



OUTPARCEL AVAILABLE

4909 Ehrlich Road | Tampa, FL 33624

Property Highlights

- ▶ Zoned BPO
- ▶ 0.9 acres (166' wide and 235' deep)
- ▶ Located in the Carrollwood Market, approximately 0.4 miles from Ben Hill Middle School
- ▶ Available for Ground Lease
- ▶ Perfect for a Medical Use or a Daycare/School
- ▶ Population of 191,880 within a 5-mile radius of subject site
- ▶ Demographics include an average Household income of more than \$123,000 within a 5-mile radius

DEMOGRAPHICS

Population



1 Mile	10,901
3 Mile	89,427
5 Mile	191,880

Households



1 Mile	4,464
3 Mile	36,623
5 Mile	79,401

Household Income



1 Mile	\$140,366
3 Mile	\$122,720
5 Mile	\$123,899

Traffic Counts



Ehrlich Hutchison Rd	31,000
	11,400

Daytime Demos



Businesses		Employees		Daytime Population	
1 Mile	580	1 Mile	2,439	1 Mile	4,979
3 Mile	5,901	3 Mile	29,647	3 Mile	50,281
5 Mile	15,308	5 Mile	89,702	5 Mil	135,932

CALL FOR DETAILS **813-712-3055**