



Office Building For Sale

.91 Acre Carrollwood Medical / Retail Site
4227 Gunn Hwy, Tampa, FL 33618

For More Information:
813-254-6756 | EXT 51
Michael Braccia, P.A. | mike@baystreetcommercial.com





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Executive Summary



OFFERING SUMMARY

Sale Price:	N/A
Price / SF:	-
Lot Size:	0.91 Acres
Year Built:	1963
Building Size:	4,341 SF
Renovated:	1989
Zoning:	PD - Planned Development
Market:	Tampa-St Petersburg- Clearwater
Traffic Count:	25,500

PROPERTY OVERVIEW

This rather unique parcel is a .91 acre tract with a 4,341 SF medical (veterinary) office located along busy Gunn Highway along the edge of the beautiful Carrollwood market, just minutes west of Dale Mabry Highway. The building is sufficient for immediate occupancy although it might benefit from some modernization and maintenance for continued use as a medical office. The parcel is also ideally situated for redevelopment for a larger medical office or a retail use which can take advantage of the visibility and access from Gunn Highway as there is currently no median separation which means unimpeded access into this wide access apron.

* Additional 1.98 acre parcel (4213 Gunn Hwy) also available for sale directly to the east for \$750,000.

** This offering is co-listed with Andretta Properties (William Besselieu)

LOCATION OVERVIEW

Located in Carrollwood on Gunn Highway near W. Linebaugh Avenue with close access to Dale Mabry Highway, the Veterans Express and I-275.



