



**FOR LEASE**

## Ehrlich Square - For Lease By Owner

**3802 EHRLICH RD  
TAMPA, FL 33624**

Located at the highly visible corner of N Dale Mabry Hwy and Ehrlich Rd, this property enjoys an average daily traffic count of 66,000 vehicles. Recently renovated in 2024/2025, updates include refreshed landscaping, resurfaced and striped parking lot, fully reconstructed courtyard and sidewalks, and modernized tenant storefronts with upgraded lighting. Ideally situated in the heart of Carrollwood, this location offers exceptional exposure and convenience for any retail, office, or medical use.



Building SqFt	32,000 SqFt
Property Type	Retail/Medical/Ofc
Lease Type	NNN
Base Rent	\$20 - \$26
Year Built	1984
County	Hillsborough
Year Renovated	2024/2025

- Recently renovated and painted in 2024/2025
- Located on N Dale Mabry and Ehrlich Rd intersection next to newly built Chick-fil-A
- Strong national and local retail tenants drive consistent traffic to the property
- All units have their own dedicated HVAC units
- Recently upgraded landscaping
- Space on monument sign (located Ehrlich Rd)

**AWARE**  
INVESTMENTS

Aware Investments

16408 Avila blvd  
Tampa, FL 33613

Office: 407-625-3408  
Aware-Investments.com

**ANKUSH BIKKASANI**

Owner

Mobile: 917-319-2286

AnkushB@Aware-Investments.com

**CHRISTOPHER PATTERSON**

Broker/Owner Representative

Direct: 407-625-3408

chrisp@aware-investments.com

License #: SL3516606



**Suite 311 Floor Plan**  
**ALL MEASUREMENTS ARE APPROXIMATIONS**

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE(SF)	TERM
#301	Retail/Office/Medical	\$ 26.00 SF/Yr	NNN	1,335 SF	1 - 5 Yrs



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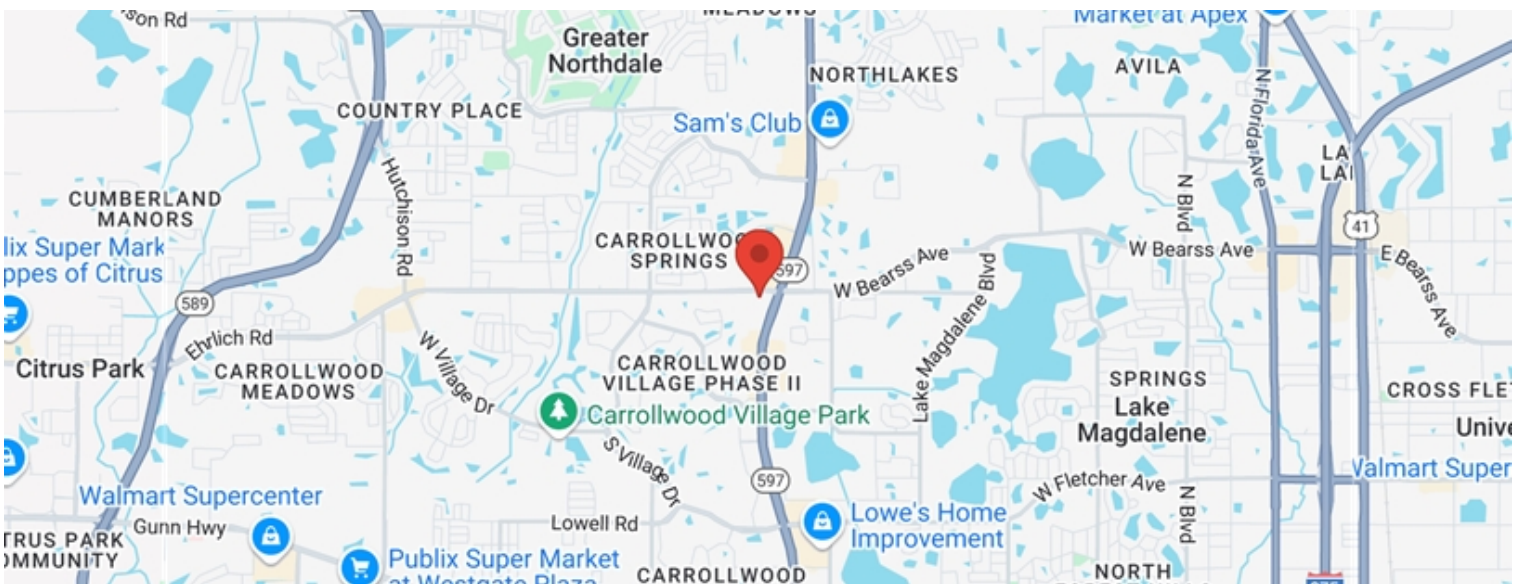
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POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	8,250	79,649	198,940
2010 Population	8,687	79,804	208,366
2025 Population	9,352	84,471	234,495
2030 Population	9,589	86,573	241,285
2025-2030 Growth Rate	0.5 %	0.49 %	0.57 %
2025 Daytime Population	13,959	77,060	231,560

