

RETAIL SPACE FOR LEASE WITH PRIME OUTDOOR AREA

Town Centre Shopping Center

4802 GUNN HIGHWAY · TAMPA, FL · 33624

2,063 SF + COVERED PATIO AVAILABLE



LARGE OUTDOOR AREA OFFERS UNIQUE LOCATION FOR BREW PUB, DOG BAR, ETC.



PROPERTY OVERVIEW

Property Type	Shopping Center
Property Size	73,266
Year Built	1987
Parking Ratio	5/1,000

PROPERTY FEATURES

- + High visibility and prominent building and pylon signage available on Gunn Hwy
- + Strong traffic counts of 35,000 vehicles per day
- + Retail tenants include Summit Salon Academy, GTE Federal Credit Union, Brewland's Billiards, and Zone Fitness

LOCATION

- + Ideally located in the heart of Carrollwood
- + Surrounded by established neighborhoods with strong demographics



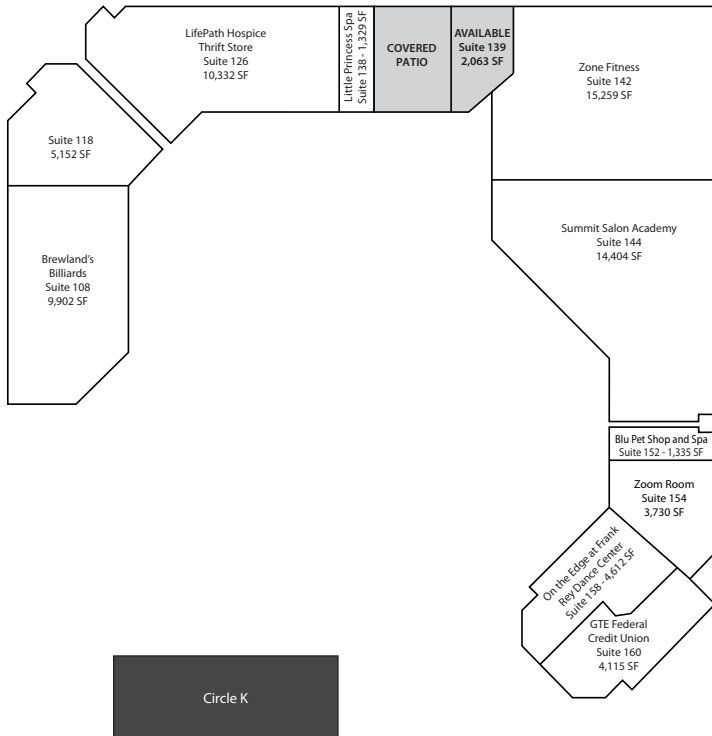
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2023 DEMOGRAPHIC INFORMATION

RADIUS	1 MILE	3 MILE	5 MILE
Population	13,403	98,884	275,468
Total Households	5,360	40,143	109,018
Median Age	40.1	40.1	40.1
Median HH Income	\$68,597	\$63,519	\$58,268
Average HH Income	\$82,309	\$85,871	\$80,823

Source: CoStar Demographic Data



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