

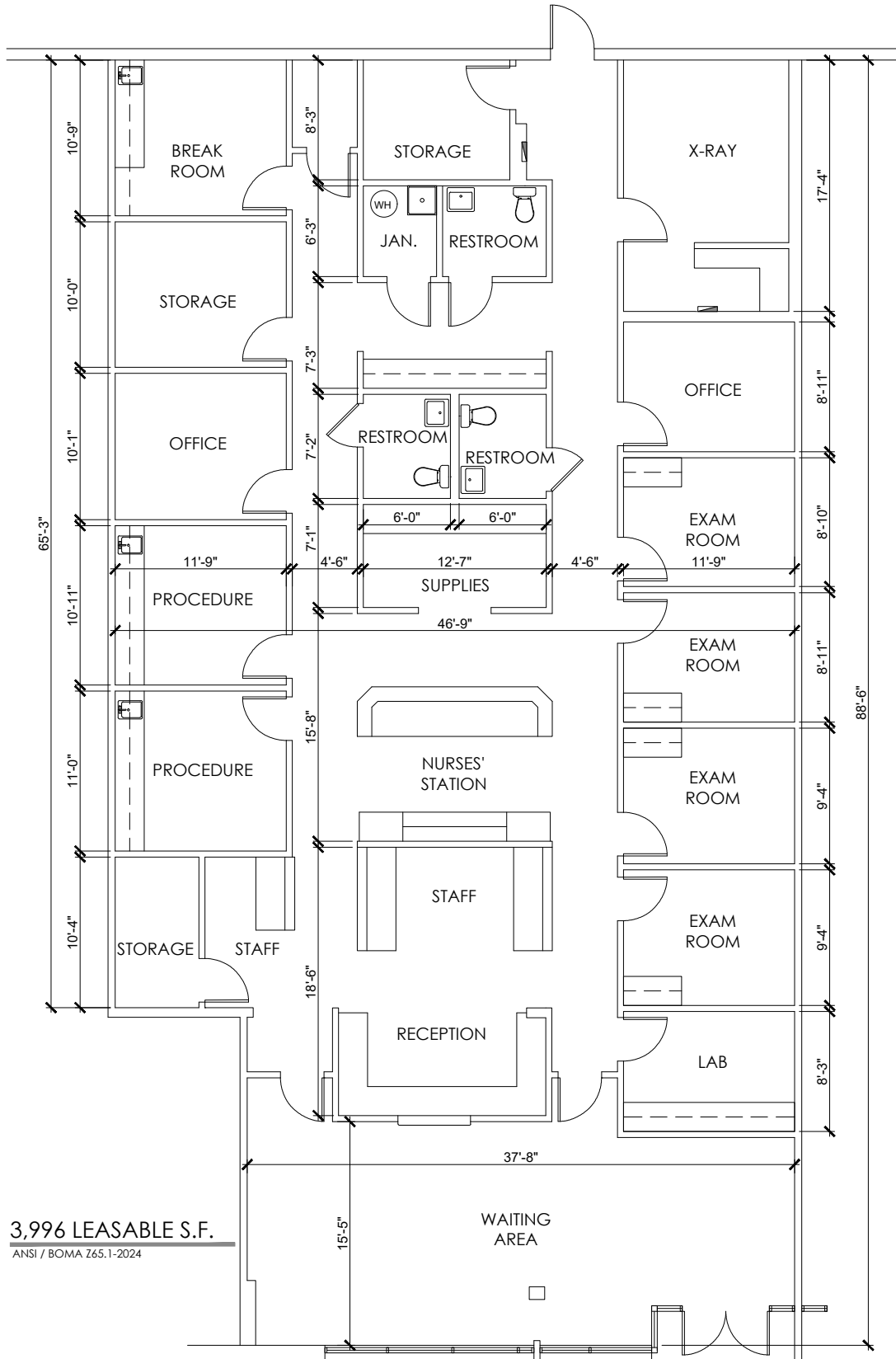
3,996 SF 2ND-GEN MEDICAL COMING AVAILABLE WITH DIRECT FRONTAGE TO DALE MABRY

- » Beautiful, 35,807 SF strip center, located in Carrollwood neighborhood
- » Center has great visibility, with pylon signage and 374 feet of frontage on Dale Mabry Hwy
- » Recently redeveloped and immaculately maintained
- » Tenants include LensCrafters, My Salon Suite, and Sage Dental
- » Benefits from traffic counts of 69,500 AADT

Demographics	1-mile	3-mile	5-mile
2025 Population	7,997	106,386	303,450
Daytime Employment	5,315	49,273	132,419
Average HH Income	\$137,425	\$99,634	\$86,745
Median Age	46.2	42.1	39.8

Leasing Contact: Heather McMillin | Senior Vice President, Retail Leasing
 (Office) 813-533-0852 | hmcmillin@rpm-realty.com





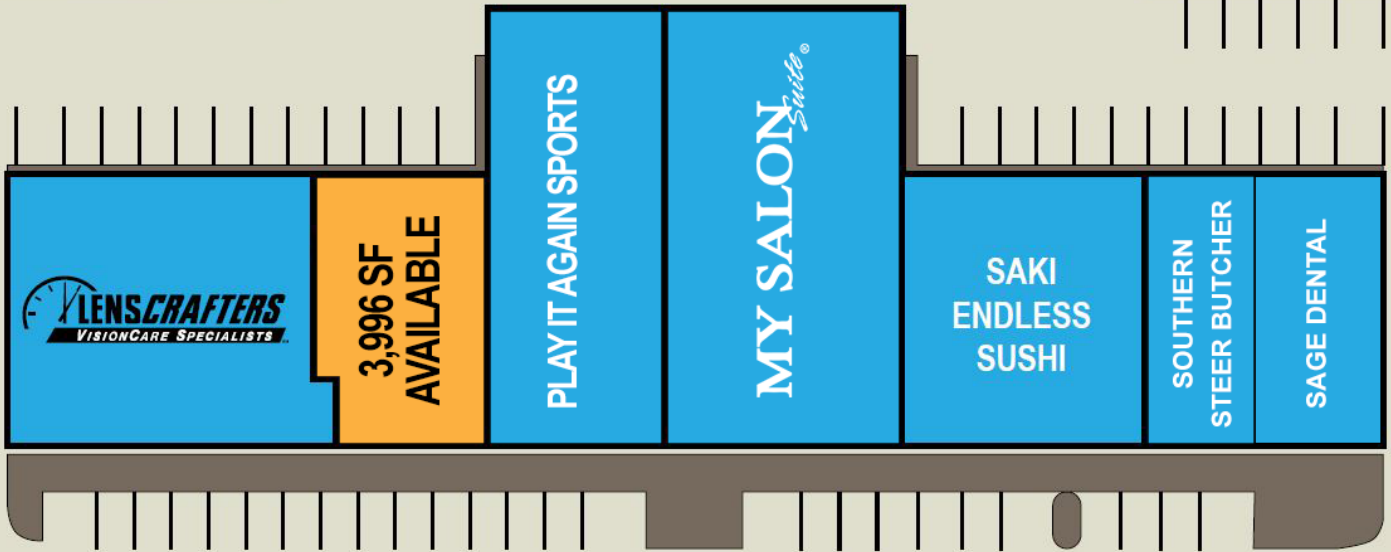
3,996 SF

The information contained herein was obtained from sources believed reliable; however, RPM Realty Management, LLC makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice.



CARROLLWOOD REGENCY

11921 N Dale Mabry Hwy., Tampa, FL 33618



The information contained herein was obtained from sources believed reliable; however, RPM Realty Management, LLC makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice.

