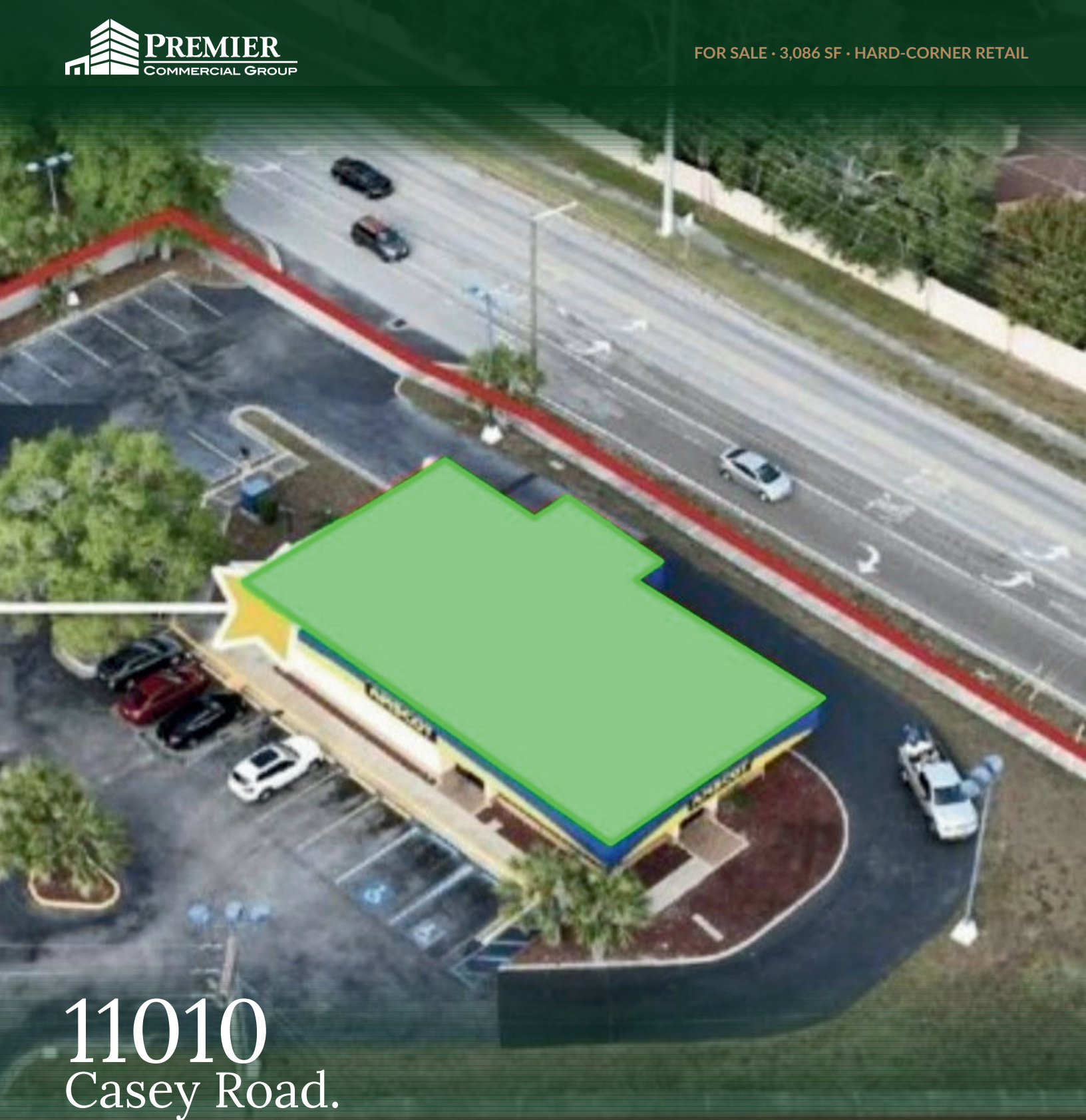




11010

Casey Road.

A 3,086 SF free standing retail building on a hard corner directly across from Walmart in Carrollwood.

11010 Casey Road • Tampa, FL 33624

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A Hard-Corner Retail Building in Carrollwood.

3,086 SF freestanding retail across from Walmart on Gunn Highway.

