

VIDEO TOUR



# One Carrollwood Place Office for Sale | \$799,000

OFFERING MEMORANDUM | 3804 GUNN HIGHWAY | TAMPA, FL

Exclusively Listed by

**Alex Lucke, CCIM - Commercial Director** | (727) 410-2896 | [AlexLucke@KWCommercial.com](mailto:AlexLucke@KWCommercial.com) | #SL3351552

Each Office is Independently Owned and Operated  
[www.kwcommercial.com](http://www.kwcommercial.com)

**KW COMMERCIAL TAMPA PROPERTIES**  
5020 W Linebaugh Ave #100  
Tampa, FL 33624

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The background of the page is a light gray architectural wireframe of a modern building. It features multiple levels, balconies, and window openings, rendered in a clean, minimalist style. Dotted lines are used to indicate vertical and horizontal alignments across the structure.

# 01

# Property Information

DISCLAIMER

EXECUTIVE SUMMARY

PROPERTY PHOTOS

FLOOR PLAN

# Disclaimer



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# Executive Summary



[Click Here to View Video Tour \(or scan QR on first page\)](#)

## Property Overview

KW Commercial Tampa Properties is proud to present 3804 Gunn Highway, a versatile two-story office building located within the well-maintained One Carrollwood Place office complex in the heart of Tampa's highly sought-after Carrollwood submarket. This professional environment offers an ideal setting for an owner-user or investor seeking a move-in-ready commercial asset with strong surrounding demographics and excellent accessibility.

Originally constructed in 1985, the property features 3,000 SF across two floors, intelligently divided into three distinct office suites (Units A, B & C), allowing for multi-tenant occupancy or full use by a single operator.

Perfectly suited for a wide range of professional office uses, this flexible layout can accommodate medical, financial, legal, real estate, administrative, or creative office operations. Each unit includes both open workspace and private offices, offering adaptability for teams of varying sizes, while the building's multi-level design enhances privacy for separate tenants or business functions.

Strategically positioned along Gunn Highway—one of Carrollwood's most active commercial corridors—the office complex benefits from strong visibility, excellent traffic counts, and immediate access to Dale Mabry Highway, the Veterans Expressway, and the broader Tampa metro. Tenants, clients, and employees alike enjoy the convenience of nearby restaurants, retail centers, banking, and daily-needs amenities within minutes of the site.

This offering presents a rare opportunity to acquire a well-located, recently improved office asset in one of Tampa's most stable and desirable suburban commercial hubs. Whether occupied by an end-user, leased as a multi-tenant investment, or configured as a hybrid owner/investor space, 3804 Gunn Highway combines location, flexibility, and modern functionality in a professional office environment.

## Property Highlights

- Built out as 2 units downstairs (Unit A & B) and 1 Unit upstairs (Unit C) - See Floor Plan
- Move-in ready condition with secure door code access.
- Part of the One Carrollwood Place office complex. Documents provided upon request. Each owner shall be responsible for \$550/month fee to the association.
- Each owner shall be responsible for \$550/month fee to the association.
- Please call broker for additional information - Alex Lucke, CCIM (727) 410-2896

<b>Price:</b>	\$799,000
<b>Building SF:</b>	3,000
<b>Price / SF:</b>	\$266.33/ft
<b>Occupancy:</b>	Vacant
<b>Floors:</b>	2
<b>Available SF:</b>	3,000
<b>Year Built:</b>	1985
<b>Renovated:</b>	2022-2023
<b>Building Class:</b>	B
<b>Parking:</b>	Open & Shared
<b>APN:</b>	U-21-28-18-14J-000000-03804.0