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Additional Photos



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

3

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BayStreet
Commercial



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4

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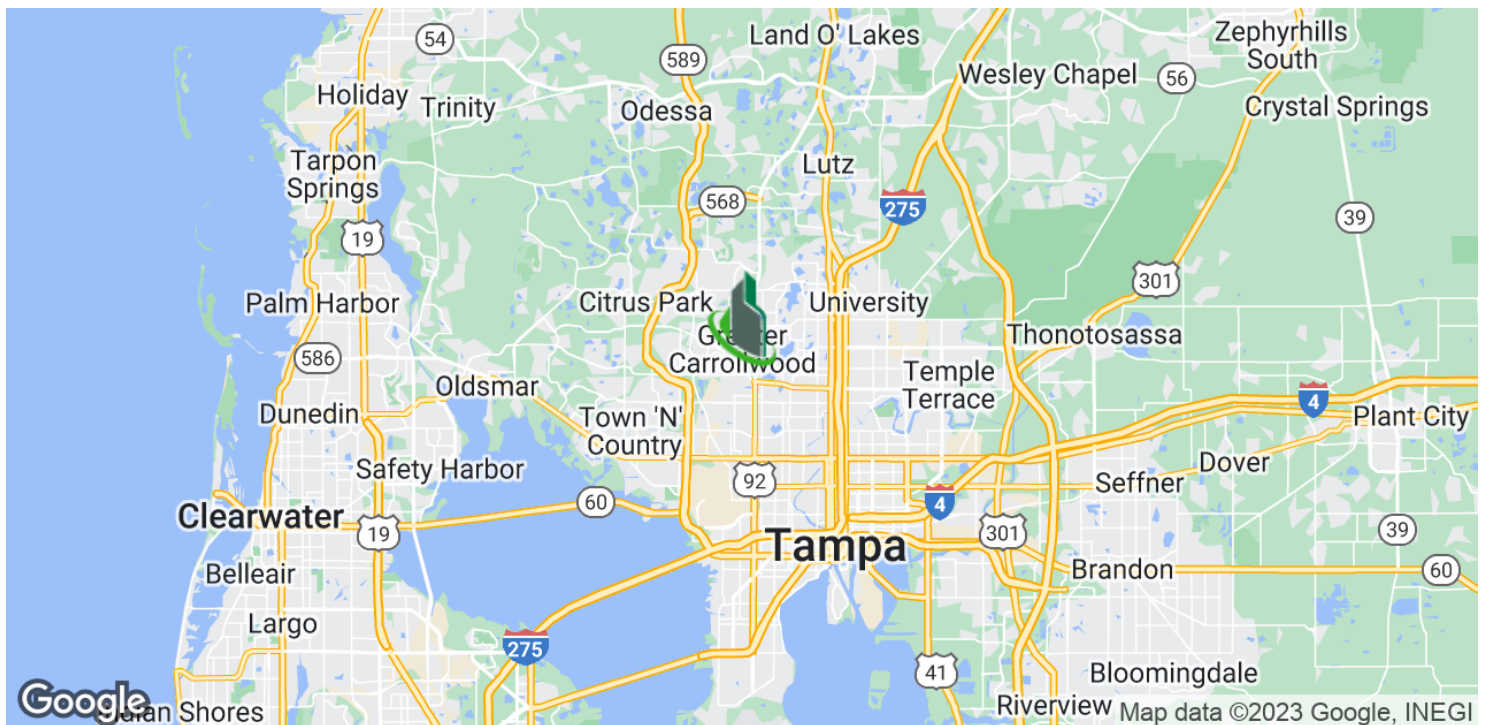
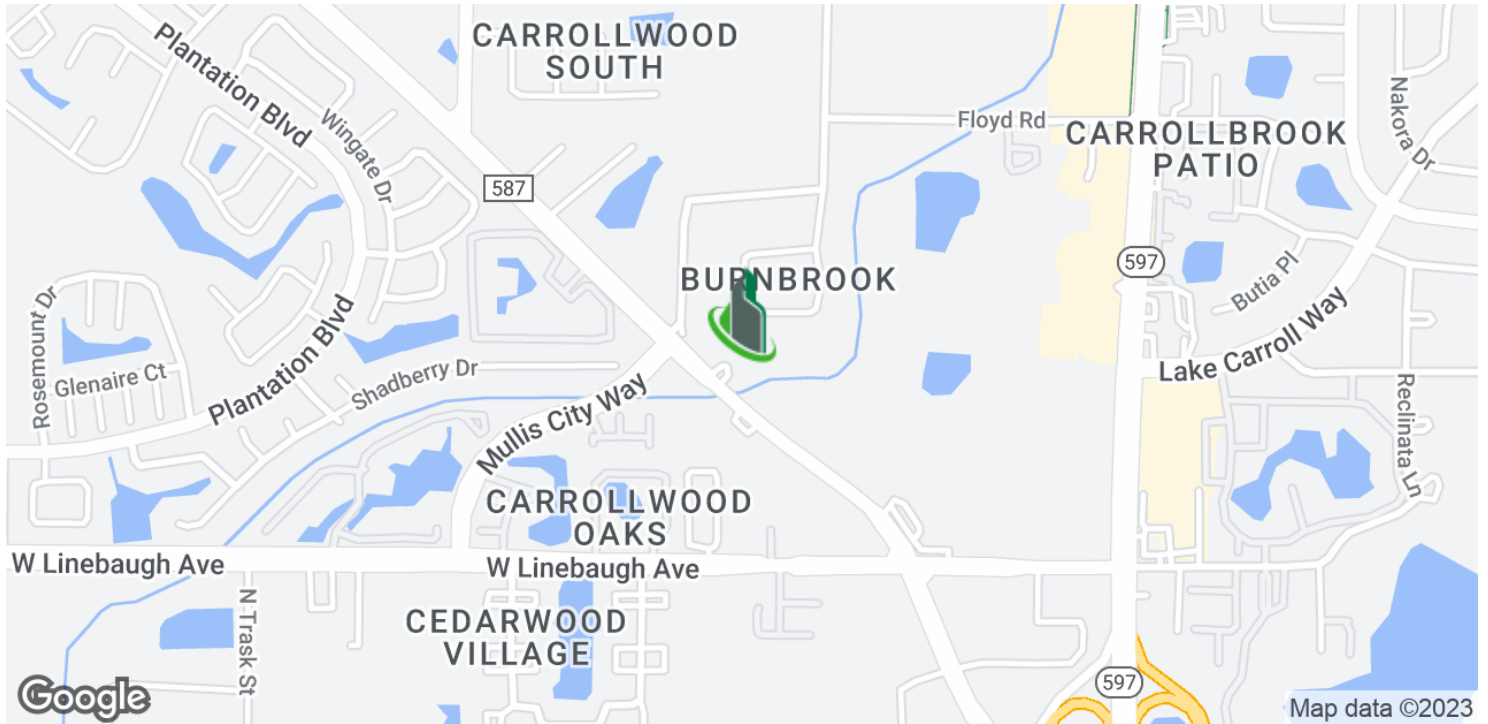




