

FOR LEASE

7815 N. DALE MABRY HIGHWAY

MICHAELS CENTER

Tampa, FL 33614

PRESENTED BY:

JOHN MILSAPS

O: 813.279.1366

john.milsaps@svn.com

FL #SL3180964





OFFERING SUMMARY

LEASE RATE:	\$15.00 - 18.00 SF/yr [Gross; Full Service]
BUILDING SIZE:	29,985 SF
AVAILABLE SF:	700 - 2,000 SF
LOT SIZE:	1.594 Acres
YEAR BUILT:	1978
RENOVATED:	2019
ZONING:	CG
MARKET:	Tampa Bay
SUBMARKET:	Carrollwood

PROPERTY OVERVIEW

Recently updated 30,000sf office building located just off N. Dale Mabry Highway. The property is perfectly located between Westshore Business District and Carrollwood with affordable rental rates. One of the few buildings on N. Dale Mabry Highway with a marquee sign on the road and no median impeding ingress/egress. The building has large common area restrooms that include shower stalls and lockers in both Men's and Women's restrooms. The rental rate is inclusive of electric and other utilities [excluding in-suite janitorial only].

PROPERTY HIGHLIGHTS

- On-site management
- Well kept landscape
- Ample lighted parking
- Updated common areas
- Controlled Access card access after hours
- Elevator on site

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LEASE RATE	\$15.00 - 18.00 SF/YR
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LOCATION INFORMATION

BUILDING NAME	Michaels Center
STREET ADDRESS	7815 N. Dale Mabry Highway
CITY, STATE, ZIP	Tampa, FL 33614
COUNTY	Hillsborough
MARKET	Tampa Bay
SUB-MARKET	Carrollwood
CROSS-STREETS	Waters Ave.
SIDE OF THE STREET	East
SIGNAL INTERSECTION	No
ROAD TYPE	Highway
MARKET TYPE	Large
NEAREST HIGHWAY	N. Dale Mabry Highway
NEAREST AIRPORT	Tampa International Airport

BUILDING INFORMATION

BUILDING SIZE	29,985 SF
BUILDING CLASS	B
TENANCY	Multiple
CEILING HEIGHT	20 ft

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PROPERTY INFORMATION

PROPERTY TYPE	Office
PROPERTY SUBTYPE	Office Building
ZONING	CG
LOT SIZE	1.594 Acres
APN #	025941-0200
LOT FRONTAGE	0 ft
CORNER PROPERTY	No
TRAFFIC COUNT	100000
TRAFFIC COUNT STREET	N. Dale Mabry Highway
AMENITIES	Large common restrooms Ample parking lighted parking lot
WATERFRONT	No
POWER	Yes

PARKING & TRANSPORTATION

STREET PARKING	No
PARKING TYPE	Surface
PARKING RATIO	4.0
NUMBER OF PARKING SPACES	96

UTILITIES & AMENITIES



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LEASE INFORMATION

LEASE TYPE:	Gross; Full Service	LEASE TERM:	36 months
TOTAL SPACE:	700 - 2,000 SF	LEASE RATE:	\$15.00 - \$18.00 SF/yr

