

RETAIL • MEDICAL • SERVICE • US-41 FRONTAGE

The Nebraska Center

15445 N Nebraska Ave • Lutz, FL 33549

5,928 SF

SUITE 101 — ENTIRE

\$20.00 / SF

ASKING RATE (NNN)

\$6.72 / SF

CAM

57,500

VPD • NEBRASKA / BEARSS

A rare **value-add opportunity** on one of North Tampa's busiest retail corridors. Freshly renovated and ready for its next chapter, this high-visibility property on N Nebraska Ave (US-41) is offered for lease and **ideally suited to retail, medical, office, and service users who want to be seen. Suite 101 delivers approximately 5,928 SF** of flexible space — about 1,772 SF of finished office that can open into a larger, high-ceiling area for a true blend of front-of-house presence and functional back-of-house. Inside: **3 private bathrooms** and ample on-site parking, roughly **48 spaces**. Outside: a freshly painted exterior, refreshed landscaping, and a **landlord investing further** — with repaving, upgraded lighting, and a new pylon sign planned. Put your business where roughly **57,500 vehicles a day** pass the signalized Nebraska/Bearss intersection just to the south.

AVAILABLE SPACE

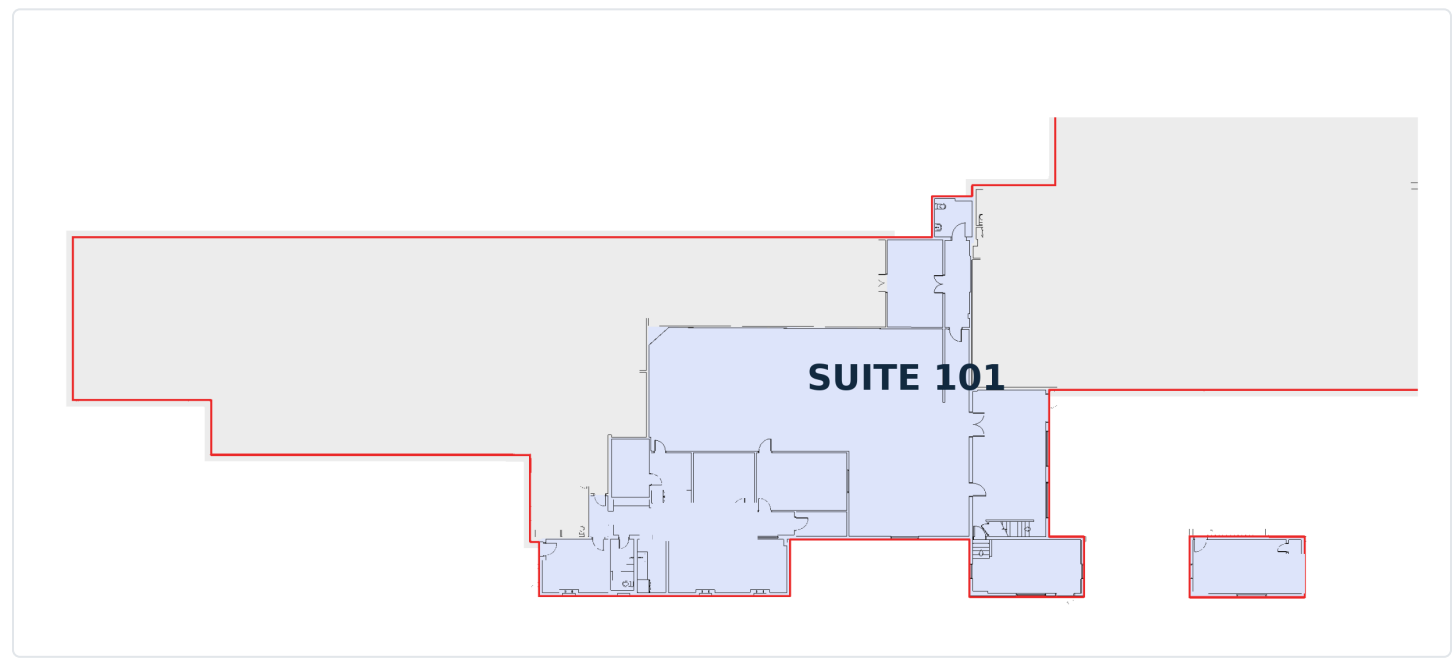
SUITE	SIZE (SF)	STATUS	BASE \$/SF	MONTHLY BASE	MONTHLY GROSS*
SUITE 101 — Entire (office + open + mezzanine)	5,928	AVAILABLE	\$20.00	\$9,881	\$13,201

*Estimated monthly figures at the asking rate plus CAM (\$26.72/SF gross); rent is negotiable. Approximate areas per ANSI/BOMA Z65.5-2020 (incl. ~341 SF mezzanine).

PROPERTY HIGHLIGHTS

- Prime US-41 frontage with standout visibility & monument / pylon signage
- Flexible ±5,928 SF — finished office opening to high-ceiling open space
- Ample on-site parking — approximately 48 spaces
- 3 private bathrooms
- Freshly painted exterior with refreshed landscaping
- **Landlord investing more** — planned repaving, upgraded lighting & new pylon sign
- Ramped, ground-level entry — great for medical & walk-in traffic
- Climate-controlled throughout, with high-speed internet
- **CI (Commercial Intensive)** zoning supports retail, medical, restaurant & service uses
- Fast-growing North Tampa corridor with dense daytime traffic

FLOOR PLAN — SUITE 101 (FIRST FLOOR)



■ Suite 101 — 5,928 SF (entire available space) ■ Adjacent suites (leased / not available)

Demising walls, doorways and corridors shown within the available area. Areas approximate, per ANSI/BOMA Z65.5-2020; dimensions to be verified.

SPACE SUMMARY

Total available	±5,928 SF
Finished office build-out	~1,772 SF
Open area (higher ceilings)	~3,815 SF
Mezzanine (Suite 102A)	~341 SF
Private bathrooms	3
On-site parking	~48 spaces

LEASE TERMS

Lease type	Triple Net (NNN)
Asking base rate	\$20.00 / SF / yr
CAM	\$6.72 / SF / yr
Term	Negotiable
Zoning	CI — Commercial Intensive

DRIVE-BY TRAFFIC

N Nebraska Ave (US-41)	18,900 VPD
N Nebraska Ave at Hayes Rd	34,500 VPD
Nebraska / Bearss intersection	57,500 VPD
E Bearss Ave	36,500 VPD
I-275 interchange (~0.4 mi)	90,000 VPD

3-MILE CONSUMER SPENDING / YR

Food (incl. \$119M dining out)	\$335M
Health & personal care	\$38M
Entertainment & recreation	\$110M
Apparel & services	\$72M

USES SUPPORTED BY CI ZONING

- ✓ Medical offices & clinics
- ✓ Health practitioner's office
- ✓ Diagnostic & screening centers
- ✓ Medical & dental laboratory
- ✓ Rehabilitation center

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TRADE AREA

6,740 POP. 1 MI	96,567 POP. 3 MI	235,766 POP. 5 MI
Median HH income (1 mi)		\$66,428
Households (3 mi)		40,164
1-mi top segments		Moderate Metros 31% • Retirement 24%

WHY THIS CORRIDOR

Submarket	North Tampa / US-41
Daytime draw	Dense retail & service node
Access	I-275 within ~½ mile

- ✓ Drug stores / pharmacy
- ✓ Restaurants & specialty food
- ✓ General retail goods & stores
- ✓ Personal services / barber & beauty
- ✓ Professional & business office

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