

CARROLLWOOD CORPORATE CENTER

8902 N Dale Mabry Hwy | Tampa, FL 33614



PROPERTY HIGHLIGHTS:

- Class 'A' remodel with attractive rental rates in desirable Carrollwood area
- Numerous restaurants, retail, and hotel offerings within a 2-mile radius
- Office building total GLA: 20,453 SF (MOL)

KEY DEMOS	1 MILE	3 MILES	5 MILES
POPULATION			
2023 Estimated Population	13,825	109,856	322,230
2023 Estimated Households	6,314	44,550	127,734
INCOME			
2023 Estimated Avg HH Income	\$89,327	\$90,136	\$88,023
AGE			
Median Age	36	39	38
DAYTIME DEMOS			
Number of Businesses	1,884	10,315	24,588
Number of Employees	9,889	67,645	161,099
Total Daytime Population	12,868	95,171	243,263
TRAFFIC COUNTS			
N Dale Mabry Hwy (N/S)	65,000 AADT		



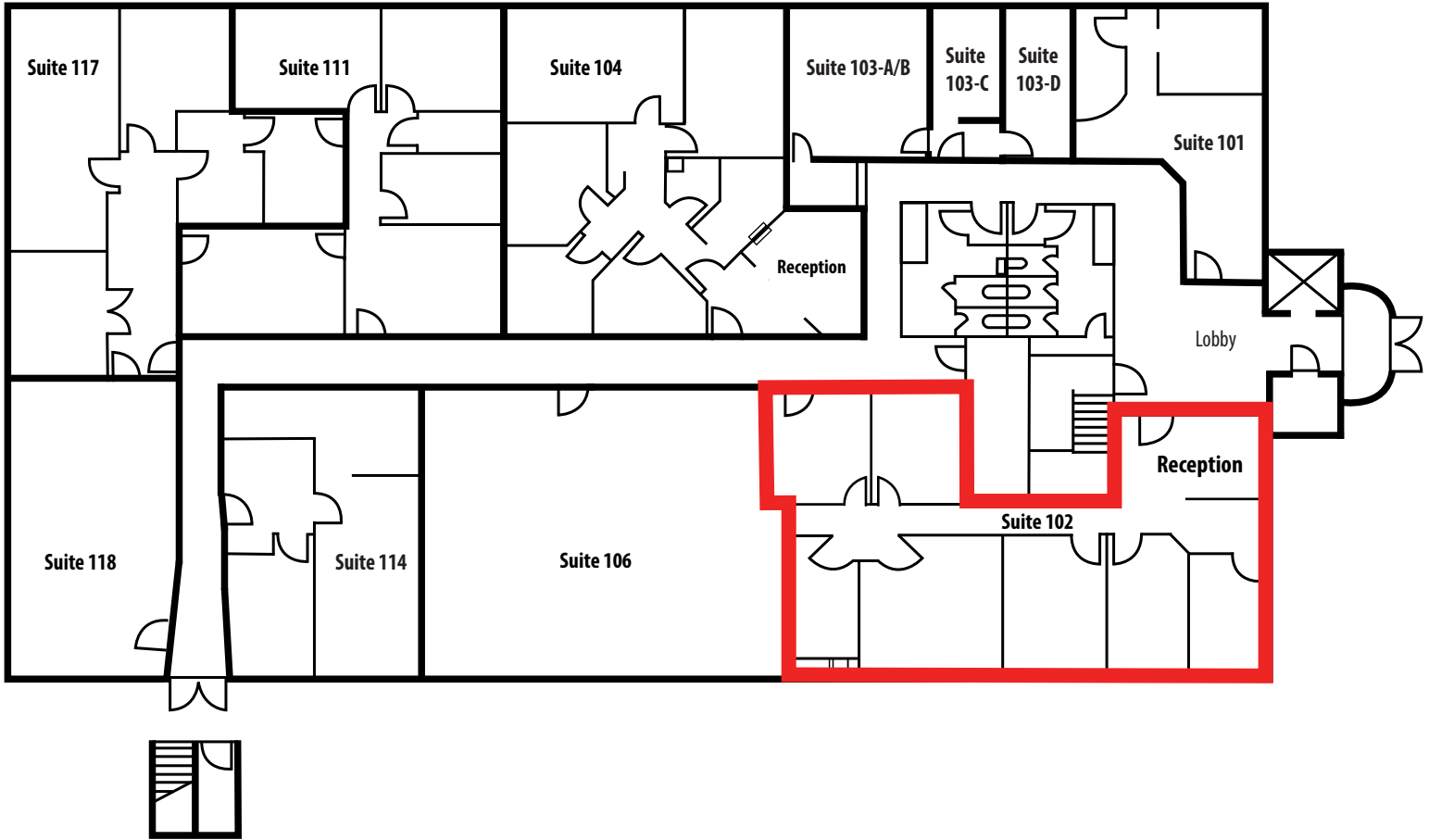
FOR LEASING INFORMATION:

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SUITE	TENANT	SF
101	Las Palmas Real Estate	595
102	AVAILABLE SOON	1,721
103-A/B	Realestateology	366
103-C	Your Home Team	144
103-D	National Organization for Transplant Enlightenment	205
104	Robust Pain and Wellness Medical Center	1,516

SUITE	TENANT	SF
106	Tampa Lash and Brow	1,500
111	Strategic Defense Solutions	1,186
114	Goal – Florida	818
117	MOR Investments	1,246
118	Monarch Wealth Management Group	705

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