



Office Building For Sale

Freestanding Carrollwood Office Building
3802 Gunn Hwy, Tampa, FL 33618

For More Information:

813-531-7468 | EXT

Michael Braccia, P.A. | mike@baystreetcommercial.com

Scott Shimberg | scott@baystreetcommercial.com





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Executive Summary



OFFERING SUMMARY

Sale Price:	N/A
Price / SF:	-
Year Built:	1985
Building Size:	2,994 SF
Zoning:	CG - Commercial General
Market:	Tampa-St Petersburg- Clearwater
Traffic Count:	62,000

PROPERTY OVERVIEW

This highly visible, 2,994 SF freestanding two story office building sits on Gunn Highway just west of Dale Mabry with direct visibility from busy Dale Mabry Highway. The office park is nicely manicured and landscaped and is managed by a professional management company. The building currently consists of 4 equal size suites at approximately 750 SF each which are currently occupied on a month to month basis by 4 separate occupants. The building is easily converted to a 2 or 3 unit building (upstairs / downstairs) for a user who could use half of the building and may wish to grow into the space, while earning rental income from the other tenants. Each unit within the building has 2-3 offices, separate restroom and a reception area, all with individual HVAC separately metered and utilities. Each building is permitted 3 assigned parking spaces with ample additional spaces available.

The current association dues are \$500 per month. There are no current special assessments and none are planned.

Fee includes water, sewer, trash, lawn care, parking lot, landscaping maintenance, building exterior painting, general liability insurance and association management.

LOCATION OVERVIEW

Located in Carrollwood just south of W. Linebaugh Avenue and west of I-275, N. Dale Mabry Highway and Busch Boulevard, offering easy access to surrounding areas.



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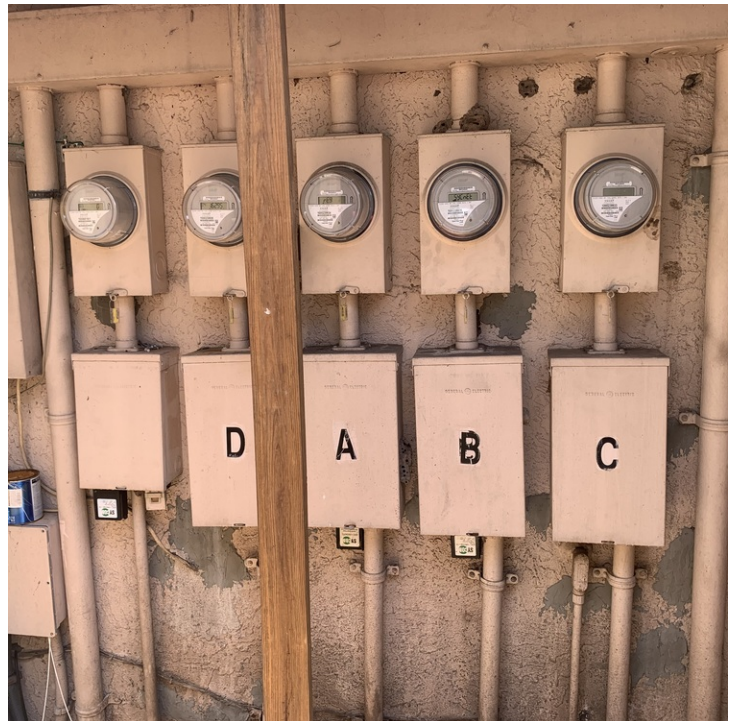
Additional Photos





Freestanding Carrollwood Office Building 3802 Gunn Hwy, Tampa, FL 33618

Additional Photos



Bay Street Commercial | 611 West Bay Street | Tampa, FL 33606 | 813.625.2375 | www.baystreetcommercial.com