# Property Photos



# Property Photos



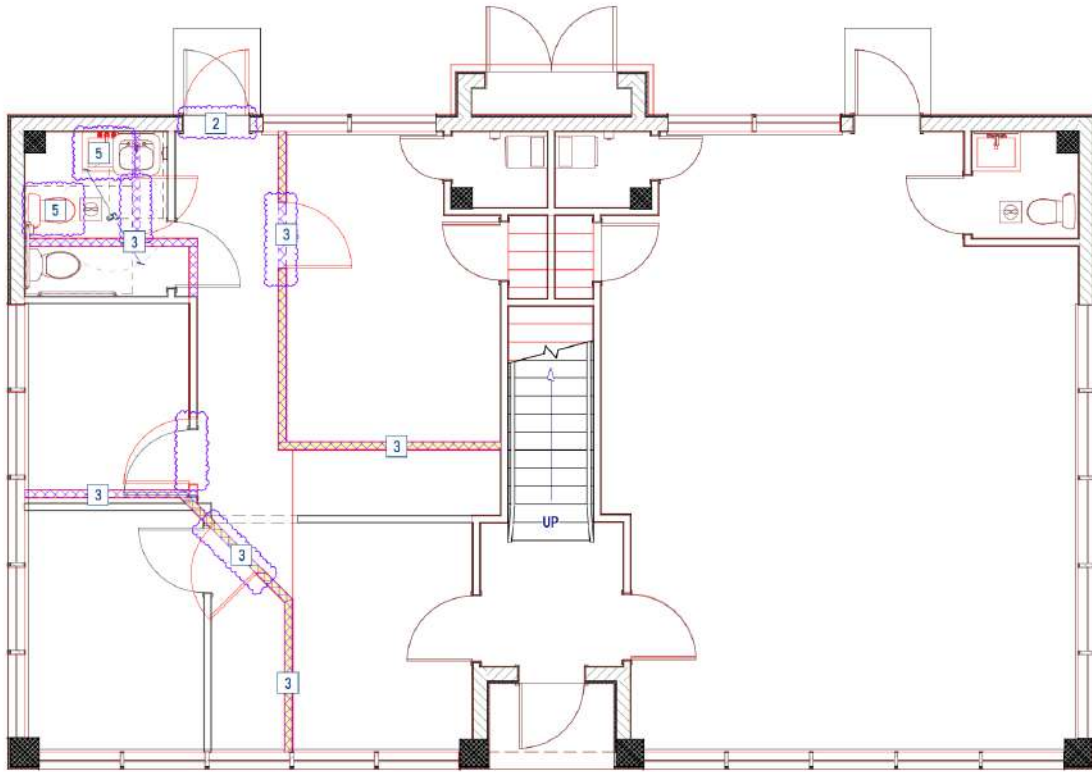
# Property Photos



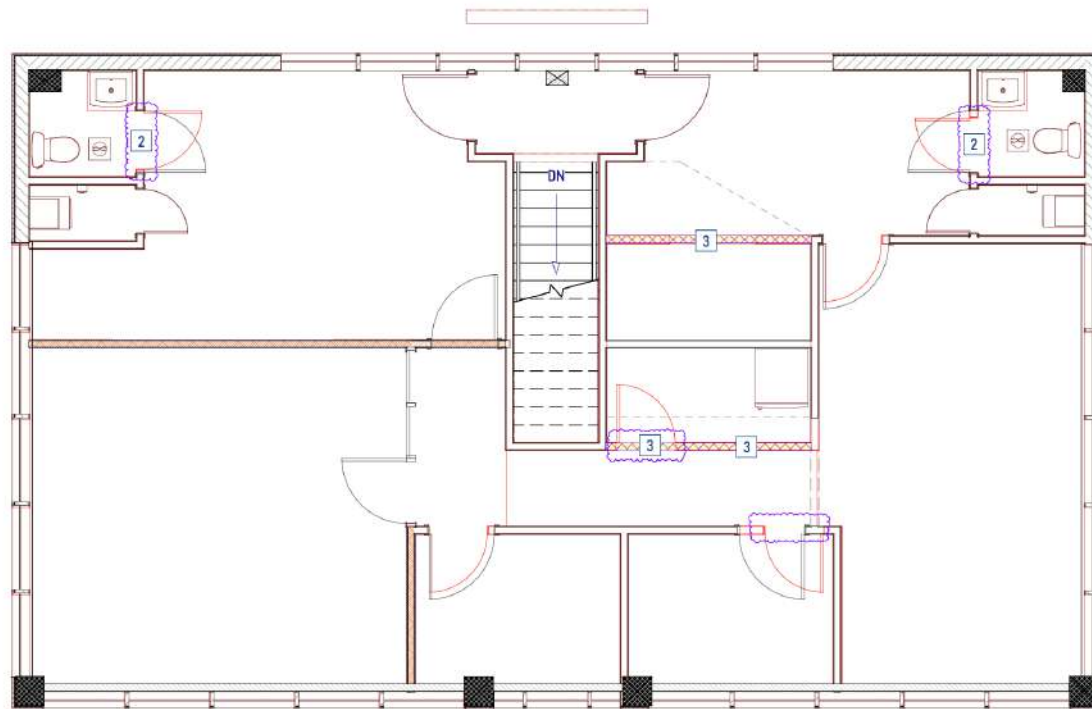
# Property Photos



# Floor Plan



**1ST FLOOR**



**2ND FLOOR**

A detailed architectural wireframe drawing of a modern building complex, rendered in light gray lines. The drawing shows multiple interconnected volumes, balconies, and structural elements, creating a complex geometric pattern. Dotted lines are used to indicate vertical and horizontal alignments across the structure.