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Location Map



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5

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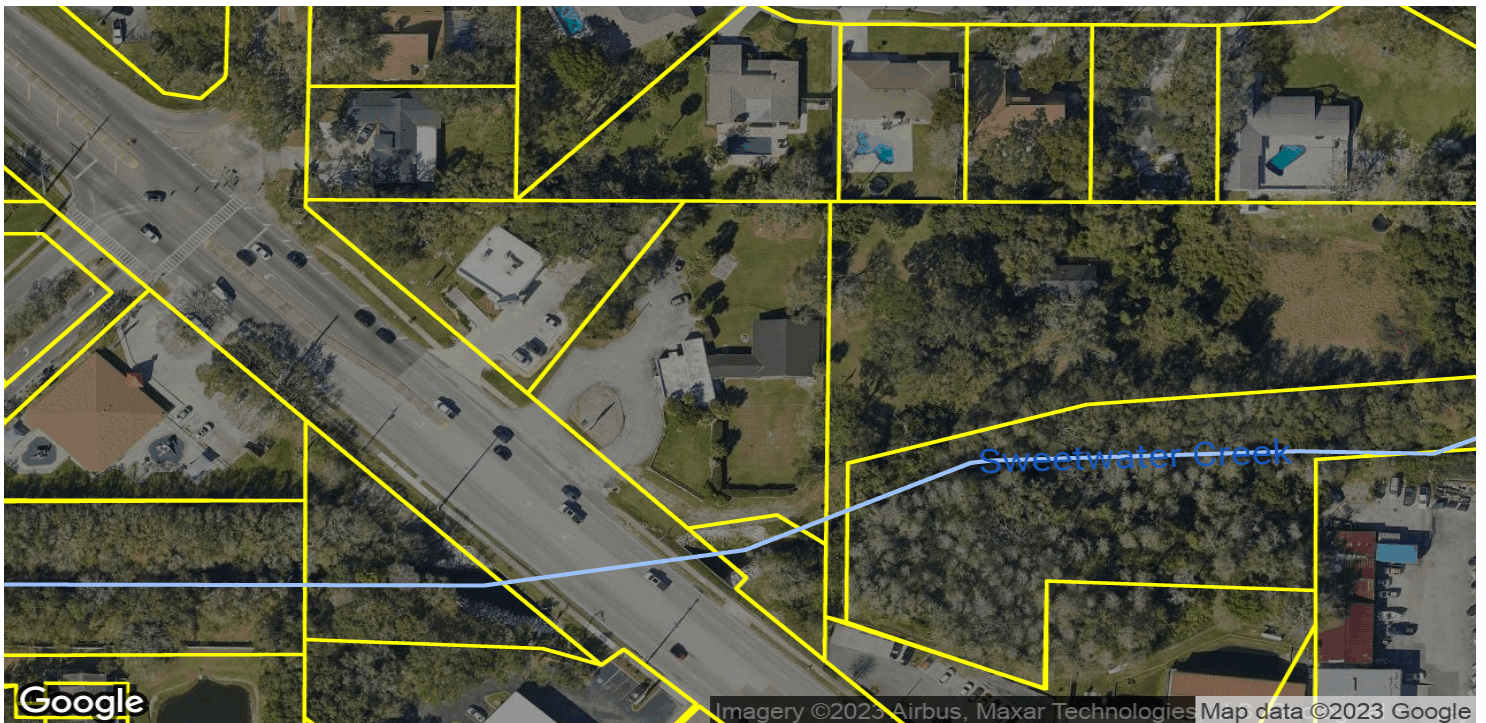
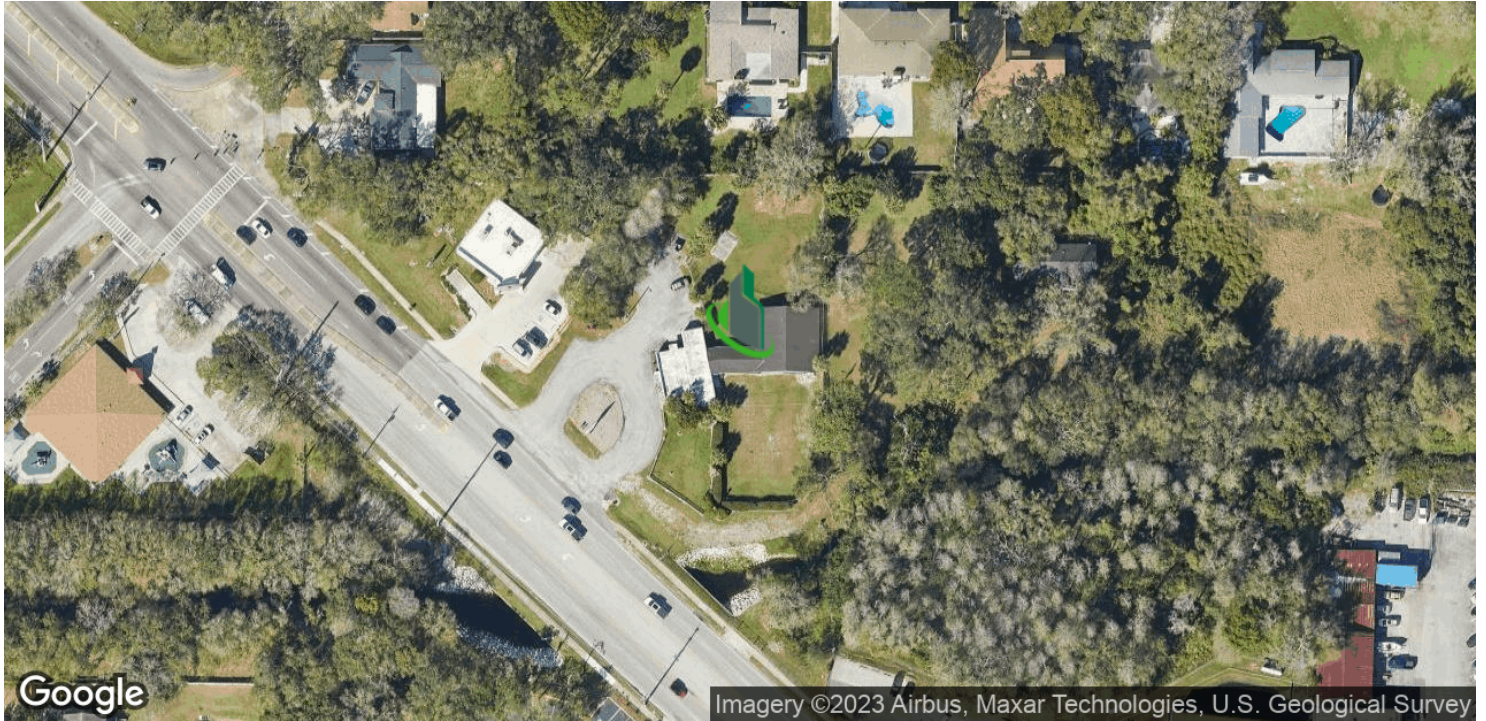




