

11010 CASEY RD

Tampa, FL 33624



850.205.2150



PROPERTY DESCRIPTION

Premier Commercial Group is pleased to present a prime retail leasing opportunity at 11010 Casey Rd in the heart of Carrollwood. This ±3,086 SF freestanding retail building is situated on a hard corner directly across from Walmart, offering exceptional visibility and frontage along heavily traveled Gunn Highway.

Positioned at a signalized intersection in one of Tampa's most established retail corridors, the property benefits from strong daily traffic counts, excellent accessibility, and dense surrounding residential demographics. The flexible layout makes the space ideal for a variety of retail, medical, restaurant, service, or boutique users seeking a high-exposure location in the Carrollwood market.

Surrounded by national retailers, restaurants, and everyday conveniences, this is a rare opportunity to secure a highly visible standalone location in a proven trade area with strong consumer traffic and long-term growth.

PROPERTY HIGHLIGHTS

- Hard Corner Location at Signalized Intersection
- Directly Across from Walmart with frontage on Gunn Highway
- Located in the Highly Desirable Carrollwood Trade Area
- Excellent Visibility & Access with Strong Daily Traffic Counts
- Surrounded by National Retailers & Dense Residential Population
- Ideal for Retail, Medical, Restaurant, or Service Users

OFFERING SUMMARY

Lease Rate:	\$220,000/yr NNN
Number of Units:	2
Available SF:	3,086 SF
Lot Size:	0.77 Acres
Building Size:	3,086 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,070	44,723	115,112
Total Population	12,471	110,703	292,486
Average HH Income	\$99,438	\$94,474	\$89,337

MAKENA GONZALEZ

Commercial Advisor
813.520.1321
mgonzalez@teampcg.com

JAKE MCPHAIL

Commercial Advisor
850.860.6786
jmcpheil@teampcg.com

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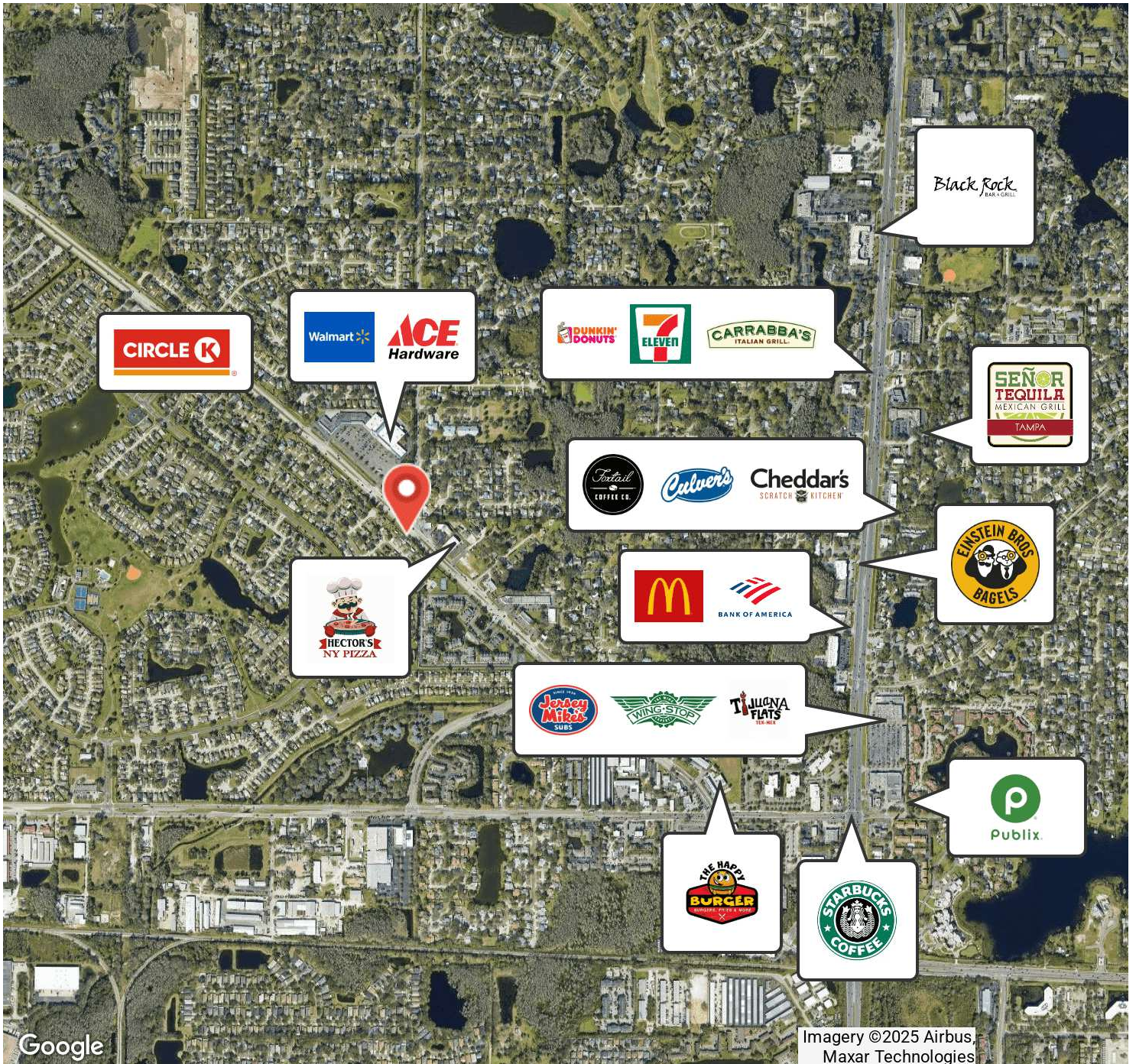


