

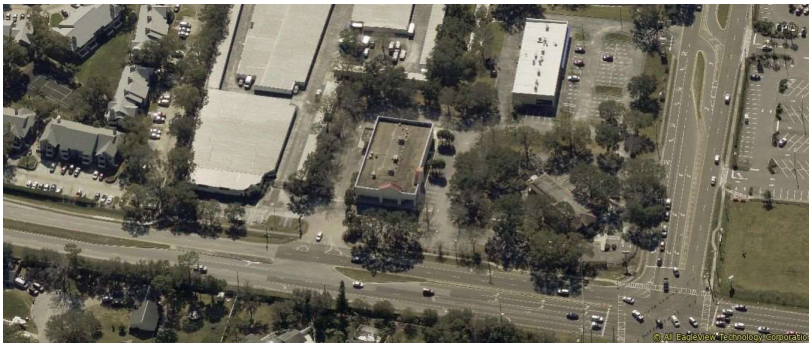
Nearby
retailers:



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)