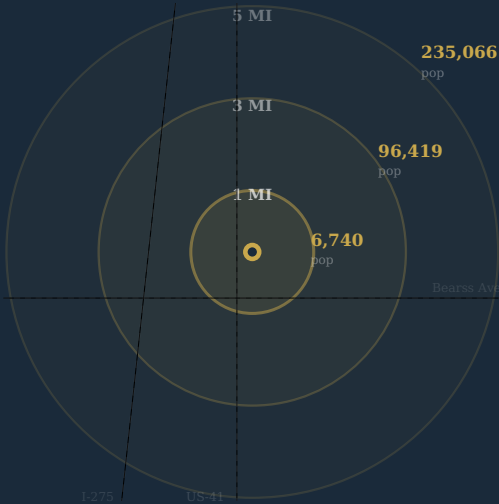


RETAIL • MEDICAL • SERVICE • US-41 FRONTAGE

The Nebraska Center

15445 N Nebraska Ave • Lutz, FL 33549

Market and demographic profile for the US-41 corridor serving retail, medical, restaurant, and service tenants. Data supports strong demand across all permitted use categories.



235K

POPULATION • 5 MI

\$1.93B

RETAIL SPENDING • 5 MI

57,500

VPD • BEARSS / US-41

\$64,043

MEDIAN HH INCOME • 5 MI

92,067

HOUSEHOLDS • 5 MI

1.4%

MED SATURATION • 5 MIN

The Nebraska Center is a professionally managed, three-tenant commercial building positioned on N Nebraska Ave (US-41) in the heart of the North Tampa / Lutz corridor — one of the fastest-growing suburban markets in Hillsborough County. Situated between the Bearss Ave interchange at I-275 and the residential communities of Lutz and Carrollwood, the property sits at the intersection of high-traffic commuter flow and dense suburban rooftops. The US-41 corridor at this location carries roughly 19,000 vehicles per day at the door and 57,500 per day at the signalized Bearss intersection a third of a mile south, providing consistent drive-by exposure for retail, medical, and service-oriented tenants. The building is undergoing continuous improvements including a fresh exterior, new landscaping, sealcoated parking, and updated signage — part of an ongoing repositioning to serve higher-quality tenants in the retail, health and wellness, restaurant, and professional services categories.

FEATURED OPPORTUNITIES

✓ Medical / Health & Wellness **DEEP DIVE ↓**

Only **11 medical facilities** within 5-min drive — **1.4% saturation**
\$61.3M health & personal care spending within 5 mi
21,365 residents age 65+ within 15-min drive
24% of 1-mile HH in "Retirement Communities" tapestry
ADA ramp · 40+ parking (meets 5/1,000 SF medical req)

✓ Restaurants & Specialty Food **DEEP DIVE ↓**

\$354.7M food service spending within 5 mi
\$130.9M dining spend within 3 mi · **40,127 HH**
MPI for fast food / drive-in: **100+** (at/above national avg)
57,500 VPD at Bearss intersection · US-41 frontage
Pop. growing to **100K+** (3 mi) by 2030



Six national & regional co-tenants — all within ~0.3 mi, at the Nebraska/Bearss (US-41) node.

- | | | |
|---|---|--|
| 1 Walmart Supercenter
~0.15 mi from site | 2 Bubble Down Car Wash
~0.1 mi from site | 3 O'Reilly Auto Parts
~0.2 mi from site |
| 4 Tire Kingdom
~0.25 mi from site | 5 Wawa
~0.3 mi from site | 6 Culver's
~0.3 mi from site |

Aerial, client-provided - pins approximate - The Dacar Group 2026

ALL PERMITTED USES — CI ZONING

- ✓ **Diagnostic & Screening Centers**
1.4% saturation at 5 min · growing 65+ pop · climate-controlled · high-voltage electrical
- ✓ **Rehabilitation Center**
286,423 pop. within 15-min · 21,365 age 65+ · open floor plan · ADA accessible
- ✓ **Medical & Dental Laboratory**
4,026 businesses within 10 min · high-voltage hookups · climate control
- ✓ **Drug Stores / Pharmacy**
Health & personal care: \$22.4M (3 mi) · 18,900 VPD · monument signage
- ✓ **General Retail Goods & Stores**
Total retail: \$709.2M (3 mi) · Furniture: \$74M (5 mi) · Clothing: \$97.3M
- ✓ **Personal Services / Barber & Beauty**
96,419 pop. (3 mi) · median age 33.4 · fine jewelry MPI 105 · storefront visibility
- ✓ **Professional & Business Office**
12,248 businesses (15 min) · 47% college degree · Wealth Index 90 · I-275 access
- ✓ **Health Practitioner's Office**
Med spa viable (health practitioner + personal service categories) · \$38M health spend (3 mi)

Data: Esri 2025 Consumer Spending, CCIM MedTail Market Report, Esri/Kalibrate traffic counts, Esri Retail Market Potential (MPI). All uses Permitted (P) under Hillsborough County CI zoning.