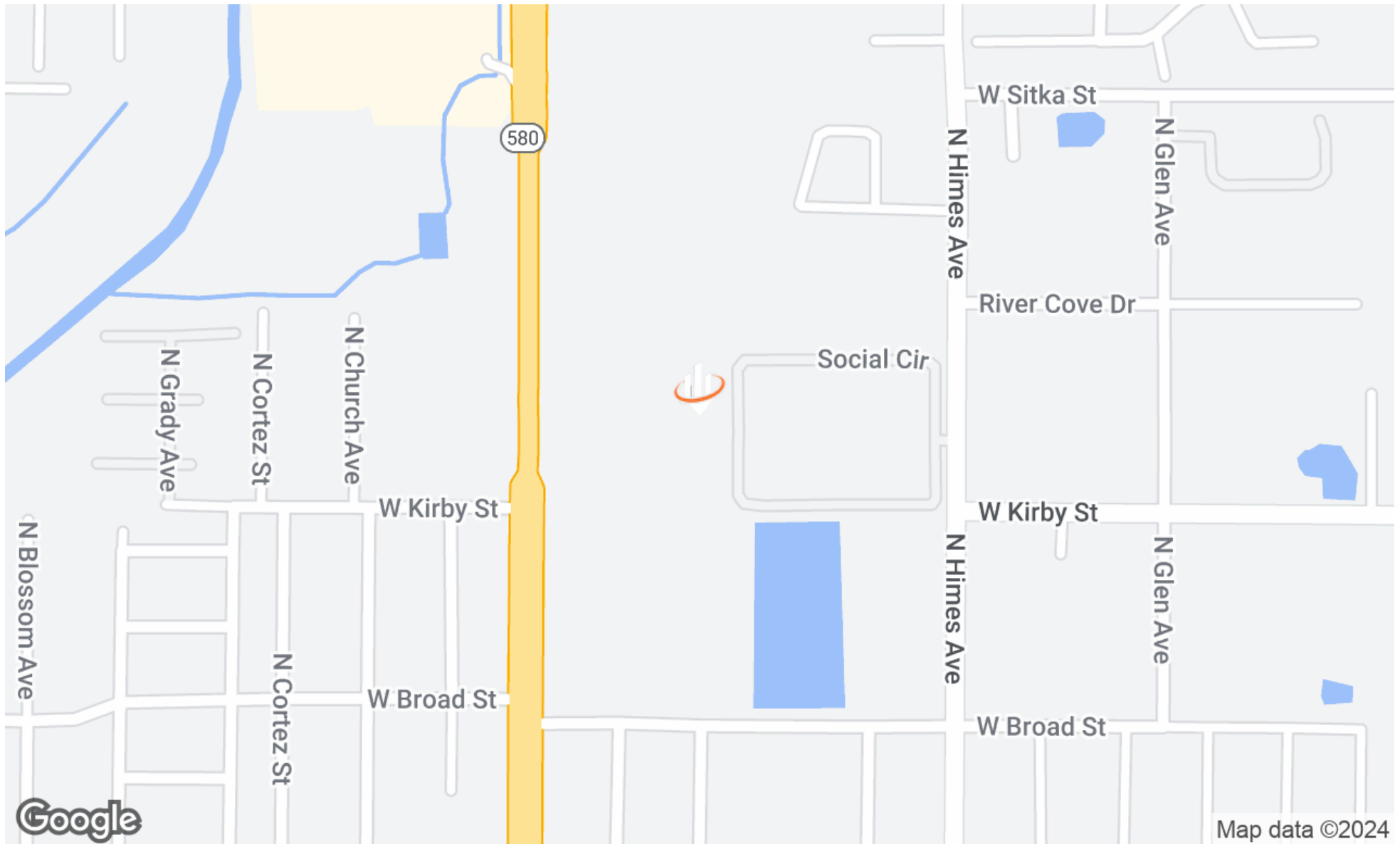
AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 105	Available	2,000 SF	Gross	\$15.00 SF/yr	Former sports/fitness space. Mostly open with high ceilings.
Suite 110	Available	700 SF	Full Service	\$18.00 SF/yr	-