02

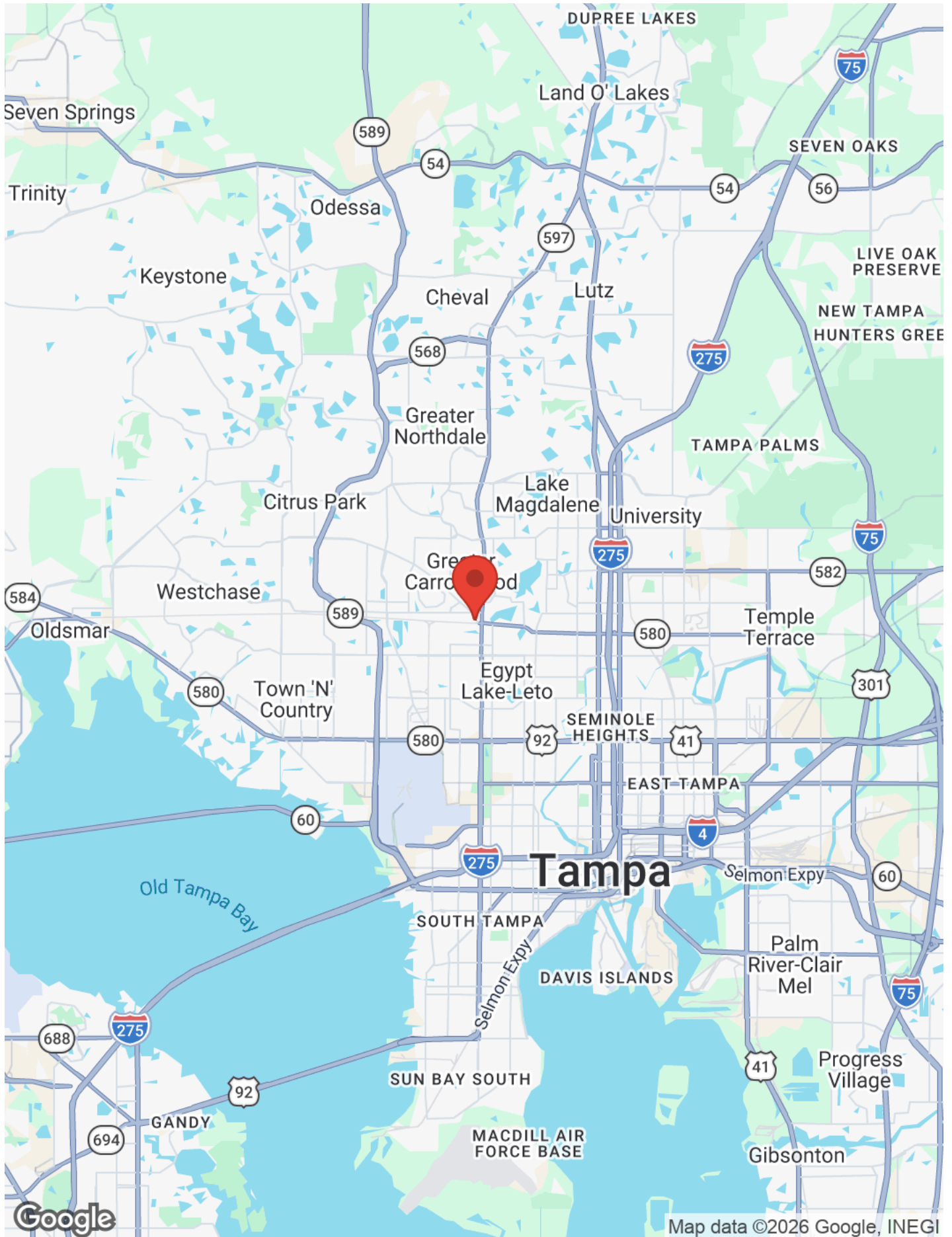
# Location