Premier Commercial Group is pleased to present for sale a 3,086 SF freestanding retail building at 11010 Casey Road in the heart of Carrollwood, Tampa, Florida. Positioned at a signalized intersection on a hard corner directly across from Walmart, the property offers exceptional visibility and frontage along heavily trafficked Gunn Highway — one of Tampa's most established retail corridors. The flexible layout accommodates a variety of retail, medical, restaurant, service, or boutique users, and the owner currently has leases in hand — a compelling value-add angle for the next investor. Contact the listing team for more information on pricing, delivery, and the current lease activity.

AT A GLANCE	
Sale Price	\$2,140,000
Building Size	3,086 SF
Units	2 (divisible)
Lot Size	0.77 Acres
Site Type	Hard-Corner Freestanding
Frontage	Gunn Highway
Across From	Walmart
Leases in Hand	Yes — call for details
Best Uses	Retail · Medical · Restaurant

3,086^{SF}

FREESTANDINGBUILDING

0.77^{ACRES}

HARD-CORNER SITE

\$2.14^M

SALE PRICE

OWNER HAS LEASES IN HAND

A hard-corner Carrollwood retail asset with active lease interest — contact the listing team to learn more about current activity.

PROPERTY TYPE

Freestanding Retail — Sale

SUBMARKET

Casey Rd / Gunn Hwy · Tampa, FL 33624

TRAFFIC

Signalized intersection on Gunn Hwy

DEMAND

Population 292,486 (5 Mi) · HHI \$89,337 (5 Mi)

Why 11010 Casey Road.

Six reasons this Carrollwood hard corner stands apart.

01 Owner Has Leases in Hand

The seller currently has leases in hand — call the listing team to learn more about the current activity and value-add angle.

02 Hard Corner at Signalized Intersection

Positioned at a signalized intersection with hard-corner exposure — excellent visibility, multiple ingress options, and clean access.

03 Directly Across from Walmart

Directly across from Walmart with frontage on Gunn Highway — captive daily traffic already flowing to and from the anchor.

04 Carrollwood Trade Area

Located in the highly desirable Carrollwood submarket — one of Tampa's most established residential and retail trade areas.

05 Excellent Visibility & Access

Strong daily traffic counts, direct road frontage, and easy customer access from Gunn Highway.

06 Ideal for Retail, Medical, or Service

Flexible 3,086 SF layout accommodates retail, medical, restaurant, boutique, or service users — dense residential demand nearby.

THE OPPORTUNITY

A hard-corner Carrollwood retail asset with active leases in hand — priced at \$2,140,000 on Gunn Highway directly across from Walmart.



TAMPA, FL 33624

Carrollwood — one of Tampa's most established trade areas.

In Carrollwood — Directly Across from Walmart.

- 01**

Carrollwood Trade Area

Carrollwood is one of Tampa's most established retail and residential trade areas — long-tenured national brands and dense residential rooftops in every direction.
- 02**

Gunn Highway Corridor

Direct frontage on Gunn Highway — one of Tampa's most established retail corridors — with strong daily traffic and proven brand demand.
- 03**

Signalized Walmart Corner

Positioned at a signalized intersection on the hard corner directly across from Walmart — captive daily traffic already committed.

DEMOGRAPHICS

Dense, affluent, and Tampa-established.

292,486 PEOPLE

POPULATION IN 5 MILES

\$89,337 ^{AHI}

AVG HH INCOME (5 MI)

115,112 ^{HH}

HOUSEHOLDS IN 5 MILES

	1 MILE	3 MILES	5 MILES
Total Population	12,471	110,703	292,486
Total Households	5,070	44,723	115,112
Average HH Income	\$99,438	\$94,474	\$89,337
Avg Home Value	\$366,718	\$377,693	\$369,880

Demographics data derived from AlphaMap

In Good Company.

The retail and service mix surrounding 11010 Casey Rd.