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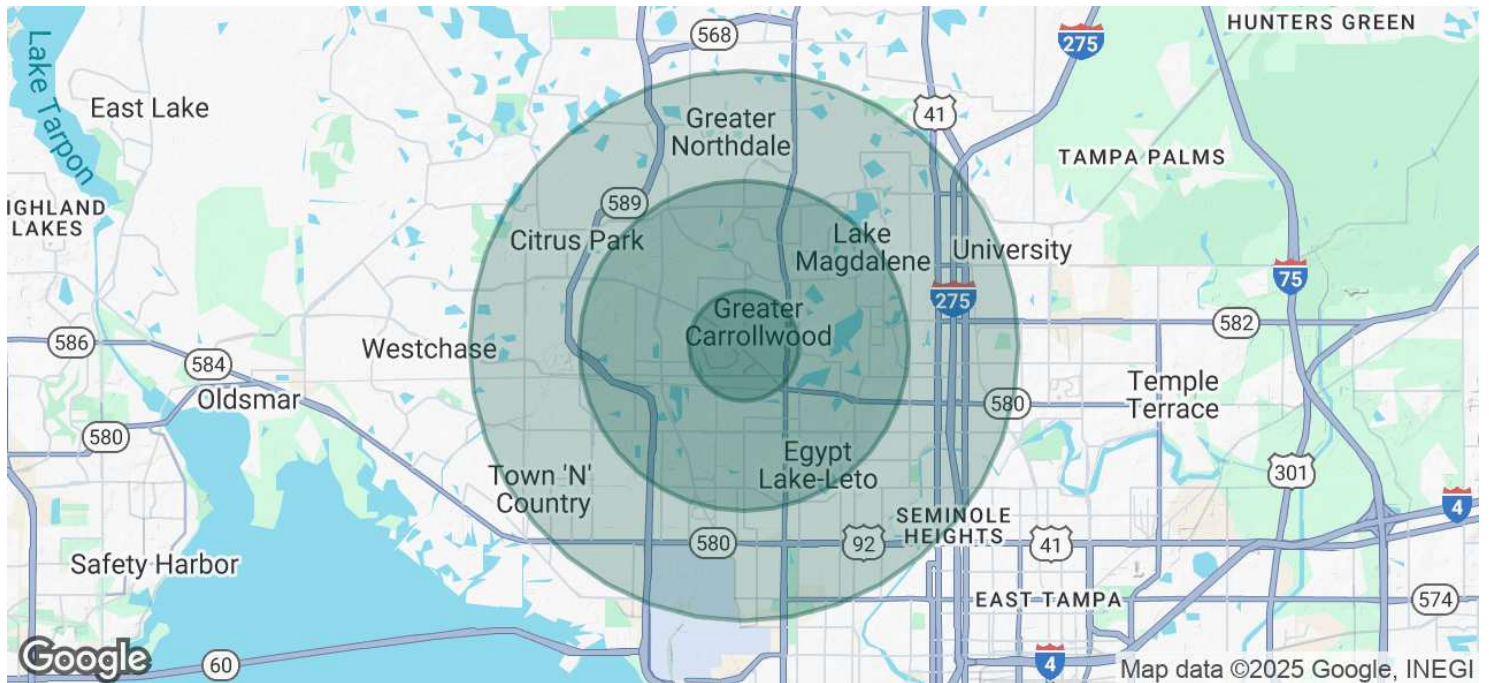
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,471	110,703	292,486
Average Age	42	42	42
Average Age (Male)	41	41	40
Average Age (Female)	44	43	43
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,070	44,723	115,112
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$99,438	\$94,474	\$89,337
Average House Value	\$366,718	\$377,693	\$369,880

Demographics data derived from AlphaMap

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