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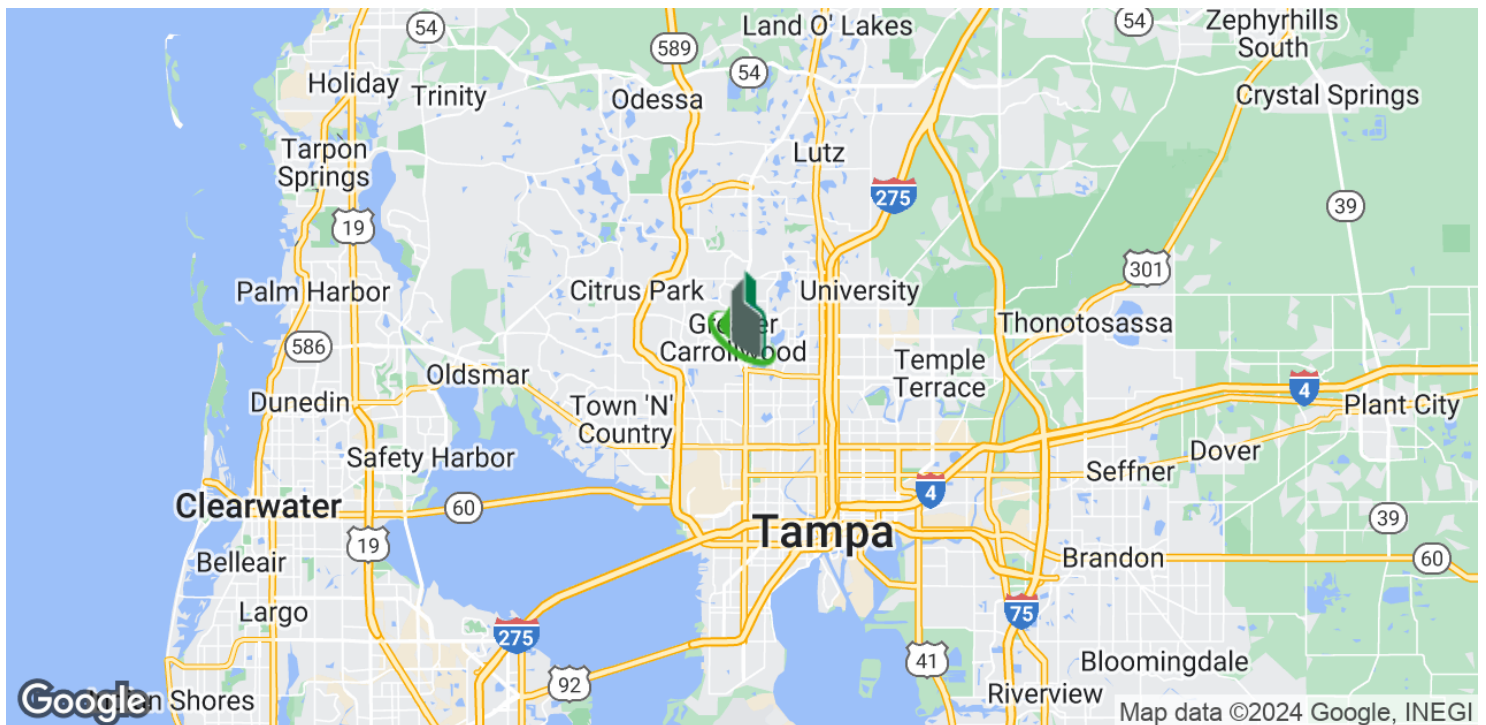
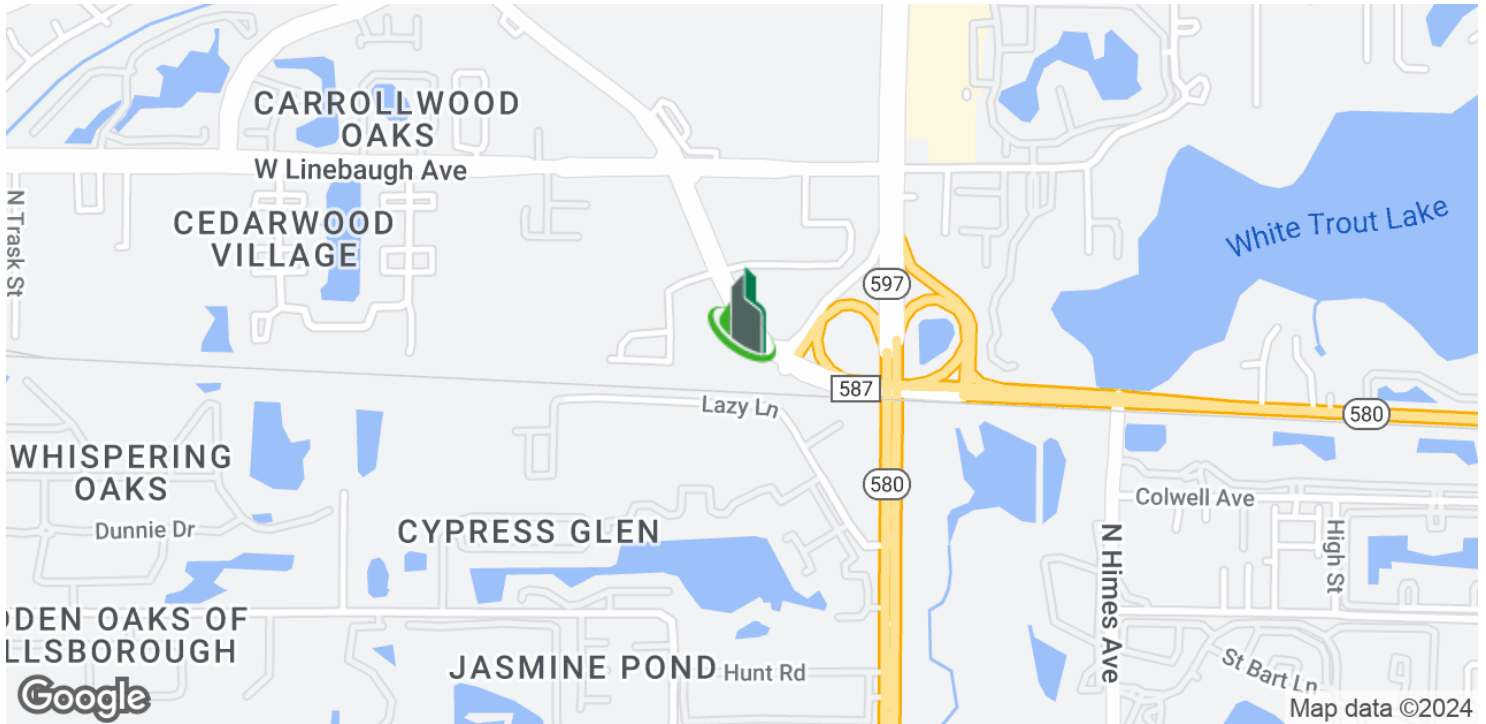




