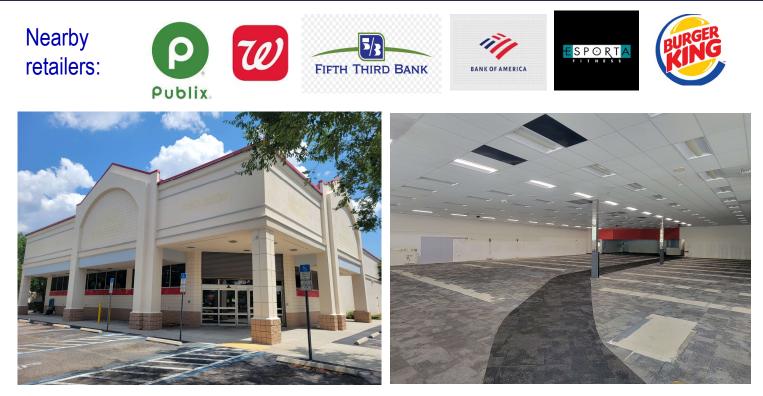
Bridgewater Commercial Real Estate

Former CVS For Sublease In Northwest Tampa

5632 Gunn Hwy. Tampa, FL 33624



This new opportunity sits near the signalized intersection of Anderson Road and Gunn Highway, where the 3-mile annual median household income is \$67,903. The average daily traffic count sits at an impressive 34,500.

FOR SUBLEASE: \$22 PSF NNN

11,116 SF Building with ample parking at busy, signalized intersection



CVS's lease expires in September 2026. Nice monument signage and 12-foot drop ceilings. Call for a private showing and more details about this suburban opportunity.

- > Built in 2001 with drive-thru.
- Flood Zone X. (outside the 1% and 0.2% chance floodplains). Vital to control costs with today's rising insurance rates.
- Population more than 150,000 within 10 minutes
- 17-minute drive to Tampa International Airport via nearby Veteran's Expressway
- Median age: 41.4
- > Pass-throughs: \$5.04 PSF (taxes and CAM)

DEE MARET CCIM 727-641-5736 dee@bridgewatercommercial.com KRIS DUMKE, 813-541-4254 kris@bridgewatercommercial.com BROKER

Bridgewater Commercial Real Estate 447 3rd Ave N Suite 403 St. Petersburg, FL 33701