

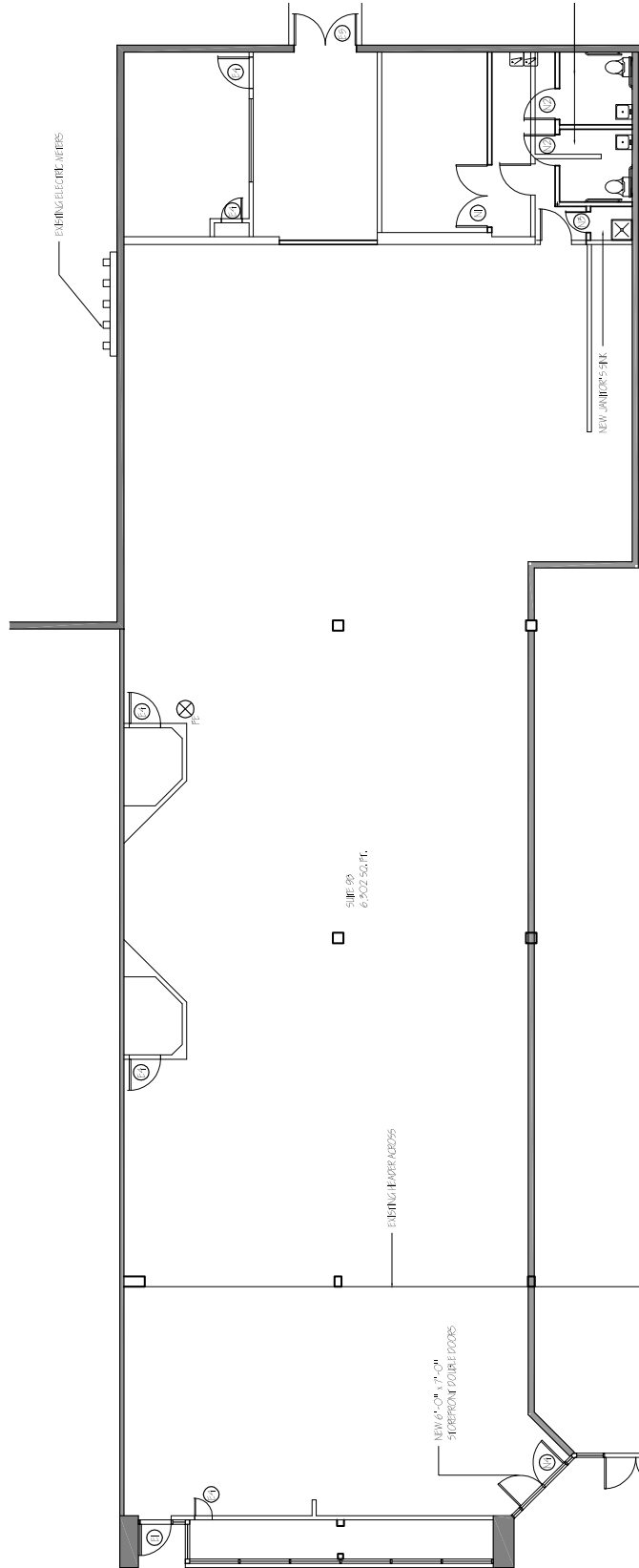
3,996 SF 2ND-GEN MEDICAL COMING AVAILABLE WITH DIRECT FRONTAGE TO DALE MABRY

- » Suite 8 - 6,607 SF retail space also available
- » 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





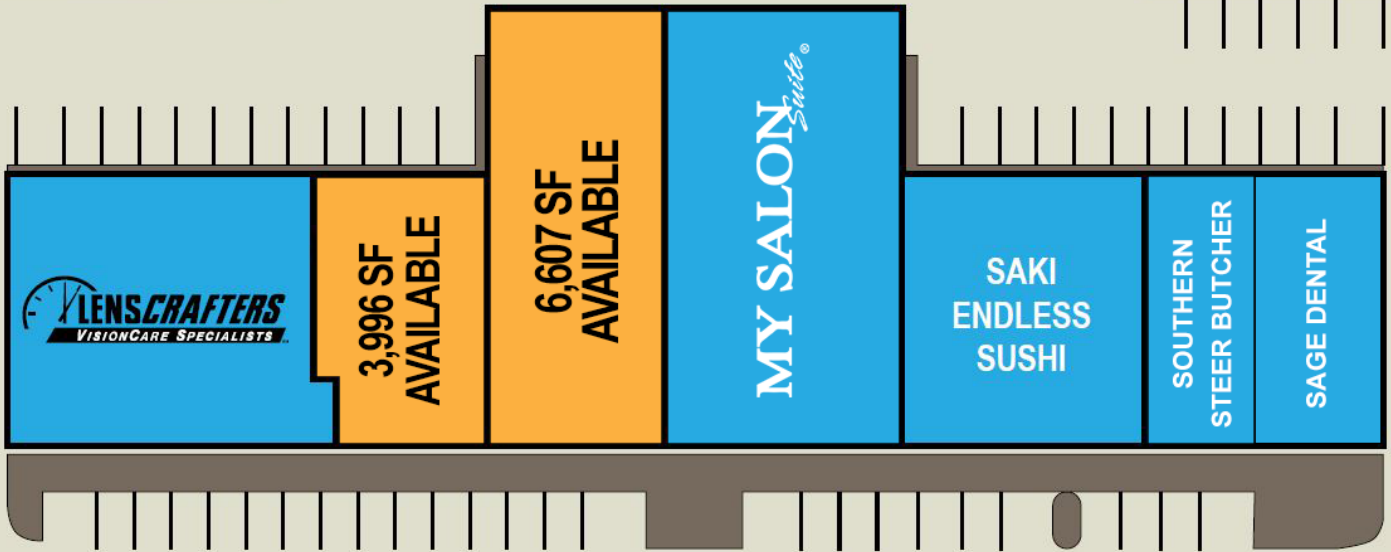
6,607 SF

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CARROLLWOOD REGENCY

11921 N Dale Mabry Hwy., Tampa, FL 33618



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