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Location Map



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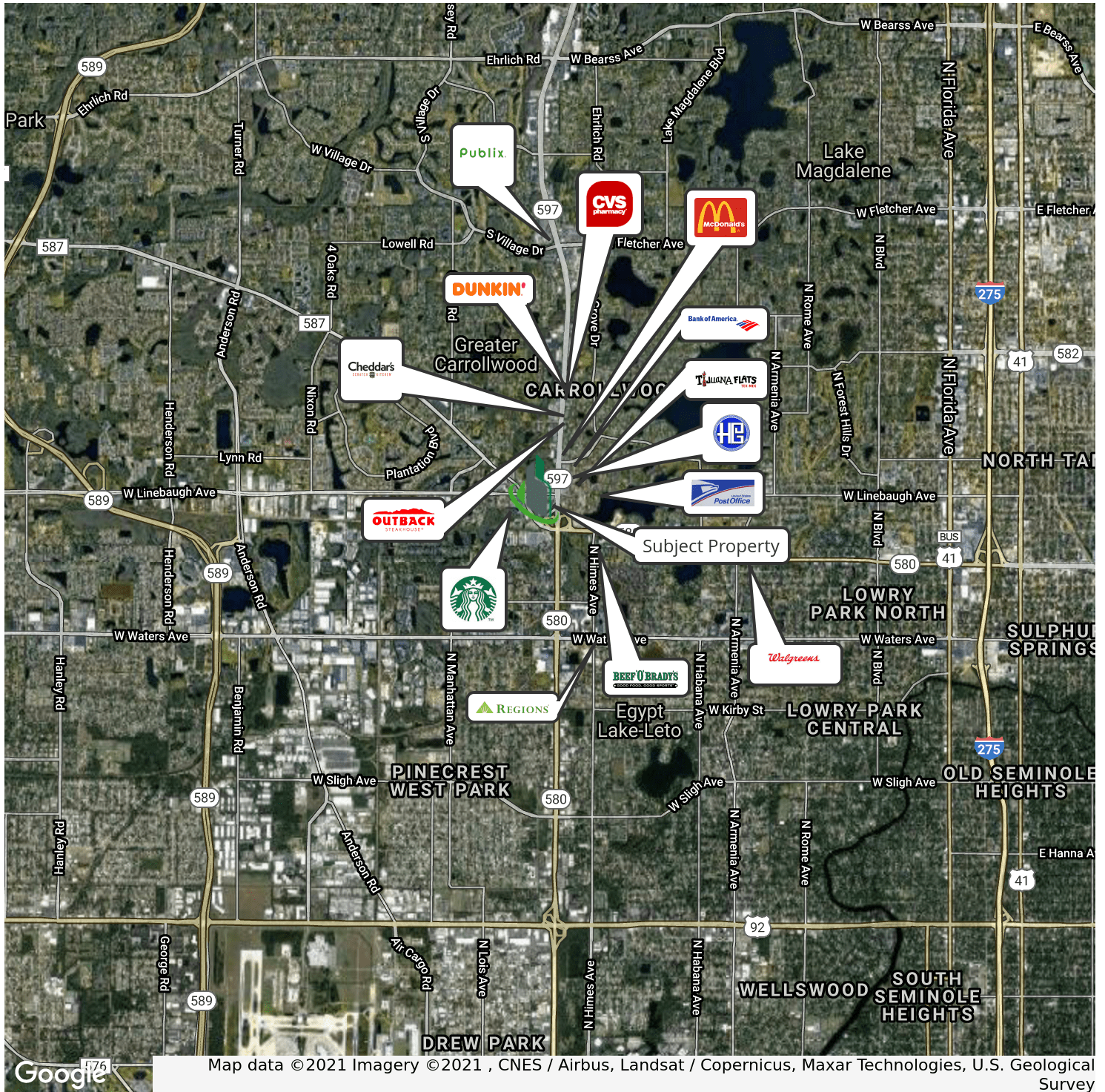




