

OFFICE FOR LEASE



AVG HOUSEHOLD

INCOME

1 MILE - \$79,291
3 MILES - \$68,711
5 MILES - \$70,995



POPULATION

1 MILE - 12,284
3 MILES - 93,445
5 MILES - 177,591



HOUSEHOLDS

1 MILE - 5,255
3 MILES - 31,126
5 MILES - 57,829



DAYTIME

EMPLOYEES

1 MILE - 6,253
3 MILE - 49,535
5 MILE - 83,605



TRAFFIC COUNTS

65,500 AADT

PROPERTY DETAILS

- Highly visible location on E Fowler Ave with strong traffic counts and easy access to I-75 and USF.
- Move-in ready professional office space with 5 private offices, ideal for legal, medical, or service-based businesses.
- Ample on-site parking with 10 dedicated spaces—rare for the area and perfect for client-facing operations.
- Located in the heart of Temple Terrace, minutes from dining, banking, and major commercial corridors.

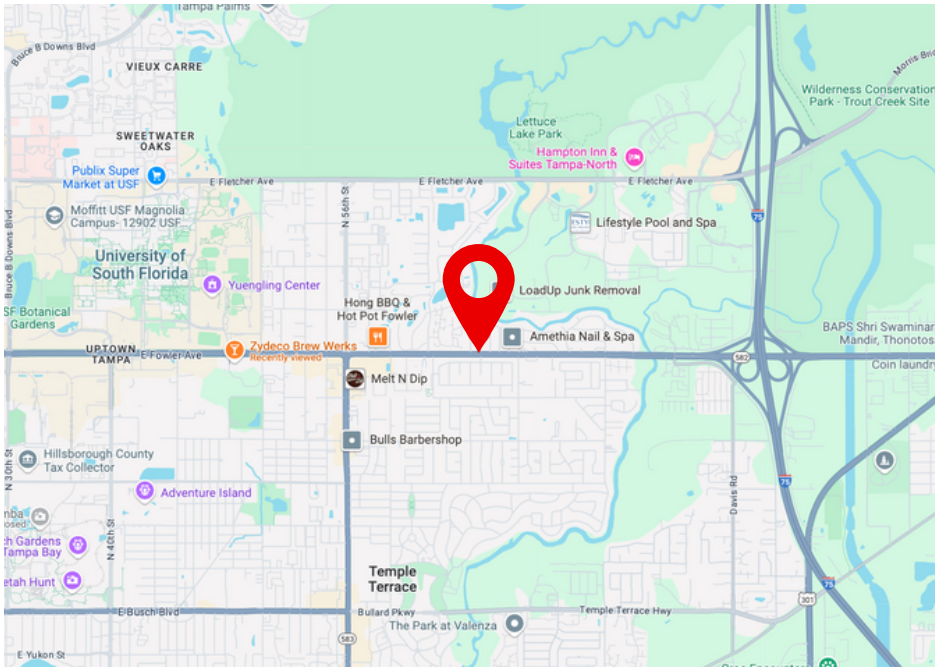
PRIMARY CONTACTS

Phil Letelier
(813) 695-7069
pletelier@northbridgecreg.com

Casey Key
(724) 263-8991
ckey@northbridgecreg.com

4693 Van Dyke Rd.
Lutz, FL 33558
www.northbridgeCREG.com

NORTHBRIDGE
COMMERCIAL REAL ESTATE GROUP



PRIMARY CONTACTS

Phil Letelier

(813) 695-7069

pletelier@northbridgecreg.com

Casey Key

(724) 263-8991

ckey@northbridgecreg.com

4693 Van Dyke Rd.

Lutz, FL 33558

www.northbridgeCREG.com

NORTHBRIDGE
COMMERCIAL REAL ESTATE GROUP

No warranty expressed or implied has been made as to the accuracy of the information provided herein, no liability assumed for error omission.