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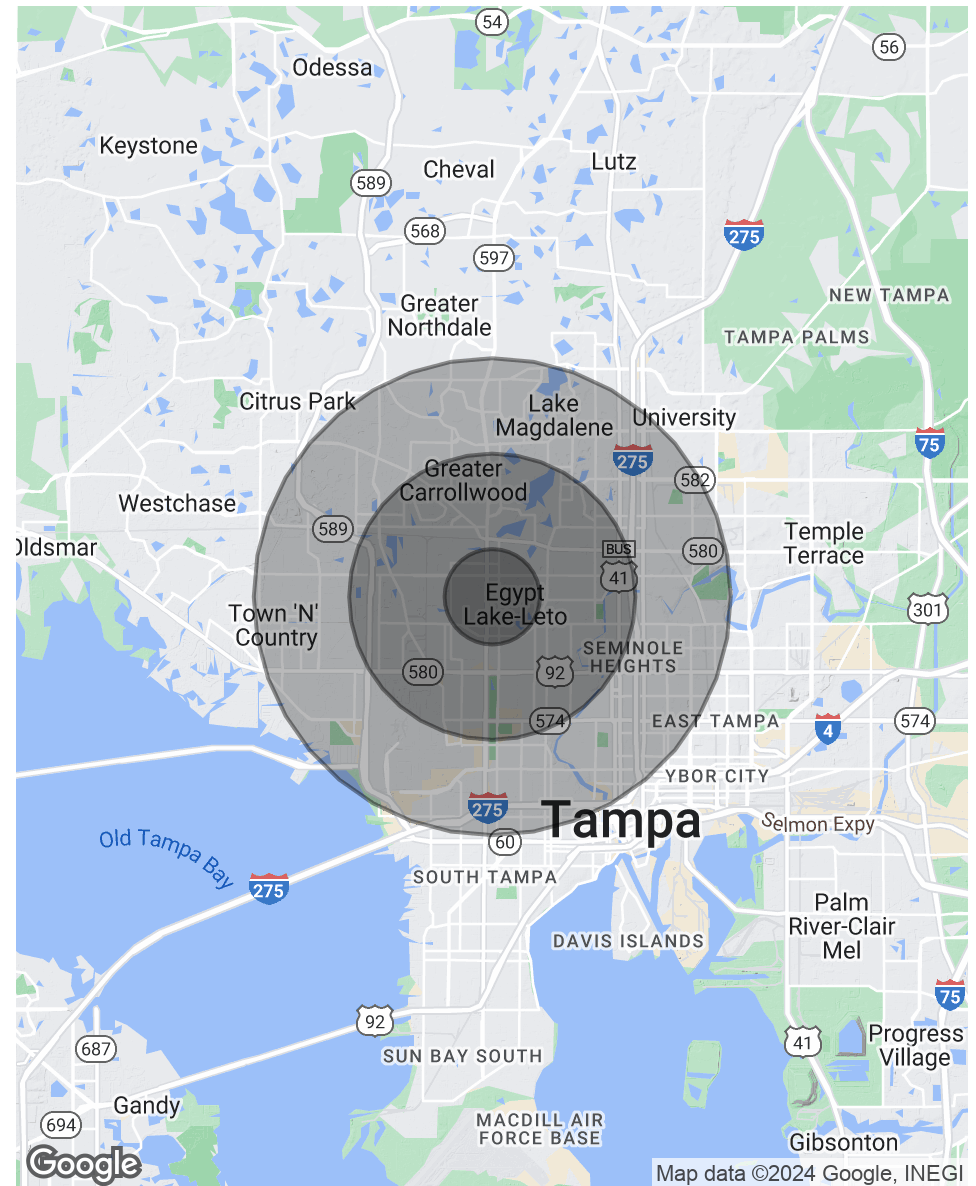
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	15,987	109,542	282,308
AVERAGE AGE	34.7	36.3	36.2
AVERAGE AGE (MALE)	31.8	34.8	34.9
AVERAGE AGE (FEMALE)	37.4	38.0	37.8

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	6,092	43,084	112,084
# OF PERSONS PER HH	2.6	2.5	2.5
AVERAGE HH INCOME	\$48,280	\$52,743	\$53,787
AVERAGE HOUSE VALUE	\$172,344	\$205,316	\$208,041

* Demographic data derived from 2020 ACS - US Census



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JOHN MILSAPS

Senior Advisor

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PROFESSIONAL BACKGROUND

John Milsaps has spent the past decade dedicated to his role as a commercial real estate professional who specializes in landlord representation and seller representation. Working as a senior advisor with SVN, he has consistently proven both his commitment to his clients, as well as his extensive knowledge of varying commercial real estate transactions. His familiarity and understanding of the Tampa Bay business community only further his ability to connect business owners to the right strategic partners or buyers, whether local or nationwide.

Though John has a broad understanding of the entire commercial market, he specializes in both professional office and healthcare real estate. As Senior Advisor, he approaches each business transaction with a unique combination of marketing, technology, and sales to ensure success and ease from start to finish.

EDUCATION

John earned a double B.B.A in Real Estate and Risk Management from Georgia State University – J. Mack Robinson College of Business in 2004. He has been an active Licensed Real Estate Agent in the state of Florida ever since and continues to grow with SVN Coastal Commercial as a Top Producer within the brokerage.

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