

COMMERCIAL LEASE SPACE AVAILABLE



PRIME N. Dale Mabry Stand Alone - 2nd Gen. Restaurant / Retail

10902 NORTH DALE MABRY HIGHWAY, TAMPA, FL



PRIME COMMERCIAL LEASE

TAMPA, FL
1208 E Kennedy Blvd, Suite 231
Tampa, FL 33602

PRESENTED BY:

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TAMPA, FL

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Executive Summary



OFFERING SUMMARY

NUMBER OF UNITS:	1
AVAILABLE SF:	Fully Leased
LEASE RATE:	N/A
LOT SIZE:	1.4 Acres
BUILDING SIZE:	3,613 SF
MARKET:	Tampa
SUBMARKET:	Carrollwood
TRAFFIC COUNT:	71,400

PROPERTY OVERVIEW

The subject property is located on a corner lot with direct access to North Dale Mabry Highway in the densely populated Carrollwood. This property was built in 2016 with 3,613 square feet of leasable space. Also featured is an outdoor patio and seating area, a drive through, and ample parking to the front, sides, and rear of the building.

This area of Tampa known as Carrollwood is prominent area with household values within one mile estimated at more than \$300,000. The monument and building signage is visible to more than 70,000 travelers each day and a dense population of more than 280,000 residents within a five mile radius.

PROPERTY HIGHLIGHTS

- Highly Desirable Corner Lot
- Extremely High Traffic Count
- Direct Access to Main Thoroughfare
- Outdoor Patio and Ample Parking
- Monument and Building Signage Visible to Approximately 70,000 Travelers Each Day
- Nearby retailers include Outback Steakhouse, Cheddar's, Broken Yolk, Anytime Fitness, and Burger Monger.

Property Details

LEASE RATE

N/A

LOCATION INFORMATION

Building Name	Prime N. Dale Mabry Stand Alone - 2nd Gen Restaurant / Retail
Street Address	10902 N Dale Mabry Hwy
City, State, Zip	Tampa, FL 33618
County/Township	Hillsborough
Market	Tampa
Submarket	Carrollwood
Cross Streets	N Dale Mabry & Floyd Rd.

PROPERTY DETAILS

Property Type	Retail
Property Subtype	Restaurant
Lot Size	1.4 Acres
APN#	U-16-28-18-ZZZ-000000-87760.0
Submarket	Carrollwood
Corner Property	Yes
Traffic Count	71,400

PARKING & TRANSPORTATION

Street Parking	Yes
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BUILDING INFORMATION

Building Size	3,613 SF
Price / SF	-
Year Built	2016
Tenancy	Single
Gross Leasable Area	3,613 SF
Load Factor	Yes
Construction Status	Existing
Condition	Good
Free Standing	Yes

UTILITIES & AMENITIES

Security Guard	Yes
Handicap Access	Yes
Freight Elevator	Yes
Centrix Equipped	Yes
Leed Certified	Yes

