

Commercial Real Estate

BayCare buys empty retail property in Carrollwood




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BayCare Health System Inc. has purchased an empty retail property in Carrollwood.

The Clearwater-based health system paid \$10.5 million for the former Barnes and Noble property at 11802 N. Dale Mabry Highway on Sept. 23, Hillsborough County property records show. The seller was an affiliate linked to Tampa-based Convergent Capital Partners, which bought the site in 2021 for \$8 million.

The retail on the property is over 32,000 square feet and sits on over 5 acres.

Barnes and Noble shuttered the Carrollwood store at the end of August and said on social media that it plans to reopen in early 2025 in a former Bed Bath and Beyond at 13123 N. Dale Mabry Highway.

A BayCare spokesperson told the Tampa Bay Business Journal on Monday that the health system plans to transform the property into an expanded primary care location and open in fall 2026. BayCare has an urgent care center in Carrollwood less than a mile north of the Barnes and Noble property. That facility will close when the redeveloped retail property is ready to open, though a timeline has not been set.

The expanded primary care facility will offer outpatient labs, urgent care and space for specialists, the spokesperson said.

“We know our customers prefer one-stop shopping,” Lisa Razler, public relations manager, wrote in an email, “and we are growing to accommodate the community’s need.”

Carrollwood is a competitive health care market. Altamonte Springs-based [AdventHealth](#) has a hospital 3 miles south of the former Barnes and Noble and an urgent care facility less than 2 miles from the retail property.