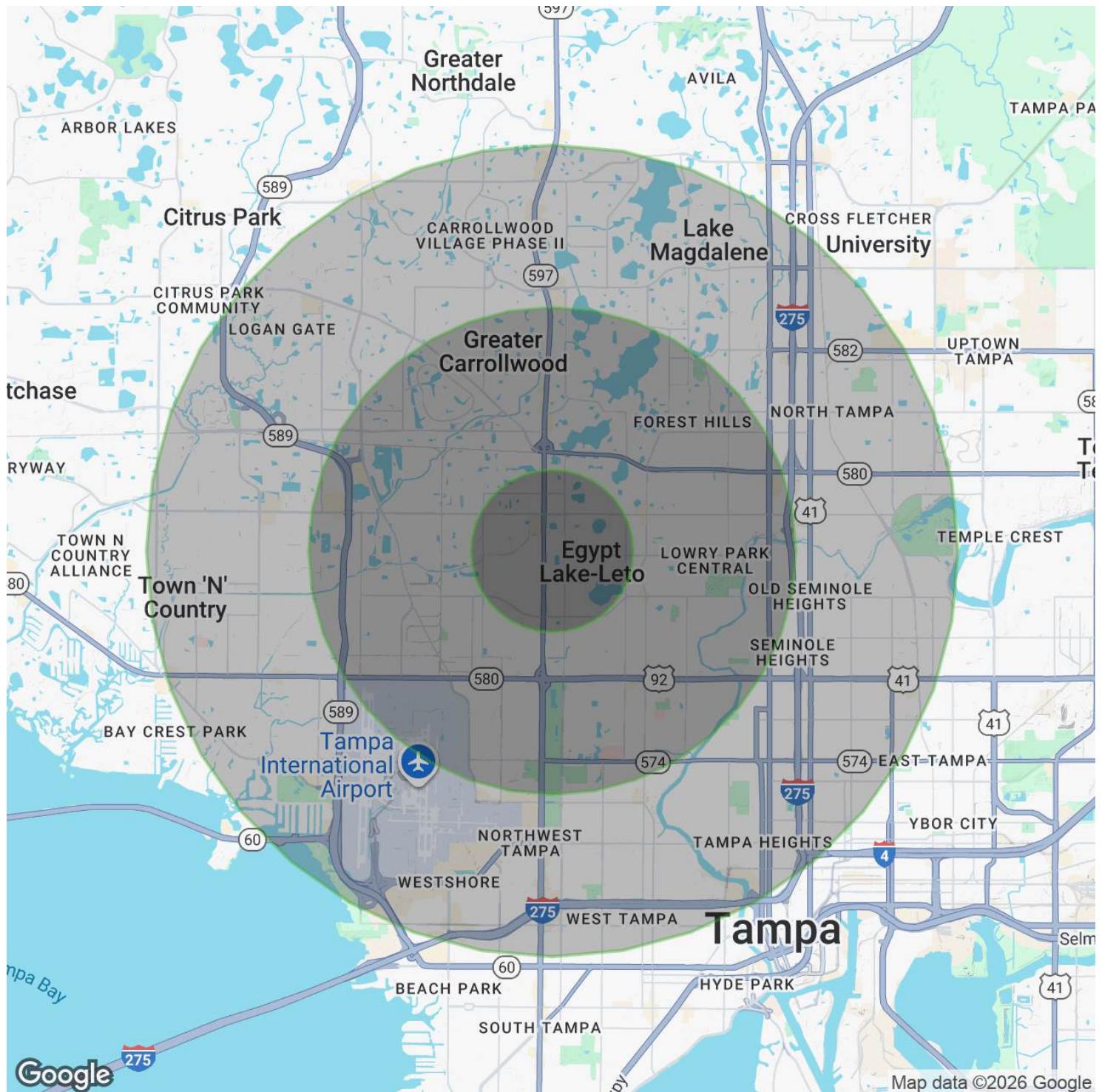
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Demographics Map & Report





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Demographics Map & Report

	1 MILE	3 MILES	5 MILES
POPULATION			
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			
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 (%)			
Hispanic	59.6%	48.0%	37.6%
RACE			
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)	