



RETAIL / FLEX • OFFICE • MEDICAL • SERVICE • CONTRACTOR

# The Nebraska Center

15445 N Nebraska Ave • Lutz, FL 33549

5,928 SF  
SUITE 101

CONTACT  
FOR PRICING

57,500  
VPD AT BEARSS / US-41

A freshly renovated **retail / flex** suite on N Nebraska Ave (US-41) with a layout that adapts to a wide range of users — **retail, office, medical, personal service, contractor and trade businesses, showroom, studio, and light flex**. Suite 101 offers **5,928 SF** split between roughly **1,772 SF of finished office** and **3,815 SF of open, higher-ceiling space**, so a tenant can put front-of-house and working area under one roof. Add high road visibility, monument signage, an ADA-accessible ramped entry, and ample parking on a corridor carrying roughly **19,000 vehicles per day** at the door and **57,500 per day** at the signalized Nebraska/Bearss intersection a third of a mile south.

## AVAILABLE SPACE

| SUITE     | SIZE (SF) | STATUS    |
|-----------|-----------|-----------|
| Suite 101 | 5,928     | AVAILABLE |

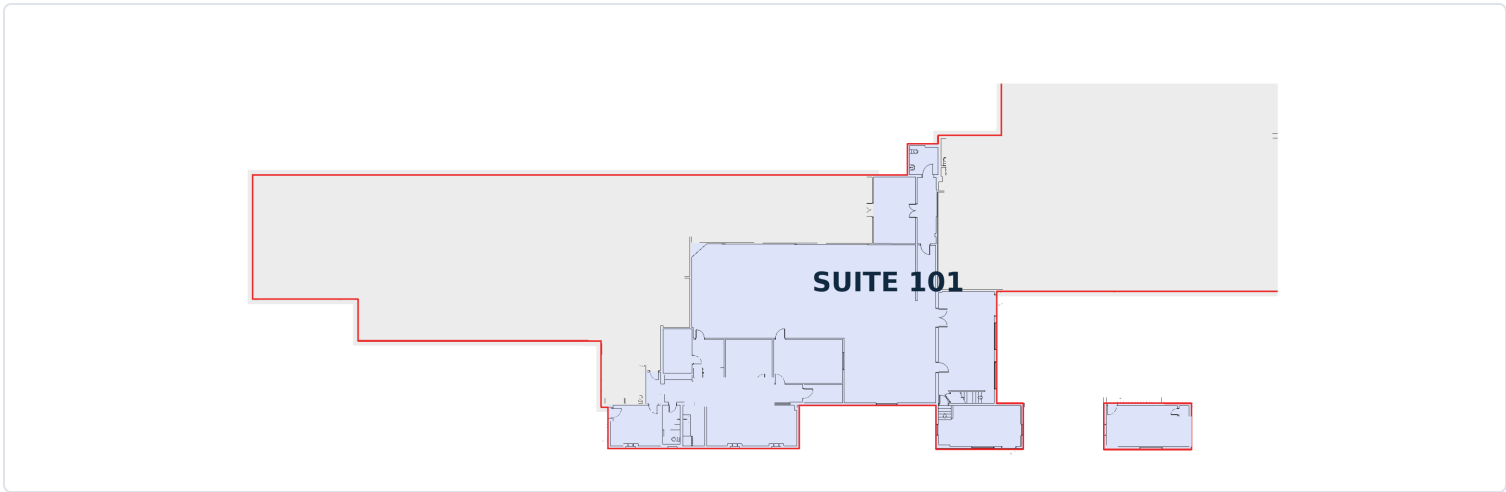
## PROPERTY HIGHLIGHTS

- ✓ Direct US-41 (N Nebraska Ave) frontage & high road visibility
- ✓ Monument signage + building signage facing traffic
- ✓ **New asphalt — full repave planned throughout the entire property**
- ✓ Recently renovated: fresh white facade, new landscaping
- ✓ ADA-accessible ramped entry, at grade — easy customer & staff access
- ✓ Ample on-site parking — approximately 48 spaces
- ✓ Climate-controlled HVAC throughout; high-speed internet
- ✓ CI zoning supports a broad range of commercial & service uses
- ✓ I-275 interchange within ~½ mile via Bearss Ave
- ✓ 3 private bathrooms; office up front, open higher-ceiling area behind

## LOCATION & ACCESS

|                              |                               |                          |                                |
|------------------------------|-------------------------------|--------------------------|--------------------------------|
| ~0.4 mi<br>I-275 INTERCHANGE | ~0.3 mi<br>BEARSS AVE (US-41) | ~12 mi<br>DOWNTOWN TAMPA | ~30 min<br>TAMPA INT'L AIRPORT |
|------------------------------|-------------------------------|--------------------------|--------------------------------|

FLOOR PLAN — FIRST FLOOR (BOMA)



■ Suite 101 — 5,928 SF   ■ Leased / Not available   · Areas per ANSI/BOMA Z65.5-2020

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  |

LEASE TERMS

|            |                           |
|------------|---------------------------|
| Lease type | Triple Net (NNN)          |
| Base rate  | Contact for Pricing       |
| Term       | Negotiable                |
| Zoning     | CI — Commercial Intensive |

TRADE AREA

|                           |                     |                      |
|---------------------------|---------------------|----------------------|
| 6,740<br>POP. 1 MI        | 96,567<br>POP. 3 MI | 235,766<br>POP. 5 MI |
| Median HH income (1 mi)   |                     |                      |
| \$66,428                  |                     |                      |
| Households (3 mi)         |                     |                      |
| 40,164                    |                     |                      |
| Businesses (15-min drive) |                     |                      |
| 12,248                    |                     |                      |

3-MI CONSUMER SPEND / YR

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

REPRESENTATIVE USES SUPPORTED BY CI ZONING

- ✓ Professional & business office

✓ Contractor & trade business office

✓ Showroom & equipment sales

✓ Repair & maintenance services

✓ Studio, fitness & instructional use

✓ Business support & light assembly
- ✓ General retail goods & stores

✓ Personal services / barber & beauty

✓ Restaurants & specialty food

✓ Medical offices & clinics

✓ Health practitioner's office

✓ Rehabilitation center

Representative uses under Hillsborough County CI (Commercial Intensive) zoning. This list is illustrative and not exhaustive — CI supports many additional commercial, office, and service uses. 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.

Giovanny Cardenas

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Disclaimer: Information herein is from sources deemed reliable but not guaranteed. Square footages per ANSI/BOMA Z65.5-2020 and are approximate. Traffic counts are two-way Average Daily Traffic (Esri/Kalibrate, counts 2011–2024). Demographic & consumer-spending figures are Esri 2025 estimates. Verify all dimensions, zoning, permitted uses, and figures independently. Rates and availability subject to change without notice. This is not an offer to lease. © 2026 The Dacar Group.