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	3,461	31,821	80,320
2010 Total Households	3,952	32,774	83,939
2025 Total Households	4,178	34,752	94,380
2030 Total Households	4,301	35,709	97,338
2025 Average Household Size	2.19	2.4	2.45
2025 Owner Occupied Housing	3,066	25,055	53,109
2030 Owner Occupied Housing	3,267	26,721	57,261
2025 Renter Occupied Housing	1,112	9,697	41,271
2030 Renter Occupied Housing	1,034	8,987	40,077
2025 Vacant Housing	120	1,272	5,319
2025 Total Housing	4,298	36,024	99,699

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	156	1,812	9,230
\$15000-24999	254	1,567	6,221
\$25000-34999	171	1,877	6,769
\$35000-49999	308	3,035	9,467
\$50000-74999	586	5,742	16,909
\$75000-99999	558	4,718	12,196
\$100000-149999	886	6,457	14,777
\$150000-199999	535	3,921	7,782
\$200000 or greater	724	5,621	11,027
Median HH Income	\$ 102,368	\$ 91,233	\$ 72,538
Average HH Income	\$ 132,332	\$ 127,101	\$ 105,064



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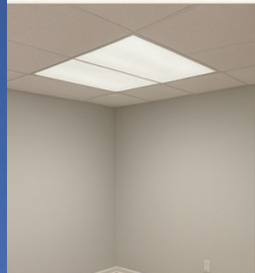
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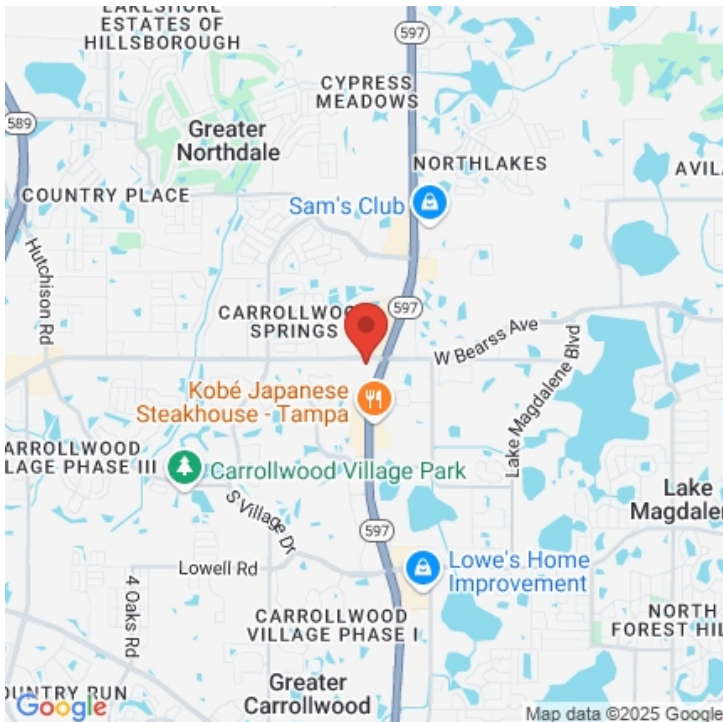
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## ABOUT TAMPA

Tampa is a city on the Gulf Coast of the U.S. state of Florida. Tampa's borders include the north shore of Tampa Bay and the east shore of Old Tampa Bay. Tampa is the largest city in the Tampa Bay area and the county seat of Hillsborough County.



### CITY OF TAMPA

COUNTY	HILLSBOROUGH
INCORPORATED	12/14/1855

### AREA

CITY	175.8 SQ MI
LAND	114 SQ MI
WATER	61.8 SQ MI
ELEVATION	48 FT

### POPULATION

POPULATION	384,959
ESTIMATE (NULL)	403,364
RANK	49
DENSITY	3376.4 SQ MI
URBAN	2,783,045

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