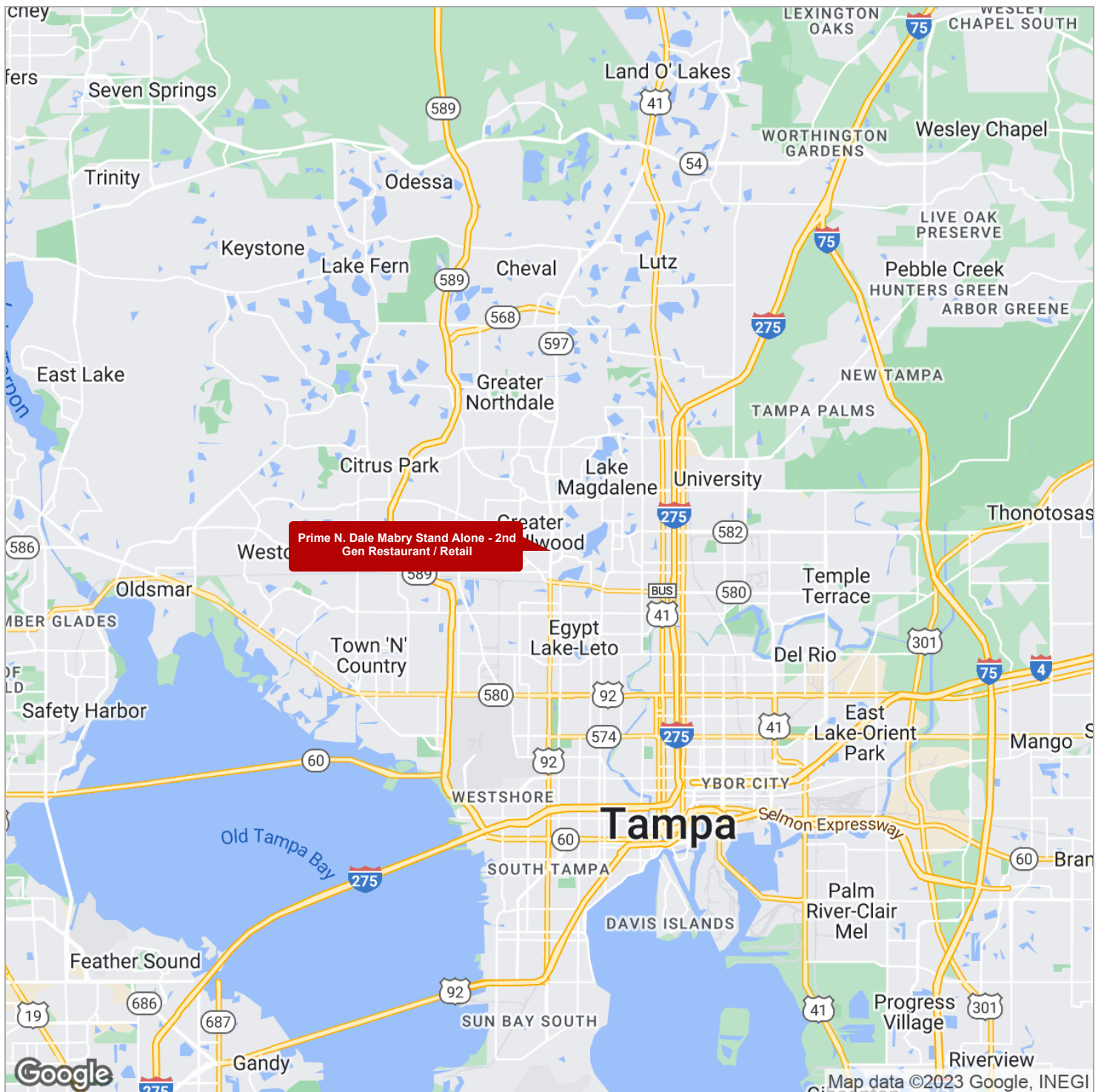
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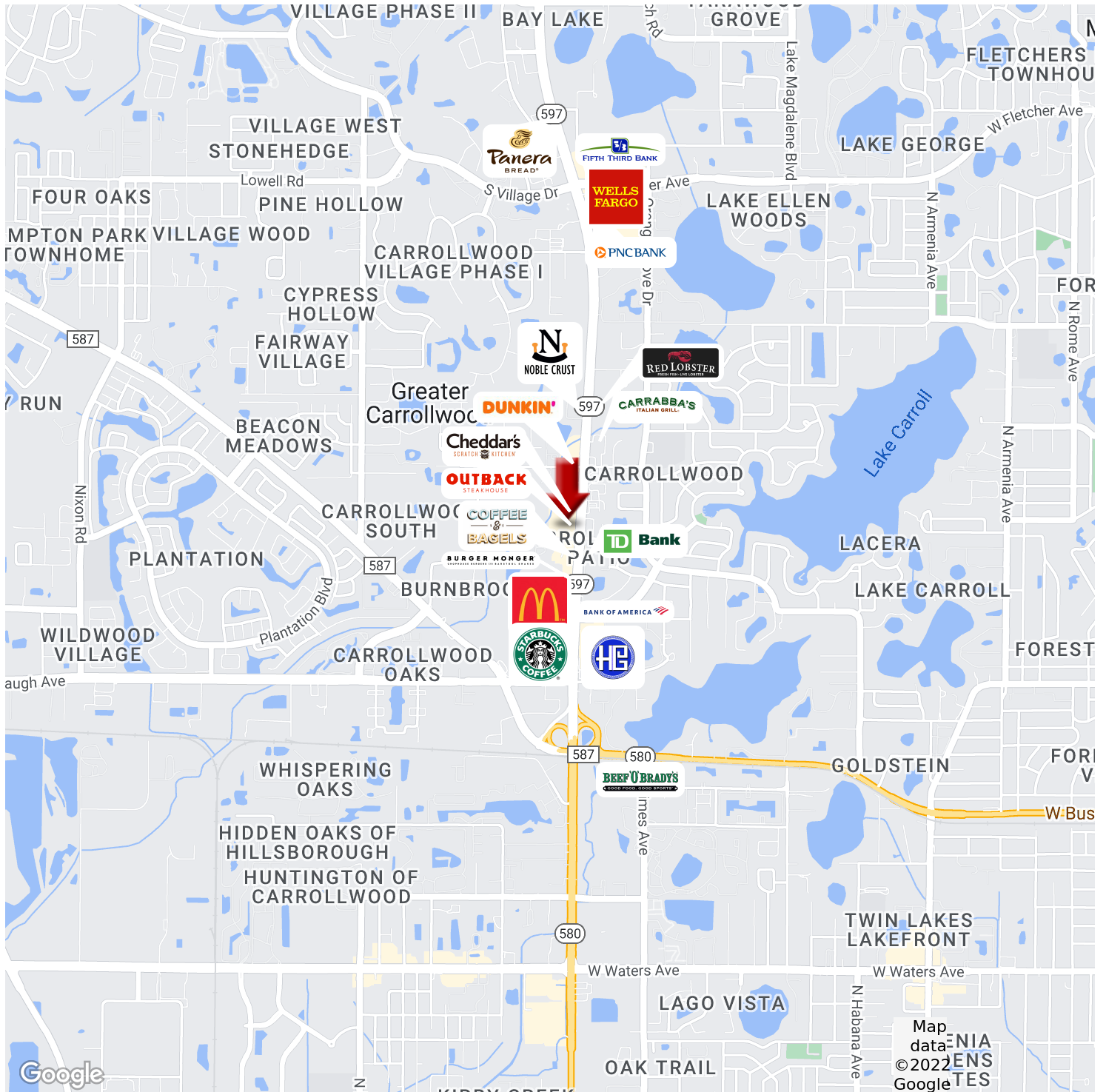
