

# CARROLLWOOD CORPORATE CENTER

## 8902 N Dale Mabry Hwy | Tampa, FL 33614



### PROPERTY HIGHLIGHTS:

- 1,516 SF available
- Class 'A' remodel with attractive rental rates in desirable Carrollwood area
- 1st floor availability
- Numerous restaurants, retail and hotel offerings within 2-mile radius
- Office building total GLA: 21,200 SF (MOL)

KEY DEMOS	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
2019 Estimated Population	15,138	109,067	319,989
2019 Estimated Households	6,868	44,770	128,569
<b>INCOME</b>			
2019 Est. Avg HH Income	\$66,007	\$67,729	\$63,780
<b>AGE</b>			
Median Age	35	38	38
<b>DAYTIME DEMOS</b>			
Number of Businesses	1,329	6,703	16,376
Number of Employees	8,769	59,321	152,703
Total Daytime Population	12,479	90,218	248,134
<b>TRAFFIC COUNTS</b>			
N Dale Mabry Hwy (N/S)	66,000 AADT		



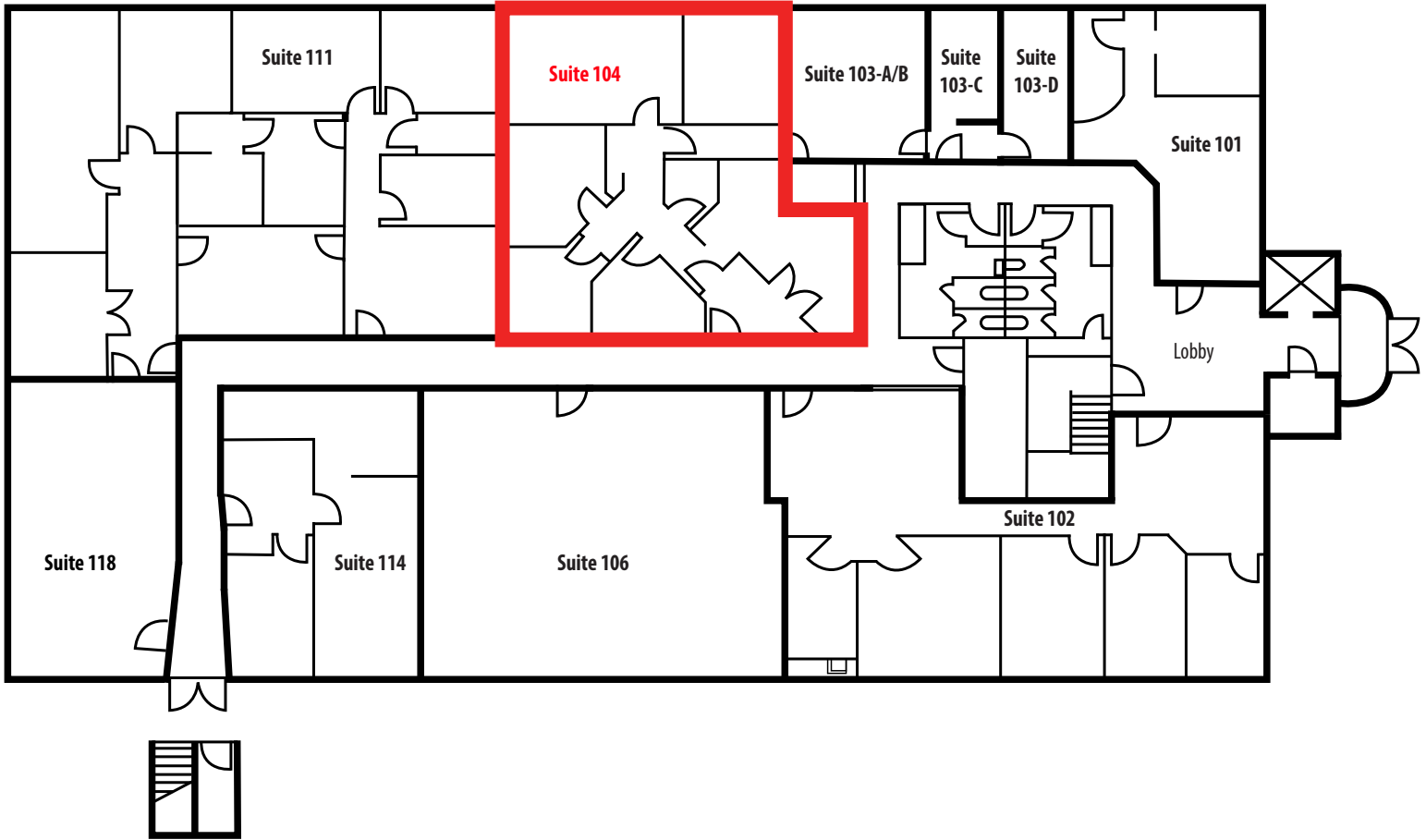
### FOR LEASING INFORMATION:

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SUITE	TENANT	SF
101	Fintech Mortgage	595
102	Primerica	1,721
103-A/B	Realestateology	366
103-C	Robert Fox, Attorney	144
103-D	National Organization for Transplant Enlightenment	205

SUITE	TENANT	SF
<b>104</b>	<b>AVAILABLE</b>	<b>1,516</b>
106	Primerica	1,500
111	Strategic Defense Solutions	2,432
114	Goal – Florida	818
118	Primerica	705

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