

RETAIL / FLEX • SHOWROOM • CONTRACTOR • SERVICE • DISTRIBUTION

The Nebraska Center — Suite 103

15445 N Nebraska Ave • Lutz, FL 33549

6,613 SF

TOTAL SPACE

3,863 SF

OPEN FLEX / WAREHOUSE

2,750 SF

OFFICE / SHOWROOM

CONTACT

FOR PRICING

A **retail / flex** suite on N Nebraska Ave (US-41) that pairs a customer-facing storefront with real working space behind it. Suite 103 offers **6,613 SF** — roughly **3,863 SF of open warehouse floor** behind about **2,750 SF of improved office and showroom**, with two private offices, a kitchen and break area, and two restrooms already in place. Outside, a **fenced lot with outdoor storage** and monument signage on Nebraska Ave. Offered on a **triple net (NNN)** basis — a structure that keeps base rent competitive for contractors, distributors, service companies, and showroom users.

AVAILABLE SPACE

SUITE	SIZE (SF)	CONFIGURATION	STATUS
Suite 103	6,613	3,863 open flex / warehouse + 2,750 office / showroom	AVAILABLE

PROPERTY HIGHLIGHTS

- ✓ Versatile layout — retail, showroom, distribution or flex use
- ✓ Dedicated showroom for customer-facing operations
- ✓ Two private offices — move-in ready
- ✓ Kitchen / break room and two restrooms on site
- ✓ CI zoning supports a broad range of commercial & service uses
- ✓ **Fenced lot with outdoor storage area**
- ✓ Monument signage on N Nebraska Ave (US-41)
- ✓ Triple net (NNN) lease — term negotiable
- ✓ **New asphalt — full repave planned throughout the property**
- ✓ Easy access to I-275 and I-75

LOCATION & ACCESS

~0.4 mi

I-275 INTERCHANGE

~0.3 mi

BEARSS AVE (US-41)

~12 mi

DOWNTOWN TAMPA

~30 min

TAMPA INT'L AIRPORT

Floor plan of the first floor of a building. The plan shows a large central hall (101'-6" x 28'-0") with a staircase (43'-7" x 21'-0") and a small room (15'-0" x 24'-1") on the left. A bathroom (5'-4" x 8'-1") and a kitchen (5'-4" x 8'-1") are located in the top left corner. The plan also shows a large room (69'-0" x 41'-2") and a smaller room (15'-5" x 15'-5") on the right. Dimensions are provided for all walls and rooms.

SPACE DETAILS

Total available	6,613 SF
Open flex / warehouse floor	3,863 SF
Office / showroom (improved)	~2,750 SF
Private offices	2
Restrooms	2
Kitchen / break area	Yes
Outdoor storage	Fenced lot
Year built	1967

LEASE TERMS

Lease type	Triple Net (NNN)
Base rate	Contact for Pricing
CAM / operating expenses	Tenant pro rata share
Term	Negotiable
Zoning	CI — Commercial Intensive

DRIVE-BY TRAFFIC

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

TRADE AREA

Population (3 miles)	96,567
Population (5 miles)	235,766
Households (3 miles)	40,164
Businesses (15-min drive)	12,248
Employed, 25–54 (15-min drive)	91,018

TAMPA SMALL-BAY MARKET

4.5% SMALL-BAY VACANCY TAMPA MARKET	#2 TAMPA NATIONALLY SMALL-BAY PERFORMANCE	0 NEW SUPPLY <50K SF UNDER CONSTRUCTION	45% 2025 LEASING ACTIVITY SMALL-BAY SHARE
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REPRESENTATIVE USES SUPPORTED BY CI ZONING

- | | |
|---------------------------------|--------------------------------------|
| ✓ General retail goods & stores | ✓ Wholesale & distribution |
| ✓ Showroom & equipment sales | ✓ Contractor & trade business office |
| ✓ Repair & maintenance services | ✓ Professional & business office |
| ✓ Personal services | ✓ Business support & light assembly |

Representative uses under Hillsborough County CI (Commercial Intensive) zoning. This list is illustrative and not exhaustive. Some uses, including contractor operations involving outdoor storage, fleet parking, or fabrication, may carry additional conditions or standards. Prospective tenants must verify their specific intended use with Hillsborough County.

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Disclaimer: Information herein is from sources deemed reliable but not guaranteed. Square footages, dimensions, and building systems are approximate (areas per ANSI/BOMA Z65.5-2020) and must be independently verified; floor plan is not to scale. Traffic counts are two-way Average Daily Traffic (Esri/Kalibrate, counts 2011–2024); demographic and business figures are Esri 2025 estimates. Market statistics are as reported for the Tampa small-bay industrial sector and are not guarantees of future performance. Zoning references (CI — Commercial Intensive) and listed uses are illustrative only; no representation is made that any particular use, outdoor storage, parking, signage, or modification is or will be permitted. Prospective tenants must independently verify zoning, permitted use, entitlements, parking, code compliance, and ADA/accessibility requirements with Hillsborough County and all applicable authorities. Rates, terms, and availability subject to change without notice. This is not an offer to lease. © 2026 The Dacar Group. All rights reserved.