ACROSS THE STREET

Walmart Supercenter

NEARBY NATIONALS

Publix

ACE Hardware

Panera Bread

7-Eleven

Circle K

Bank of America

DINING & QSR

Chick-fil-A

Carrabba's Italian Grill

Cheddar's Scratch Kitchen

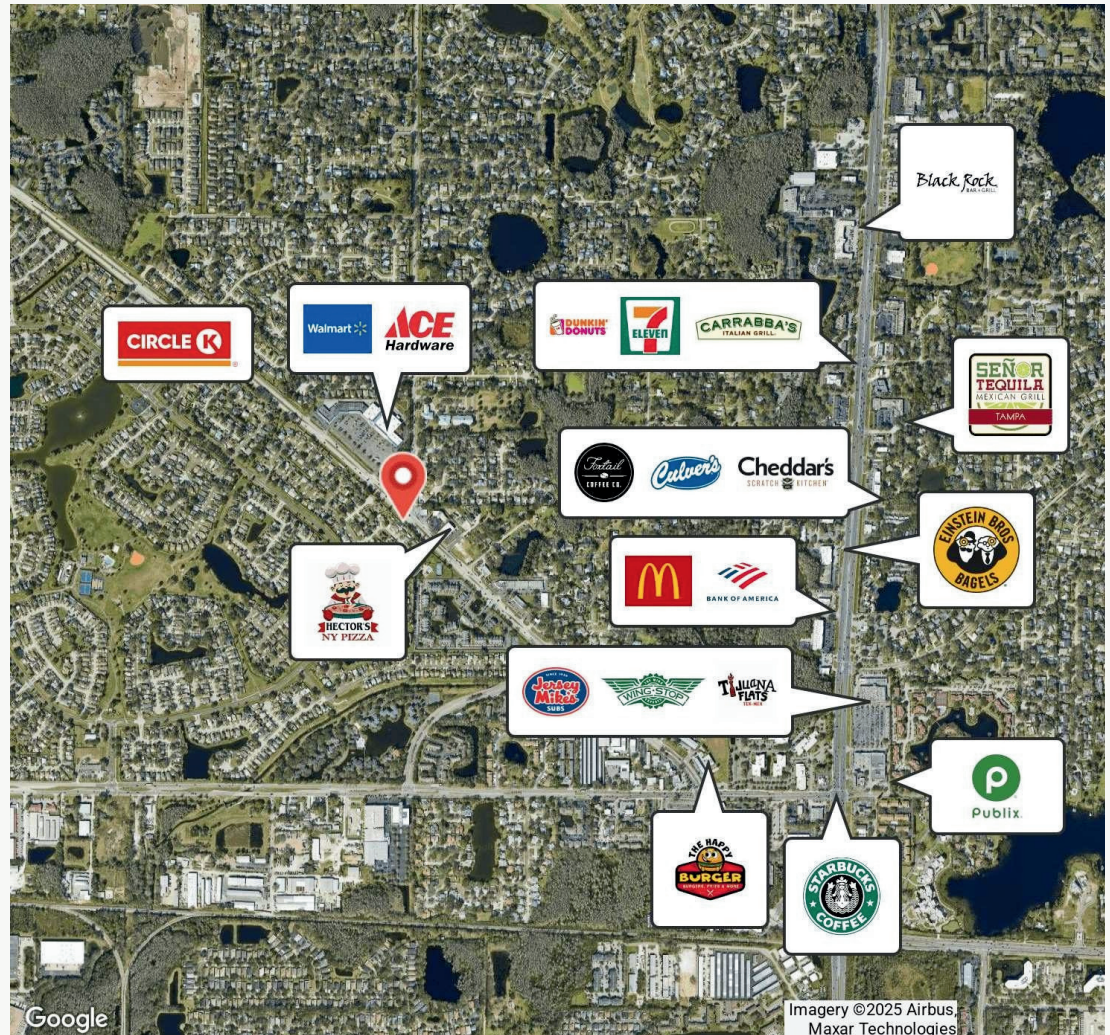
Culver's

Buffalo Wild Wings

McDonald's

Burger King

Panda Express



GUNN HIGHWAY CORRIDOR

*One of Tampa's most established retail corridors —
Walmart across the street and dense national co-tenancy nearby.*

A Closer Look.

The building, the corner, and the corridor.



LET'S TALK

Let's talk about 11010 Casey Rd.

*\$2,140,000 · 3,086 SF hard corner in Carrollwood —
owner has leases in hand — call the listing team to learn more.*



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