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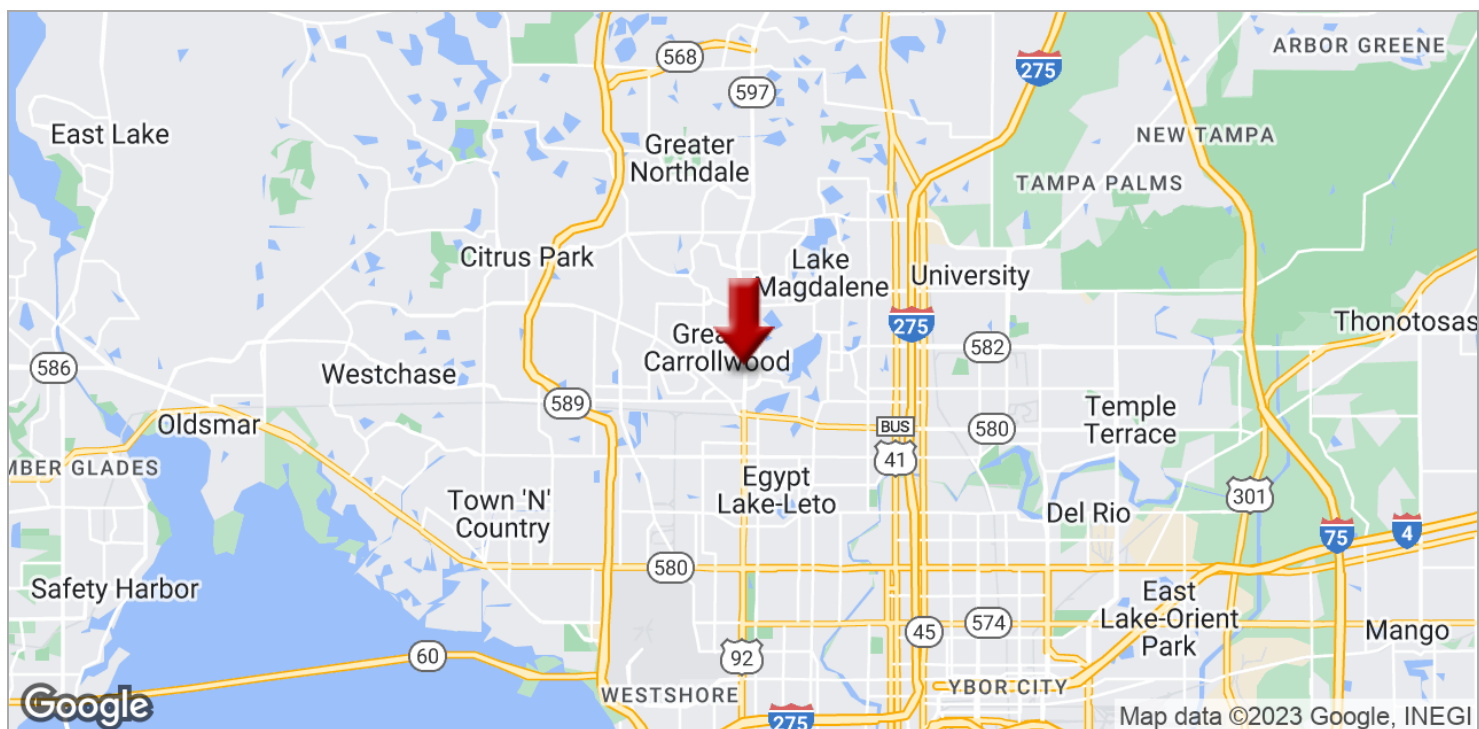
Regional Map