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Aerial Map



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6

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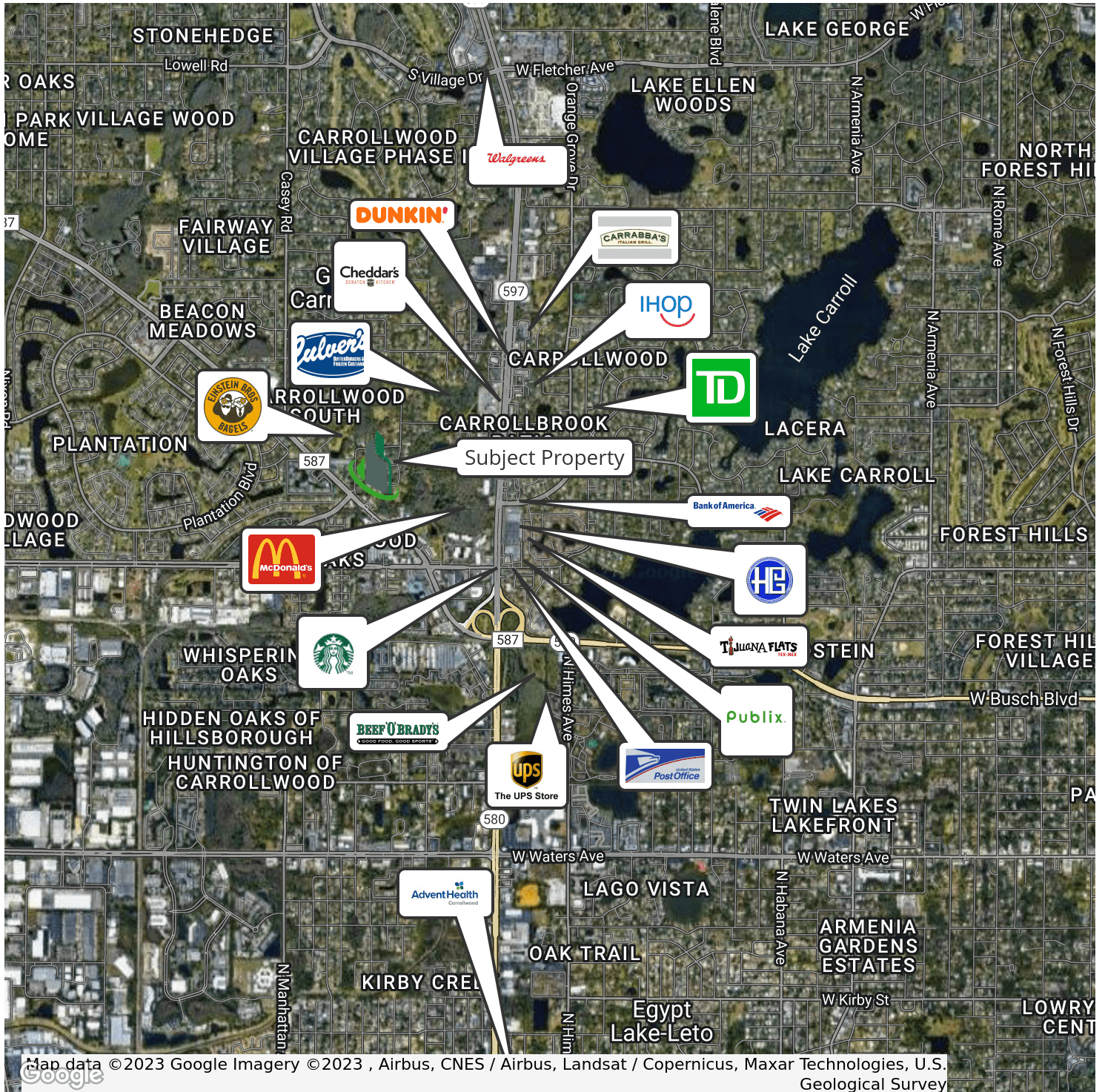




