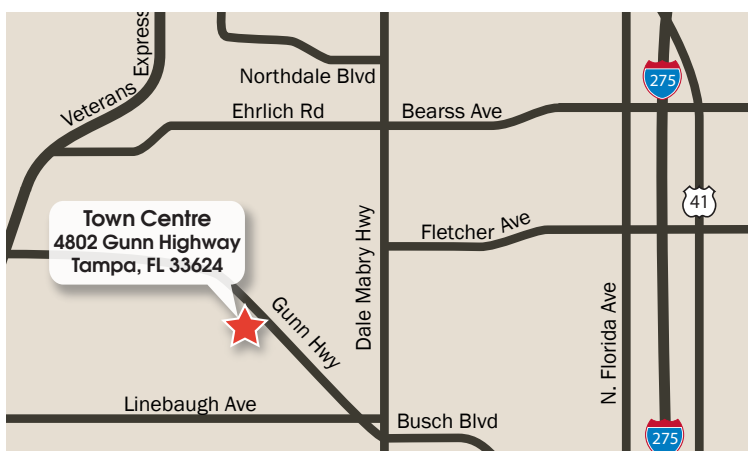


RETAIL SPACE FOR LEASE

Town Centre Shopping Center

4802 GUNN HIGHWAY · TAMPA, FL · 33624



PROPERTY OVERVIEW

Available for Lease	1,335 to 5,065 sf Outparcel (Ground Lease) also available
Property Type	Shopping Center
Property Size	73,266
Year Built	1987
Parking Ratio	5/1,000

PROPERTY FEATURES

- + Extensive renovations include new paint, ledgestone, and parking lot surfacing along with new Circle K on-site
- + Restaurant space available with outdoor seating opportunity - wet zoned for full alcohol sales
- + High visibility and prominent building and pylon signage available on Gunn Hwy
- + Strong retail tenants include Land and Sea, 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

For additional information, contact:

Greg McNutt, CCIM

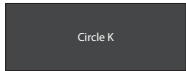
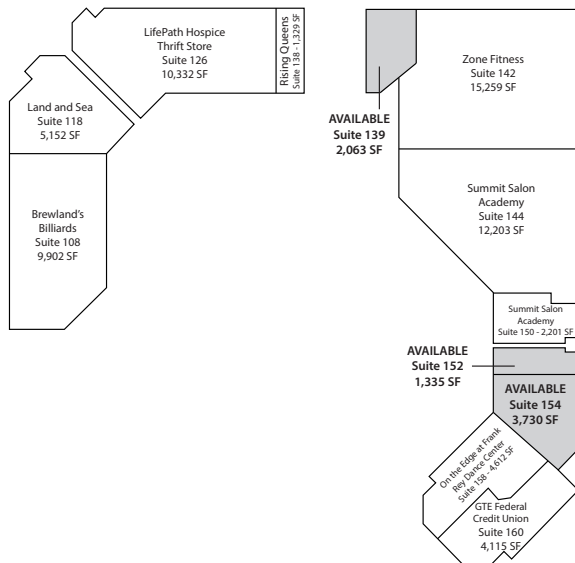
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2020 DEMOGRAPHIC INFORMATION

RADIUS	1 MILE	3 MILE	5 MILE
Population	15,213	103,901	286,845
Total Households	5,860	41,017	111,219
Median Age	40.0	39.8	39.6
Average HH Income	\$84,333	\$85,981	\$54,265
Median HH Income	\$67,764	\$61,312	\$54,265

Source: Esri Market Profile/US Census Bureau



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