Information

REGIONAL MAP

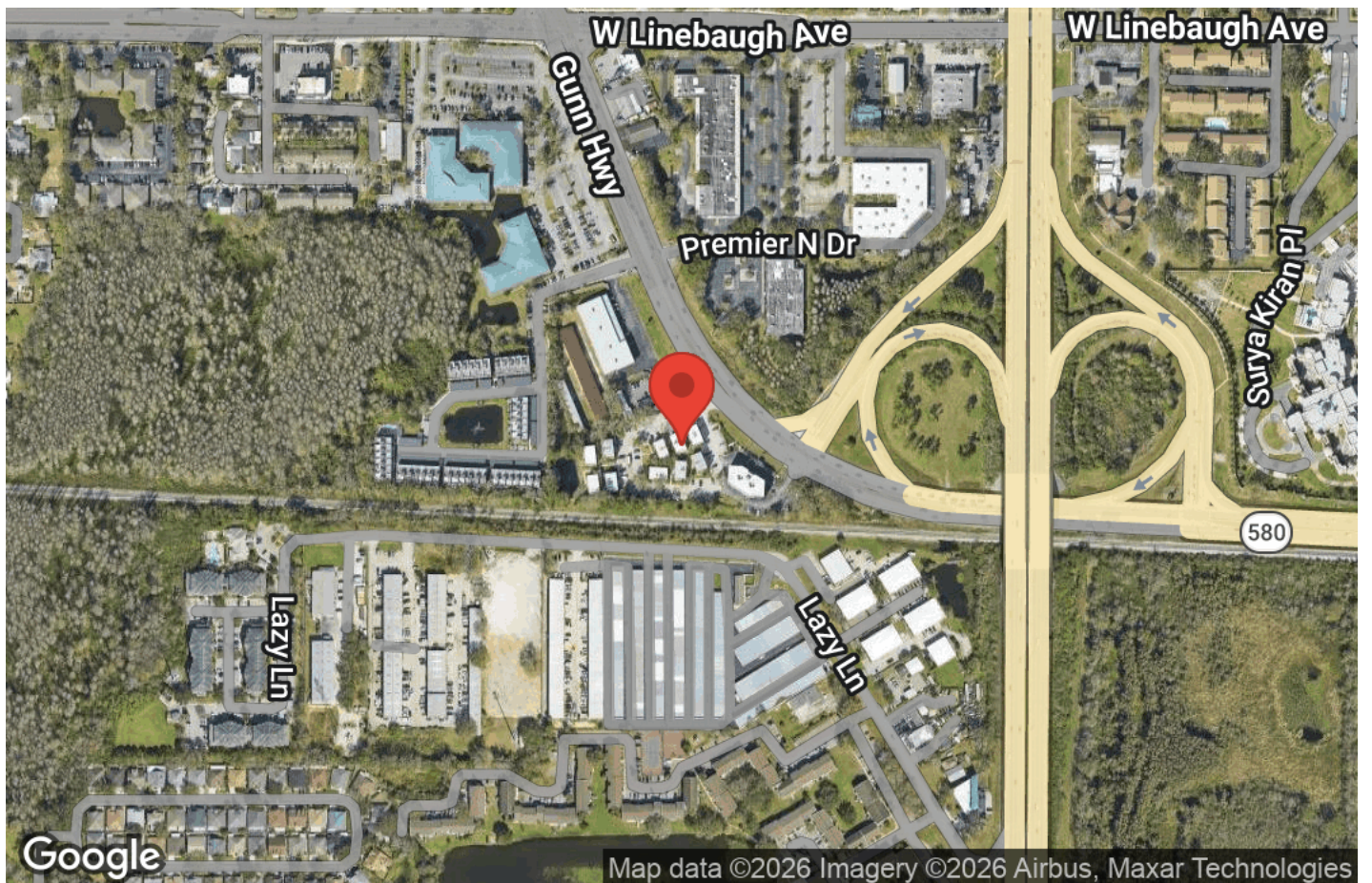