DEEP DIVE — MEDICAL & HEALTH

MEDICAL FACILITY SATURATION & DEMAND
Low competition + growing patient base = underserved market

DRIVE TIME	POPULATION	POP. 65+	MED. FACILITIES	SATURATION
5 min	14,753	1,221	11	1.4%
10 min	98,555	7,406	69	1.7%
15 min	286,423	21,365	180	1.5%

Source: CCIM MedTail Market Report, 15445 N Nebraska Ave (5/10/15 min drive times)

HEALTH SPENDING	1 MILE	3 MILE	5 MILE
Health & personal care	\$2.1M	\$22.4M	\$61.3M
Health care budget index	88	67	80

Source: Esri 2025 Consumer Spending; CCIM Benchmark Demographics (Budget Index)

Why medical works here: Low 1.4% saturation + growing 65+ population = unmet demand. "Young and Restless" tapestry visits urgent care over scheduled appointments. 24% of 1-mi HH are "Retirement Communities." ADA-ready, 40+ parking, CI zoning permits all medical uses outright.

DEEP DIVE — RESTAURANT & FOOD SERVICE

FOOD SERVICE SPENDING & TRAFFIC
\$354.7M annual dining spend within 5 miles + 57,500 VPD at Bearss

FOOD SERVICE SPENDING	1 MILE	3 MILE	5 MILE
Food services & drinking	\$11.4M	\$130.9M	\$354.7M
Restaurants & eating places	\$11.1M	\$127.6M	—
Specialty food stores	\$0.4M	\$5.1M	\$13.6M
Beer, wine & liquor	\$0.5M	\$5.0M	\$13.6M

Source: Esri 2025 Consumer Spending (Retail Demand by Industry, 1/3/5 mi)

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

Source: Esri/Kalibrate, two-way ADT (counts 2011–2024)

Why restaurant works here: \$130.9M annual dining spend (3 mi), 40,127 HH at \$3,263/yr dining out. "Young and Restless" tapestry grabs fast food and orders in. MPI 100+. Monument signage + 18,900 VPD. Population growing to 100K+ by 2030.

SUPPORTING DATA — TRADE AREA DEMOGRAPHICS

METRIC	1 MILE	3 MILE	5 MILE	5 MIN	10 MIN	15 MIN
Population (2025)	6,740	96,419	235,066	14,753	98,555	286,423
Population (2030)	7,293	100,451	242,814	—	—	—
Households	2,820	40,127	92,067	—	—	—
Median HH Income	\$66,428	\$53,741	\$64,043	\$53,352	\$54,954	\$65,677
Median Age	41.2	33.4	35.2	38.3	35.1	36.4
Diversity Index	83	84	83	85	84	83
Wealth Index	90	63	80	—	—	—
Total Businesses	—	—	—	793	4,026	12,248

Sources: Esri Executive Summary Report (1/3/5 mi, 2025 est. & 2030 forecasts); CCIM Benchmark Demographics (5/10/15 min); CCIM MedTail (businesses)

DOMINANT TAPESTRY SEGMENTS

1 MILE Moderate Metros 30.6% of households Moderate-income suburban HH. Shop for clothing, groceries, electronics. Seek deals. Median age 41.2.	3 MILE Young and Restless 16.9% of households Young mobile workers. Convenience stores, fast food, online shopping. Urgent care over scheduled appointments.	5 MILE Young and Restless 10.5% of households Digital-savvy, value convenience. 235K pop., \$64K median income. 0.65% annual growth.
--	---	---

Source: Esri ArcGIS Tapestry Segmentation 2025 (Dominant Tapestry Profile, 1/3/5 mi radii)

3-MILE CONSUMER SPENDING BY CATEGORY (ANNUAL)

CATEGORY	SPENDING
Total retail trade	\$709.2M
Food services & drinking	\$130.9M
Food & beverage stores	\$159.7M
General merchandise	\$123.6M
Gasoline stations	\$107.6M
Motor vehicle & parts	\$85.4M
Clothing & accessories	\$36.1M
Building materials & garden	\$33.4M
Furniture & home furnishings	\$26.7M
Health & personal care	\$22.4M
Sporting goods & hobby	\$12.9M
Electronics & appliances	\$8.2M

Source: Esri 2025 Consumer Spending (Retail Demand by Industry, 3-mi radius)

Giovanny Cardenas

The Dacar Group — Commercial Real Estate • Affiliated with Smith & Associates Real Estate

giovanny.c@thedacargroup.com
Tampa Bay, FL



Sources & Citations: Demographic data: Esri 2025 estimates and 2030 forecasts (Executive Summary Report, 1/3/5 mile radii; CCIM Benchmark Demographics Report, 5/10/15 minute drive times). Consumer spending: Esri 2025 Consumer Spending, derived from 2019, 2020, and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics; industry estimates from 2017 Economic Census, U.S. Census Bureau. Retail demand by industry: Esri Retail Demand by Industry Report, 1/3/5 mile radii. Market Potential Index (MPI): MRI-Simmons nationally representative survey of U.S. households, applied to local demographic composition (Esri Retail Market Potential Report). Medical facility saturation: CCIM MedTail Market Report, 5/10/15 minute drive times. Tapestry segmentation: Esri ArcGIS Tapestry 2025 (Dominant Tapestry Profile, 1/3/5 mile radii). Traffic counts: Two-way Average Daily Traffic, Esri/Kalibrate (counts 2011–2024). Spending Potential Index (SPI): Household-based, measures spending relative to national average of 100. All figures are estimates. Verify independently. This is not an offer to lease. © 2026 The Dacar Group.