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Retailer Map



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Aerial Map



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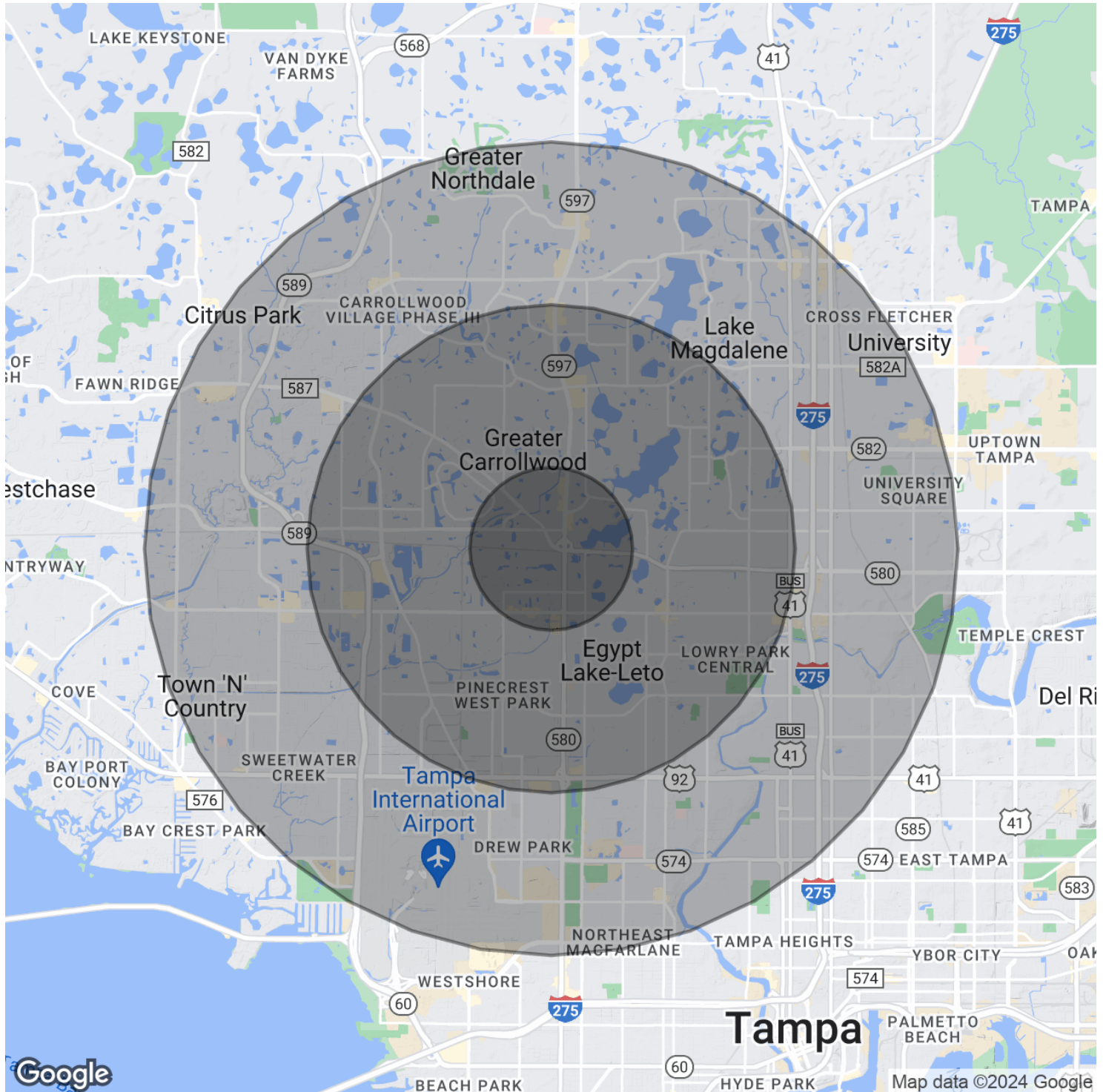




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Demographics Map & Report



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Demographics Map & Report

POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	14,206	109,530	283,265
Average Age	34.4	37.3	36.7
Average Age (Male)	31.7	35.8	35.4
Average Age (Female)	36.9	39.1	38.1

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	5,927	43,314	111,852
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$57,398	\$59,739	\$56,556
Average House Value	\$230,198	\$219,436	\$207,619

ETHNICITY (%)

	1 MILE	3 MILES	5 MILES
Hispanic	41.5%	42.5%	37.3%

RACE

	1 MILE	3 MILES	5 MILES
Total Population - White	11,046	87,760	214,911
% White	77.8%	80.1%	75.9%
Total Population - Black	1,555	10,664	40,251
% Black	10.9%	9.7%	14.2%
Total Population - Asian	611	4,121	8,288
% Asian	4.3%	3.8%	2.9%
Total Population - Hawaiian	9	119	242
% Hawaiian	0.1%	0.1%	0.1%
Total Population - American Indian	12	423	1,936
% American Indian	0.1%	0.4%	0.7%
Total Population - Other	509	3,664	10,762
% Other	3.6%	3.3%	3.8%

TRAFFIC COUNTS

Gunn Hwy & Dale Mabry Hwy	62,000/day
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** Demographic data derived from 2020 ACS - US Census*

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