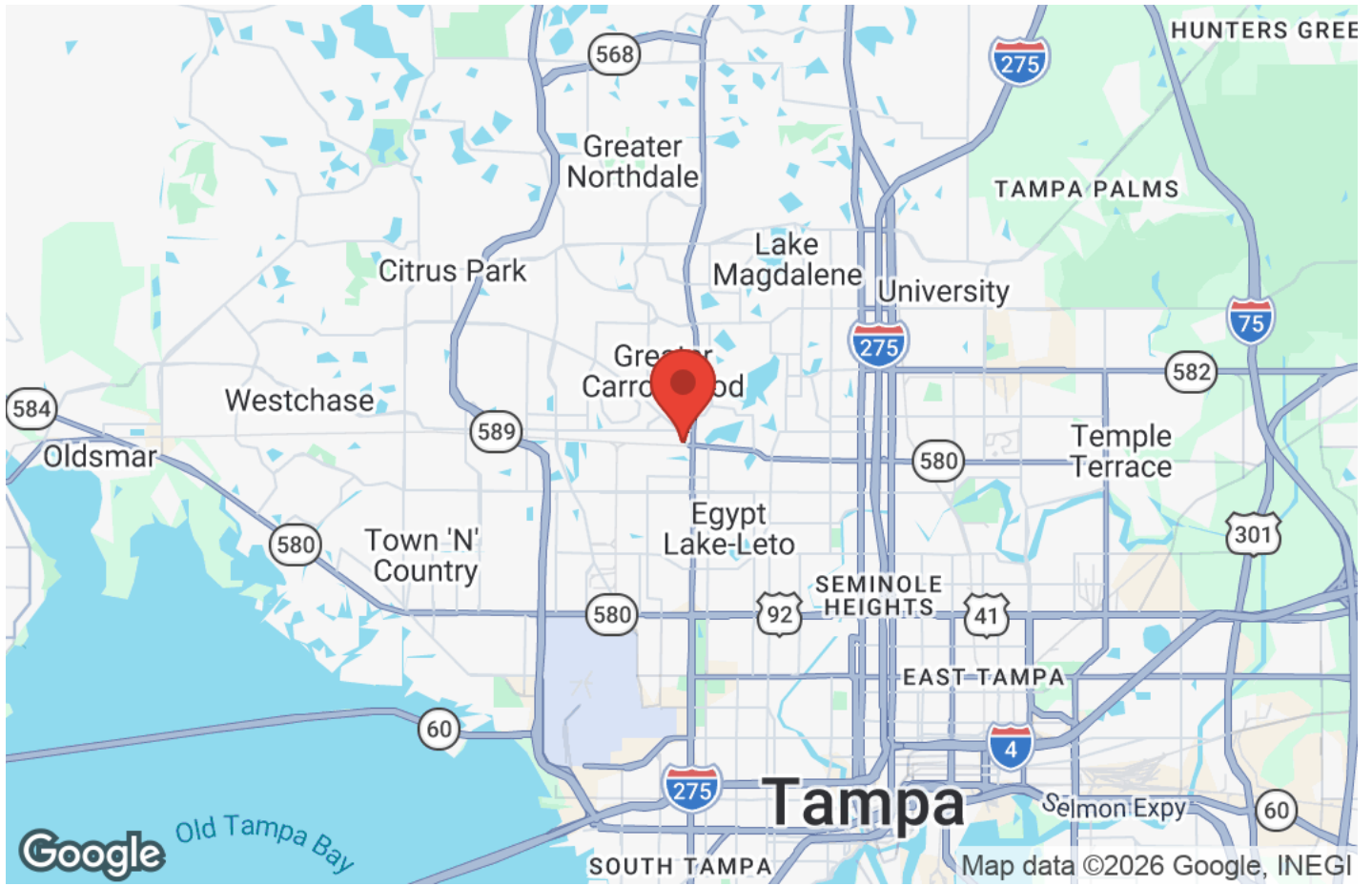
LOCATION MAPS

