



RETAIL • MEDICAL • SERVICE • US-41 FRONTAGE

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 storefront on N Nebraska Ave (US-41) built for **retail, medical, and service users** who want to be seen. Suite 101 offers **5,928 SF** with high road visibility, monument signage, an ADA-accessible ramped entry, and ample parking — fronting a US-41 corridor that carries 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

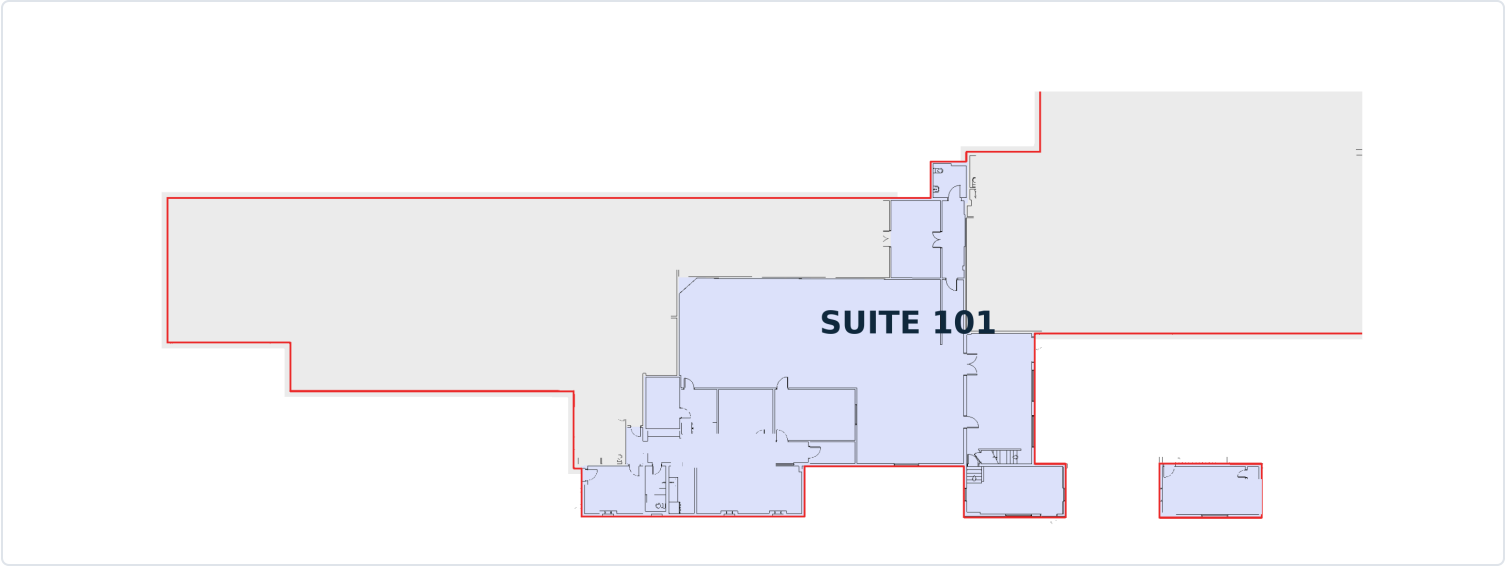
PROPERTY HIGHLIGHTS

- ✓ 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 — ideal for medical / clinic use
- ✓ Ample on-site parking — approximately 48 spaces
 - ✓ Climate-controlled HVAC throughout; high-speed internet
 - ✓ CI zoning permits retail, medical, restaurant & service uses
 - ✓ I-275 interchange within ~½ mile via Bearss Ave
 - ✓ 3 private bathrooms; ~1,772 SF finished office + ~3,815 SF open

LOCATION & ACCESS

~0.4 mi I-275 INTERCHANGE	~0.3 mi BEARSS AVE (US-41)	~12 mi DOWNTOWN TAMPA	~30 min TAMPA INT'L AIRPORT
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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	3–5 years, 3% annual
Zoning	CI — Commercial Intensive

TRADE AREA

6,740 POP. 1 MI	96,567 POP. 3 MI	235,766 POP. 5 MI
Median HH income (1 mi)		\$66,428
Households (3 mi)		40,164
1-mi top segment		Retirement Comm. (24%)

3-MI CONSUMER SPEND / YR

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

PERMITTED USES — CI ZONING (RETAIL / MEDICAL / SERVICE)

- ✓ Medical offices & clinics

✓ Health practitioner's office

✓ Diagnostic & screening centers

✓ Medical & dental laboratory

✓ Rehabilitation center
- ✓ Drug stores / pharmacy

✓ Restaurants & specialty food

✓ General retail goods & stores

✓ Personal services / barber & beauty

✓ Professional & business office

Representative uses permitted (P) under Hillsborough County CI zoning. Med-spa / wellness viable under health-practitioner and personal-service categories. Verify specific use with the 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.