

4,045 SF 2ND-GEN MEDICAL COMING AVAILABLE WITH DIRECT FRONTAGE TO DALE MABRY

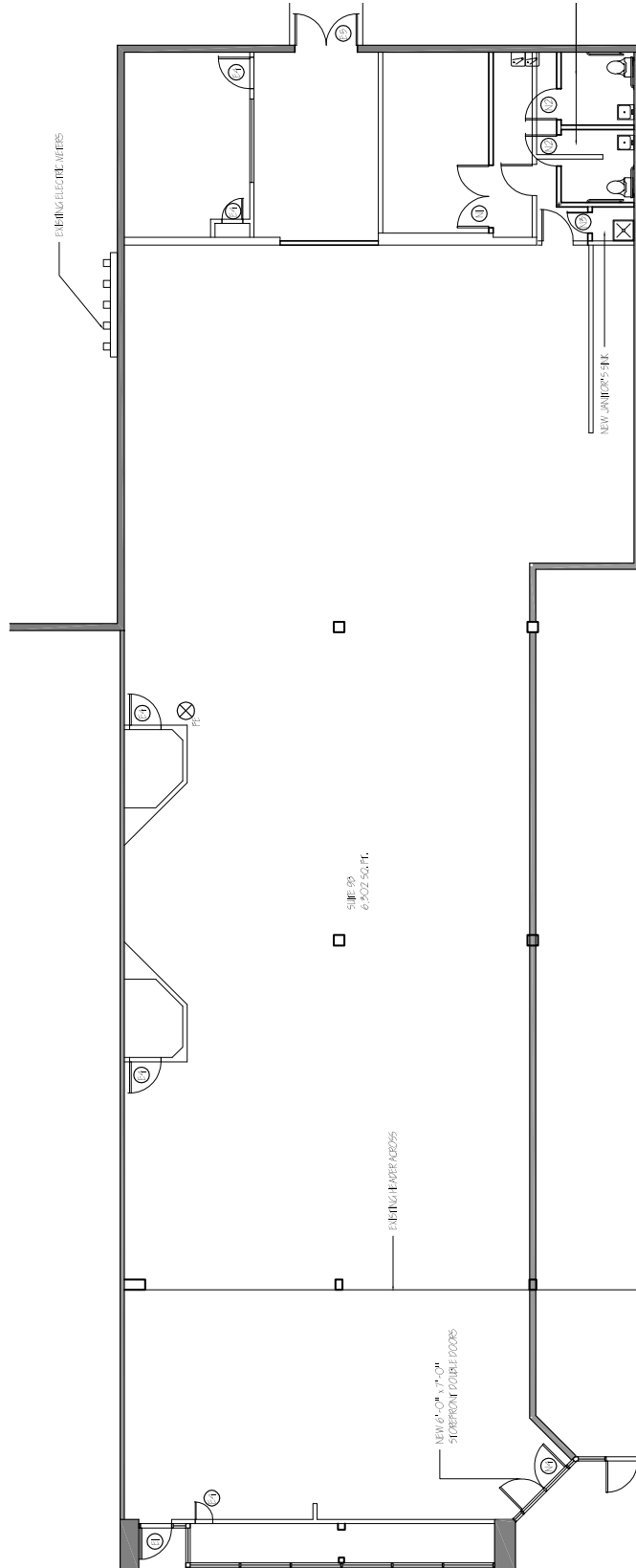
OWNER WILL SPLIT

- » Suite 8 - 6,607 SF retail space also available
- » Beautiful, 35,907 SF strip center, located in affluent Carrollwood neighborhood
- » Center has great visibility, with pylon signage and 374 feet of frontage on Dale Mabry Hwy
- » Property is immaculately maintained
- » Tenants include LensCrafters, My Salon Suite, Sage Dental, and more
- » Benefits from traffic counts of 69,500 AADT

Demographics	1-mile	3-mile	5-mile
2024 Population	7,683	103,050	293,821
Daytime Employment	5,298	50,566	132,112
Average HH Income	\$115,365	\$88,051	\$76,107
Median Age	46.6	41.8	39.4

Leasing Contact: Wanda De Boer | Managing Director - Retail Services
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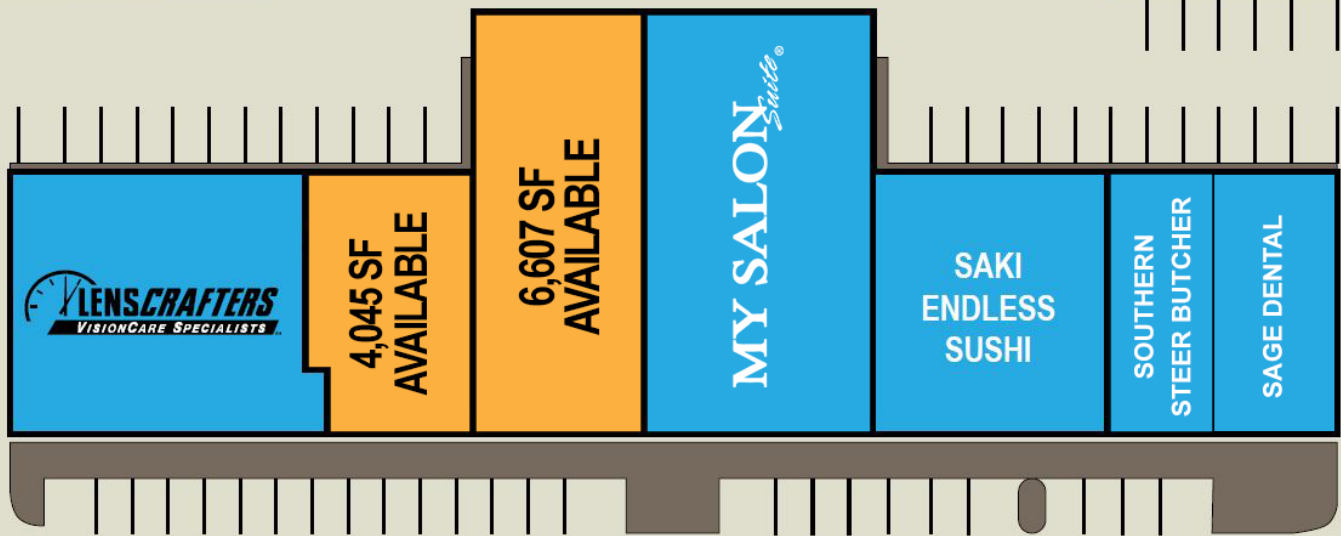
6,607 SF

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CARROLLWOOD REGENCY

11921 N Dale Mabry Hwy., Tampa, FL 33618



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