DEMOGRAPHICS

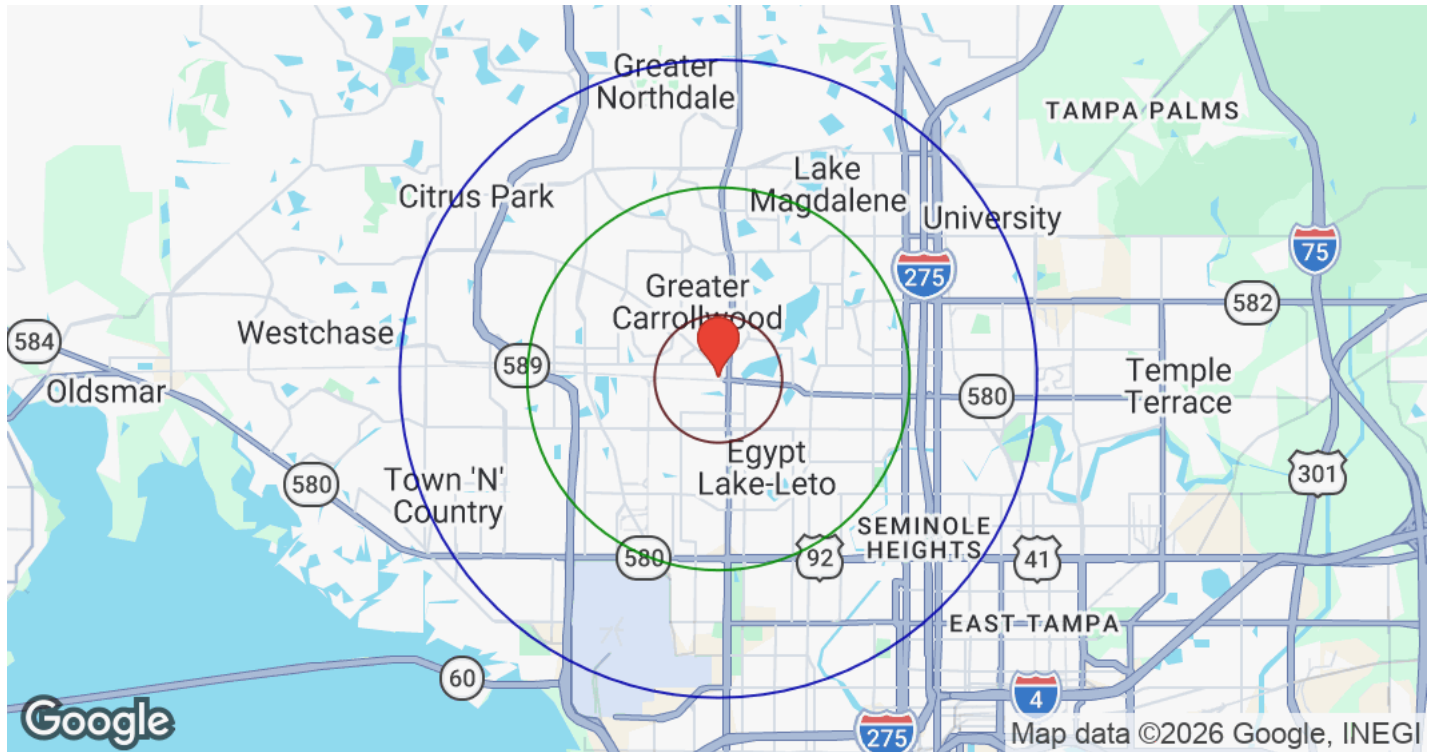
# Regional Map



# Location Maps



# Demographics



Distance: ○ 1 Mile ○ 3 Miles ○ 5 Miles

Category	Sub-category	1 Mile	3 Miles	5 Miles
<b>Population</b>	Male	7,013	52,159	155,157
	Female	7,977	55,487	159,274
	Total Population	14,991	107,646	314,431
<b>Race / Ethnicity</b>	White	4,835	38,677	112,598
	Black	1,929	10,646	47,290
	Am In/AK Nat	10	118	346
	Hawaiian	N/A	11	126
	Hispanic	7,139	51,132	135,017
	Asian	802	4,919	12,672
	Multiracial	256	1,991	5,848
	Other	21	151	566
<b>Housing</b>	Total Units	7,378	47,406	136,259
	Occupied	6,935	44,496	127,268
	Owner Occupied	2,385	24,584	66,438
	Renter Occupied	4,550	19,912	60,830
	Vacant	443	2,910	8,990
<b>Age</b>	Ages 0 - 14	2,429	16,461	50,826
	Ages 15 - 24	1,767	12,338	37,007
	Ages 25 - 54	7,249	47,946	139,614
	Ages 55 - 64	1,723	13,783	39,046
	Ages 65+	1,822	17,119	47,937
<b>Income</b>	Median	\$65,029	\$69,542	\$67,896
	Under \$15k	617	3,599	13,117
	\$15k - \$25k	474	2,788	8,319
	\$25k - \$35k	709	3,950	10,743
	\$35k - \$50k	849	5,388	15,267
	\$50k - \$75k	1,459	8,339	22,130
	\$75k - \$100k	966	6,335	17,714
	\$100k - \$150k	989	6,550	18,645
	\$150k - \$200k	316	3,346	9,525
Over \$200k	554	4,203	11,810	

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# Agent Profile

PROFESSIONAL BIO



# Professional Bio



## ALEX LUCKE, CCIM

Commercial Director

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Alex Lucke is a dedicated commercial real estate broker based in Tampa, Florida. He's been actively helping clients buy, sell, and lease commercial properties since 2015. As a Commercial Director at KW Commercial and a Certified Commercial Investment Member (CCIM), Alex brings deep market knowledge and personalized service to every deal.

With a focus on Industrial, Office, Retail, Multifamily, Land Development, and Special Purpose properties, he works with business owners and investors to make smart, strategic real estate decisions. His approach is simple: clear communication, tailored advice, and results that make sense.

What sets Alex apart is his responsiveness and reliability. He picks up the phone, engages on his clients' schedules, and moves quickly when it matters most. He's also a skilled marketer who takes pride in representing some of the most sought-after listings in Florida. Known for identifying market trends early, Alex adapts fast—delivering proactive strategies and exceptional client service.

In 2020, Alex earned his CCIM designation—an elite credential held by fewer than 10% of commercial brokers nationwide. Over the years, he's worked with a wide range of clients, including FASTSIGNS, Yo Mama's Food Co., Rose Radiology, Piazza Natural Stone, AVC Technologies, SiteOne Landscape Supply, INSA, Kelli's Catering & Events, and many local small businesses.

He maintains membership in several professional organizations, including FGCAR, GTAR, NAR, and CCIM.

Outside of work, Alex enjoys golfing, traveling, and cheering on the Tampa Bay Lightning with his wife Jacqueline, a podiatric surgeon. Both proud graduates of the University of Florida, they share a love for good food, family, and new places.

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# Schedule Your Private Tour Today!

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