Retailer Map



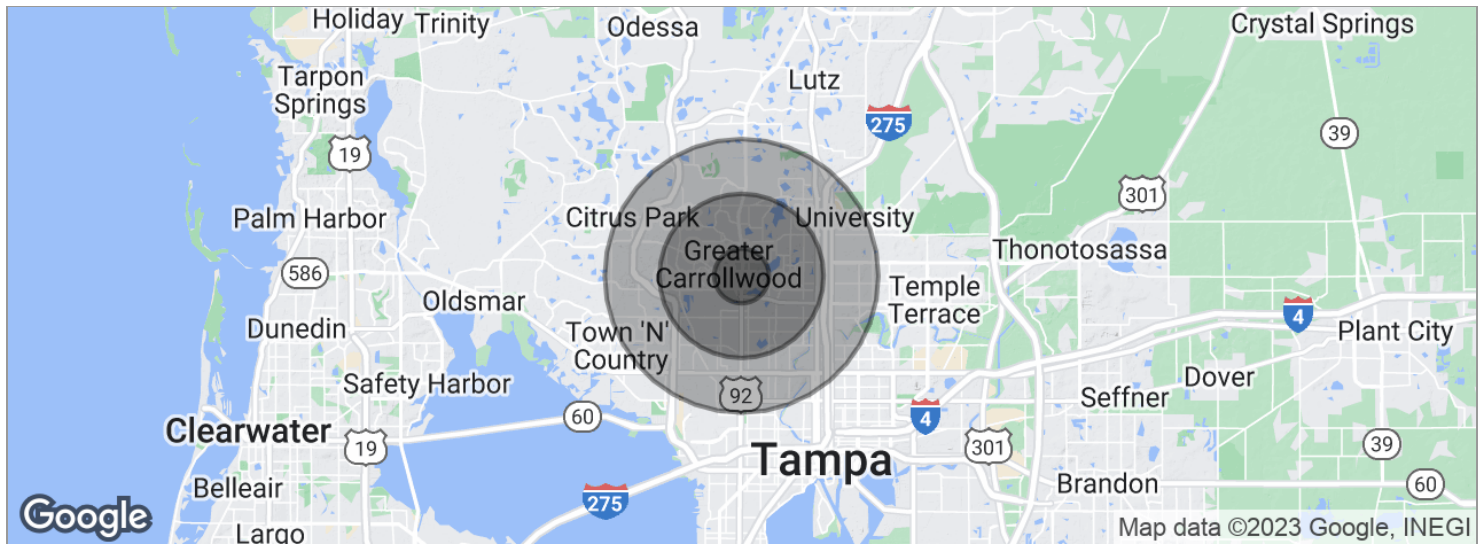
Location Maps



Aerial Map



Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	9,398	103,801	280,529
Median age	39.4	37.8	36.4
Median age (male)	37.8	36.2	35.1
Median age (Female)	41.6	39.6	37.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,954	41,726	110,029
# of persons per HH	2.4	2.5	2.5
Average HH income	\$82,734	\$64,753	\$57,459
Average house value	\$329,202	\$231,226	\$210,470

* Demographic data derived from 2020 ACS - US Census