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Retailer Map



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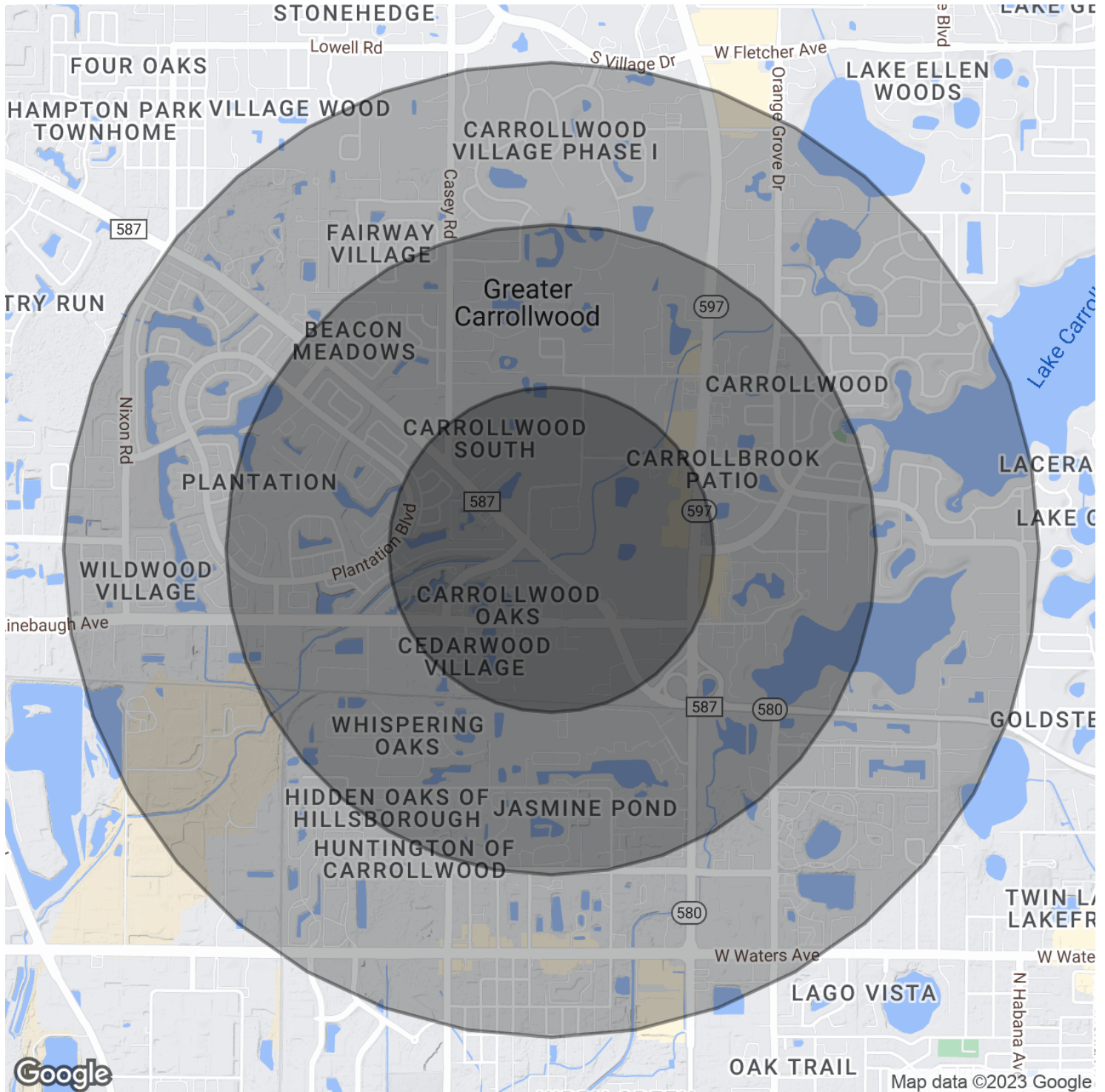
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Demographics Map & Report



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8

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Demographics Map & Report

POPULATION

	0.5 MILES	1 MILE	1.5 MILES
Total Population	2,137	12,743	30,149
Average Age	38.8	38.9	37.1
Average Age (Male)	36.5	37.6	35.7
Average Age (Female)	41.2	41.0	38.9

HOUSEHOLDS & INCOME

	0.5 MILES	1 MILE	1.5 MILES
Total Households	1,049	5,537	12,518
# of Persons per HH	2.0	2.3	2.4
Average HH Income	\$80,908	\$77,155	\$74,369
Average House Value	\$209,138	\$204,413	\$185,145

ETHNICITY (%)

	0.5 MILES	1 MILE	1.5 MILES
Hispanic	26.5%	41.2%	43.4%

RACE

	0.5 MILES	1 MILE	1.5 MILES
Total Population - White	1,518	8,900	21,459
% White	71.0%	69.8%	71.2%
Total Population - Black	286	1,385	3,696
% Black	13.4%	10.9%	12.3%
Total Population - Asian	86	485	1,010
% Asian	4.0%	3.8%	3.4%
Total Population - Hawaiian	0	0	0
% Hawaiian	0.0%	0.0%	0.0%
Total Population - American Indian	33	87	151
% American Indian	1.5%	0.7%	0.5%
Total Population - Other	76	608	1,241
% Other	3.6%	4.8%	4.1%

TRAFFIC COUNTS

Gunn Hwy & W Linebaugh Ave	25,500/day
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** Demographic data derived from 2020 ACS - US Census*