



Restaurant Space For Lease

South Tampa Restaurant

4304 S Dale Mabry Hwy, Tampa, FL 33611

For More Information:

813-254-6756 | EXT 50

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Scott Shimberg | [scott@baystreetcommercial.com](mailto:scott@baystreetcommercial.com)





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### Executive Summary



### OFFERING SUMMARY

Available SF:	o SF
Lease Rate:	Negotiable
Lot Size:	49,240 SF
Building Size:	18,400 SF
Zoning:	CG - Commercial General
Market:	Tampa-St Petersburg- Clearwater
Traffic Count:	33,000

### PROPERTY OVERVIEW

Rarely available, South Tampa restaurant space located on busy S. Dale Mabry Highway, just south of Britton Plaza Shopping Center. This 2,400 SF end-cap space is currently home to a Ghost Kitchen (Quality Delivered) and is in the same plaza as Sunshine Thrift, a very active clothing store. Currently has two ADA restrooms, 16 foot hood and Ansul system, walk-in cooler, 2 - 3 stage sinks, multiple hand sinks, 800 amps of 3 phase power, 4 exclusive-use parking spots right in front of the store in addition to ample shared spaces within the lot and excellent signage and visibility along busy Dale Mabry Highway. Close to the Publix Center with Burlington Coat Factory and surrounded by national retailers including; Lowe's, Home Depot, Publix, Walmart, Crunch Fitness, Jimmie Johns, Bealls, Walgreens and many more, and also just across the street from TownePlace Suites by Marriott.

VPD: 33,000 - Estimated CAM: \$4.51

(Estimated monthly rent, CAM, sales tax total: \$7022 per month)

\* The above equipment is Landlord owned and is included with the lease. Some additional equipment is owned by the current tenant and is available for sale along with the operating ghost kitchen business. Turn Key possibility. Please inquire as to details.

\*\* Additional Tenant Owned FF&E includes:

Conventional oven with 8 burner stove, Convectional oven with thermostatic flat top, 3 fryers, Salamander, electric smoker, electric 32 bird rotisserie two level oven, storage racks, reach-in 2 door freezer, 3 large prep tables, lots of small wares





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### Additional Photos



Bay Street Commercial | 611 West Bay Street | Tampa, FL 33606 | 813.625.2375 | [www.baystreetcommercial.com](http://www.baystreetcommercial.com)

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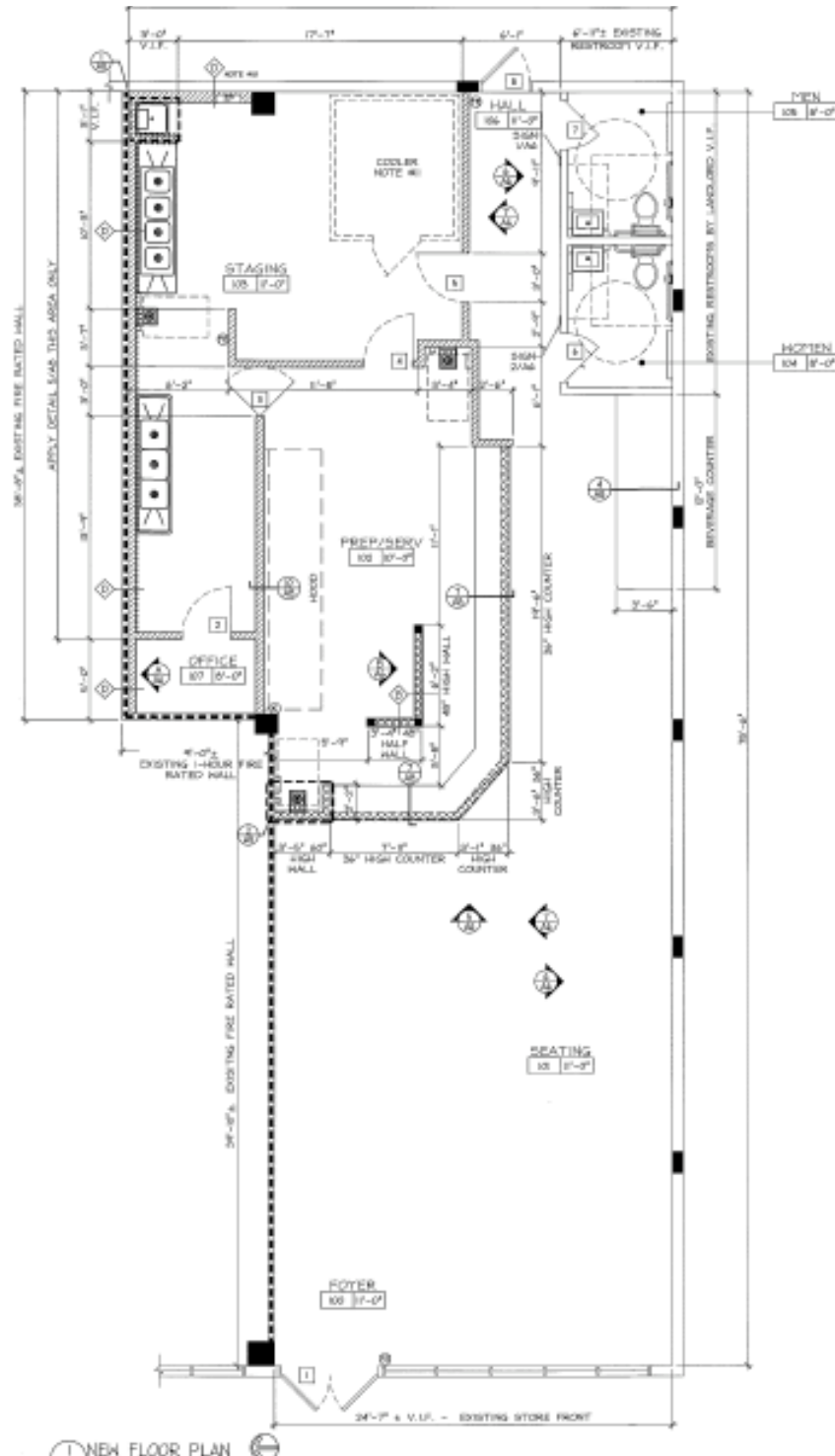




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### Floor Plan



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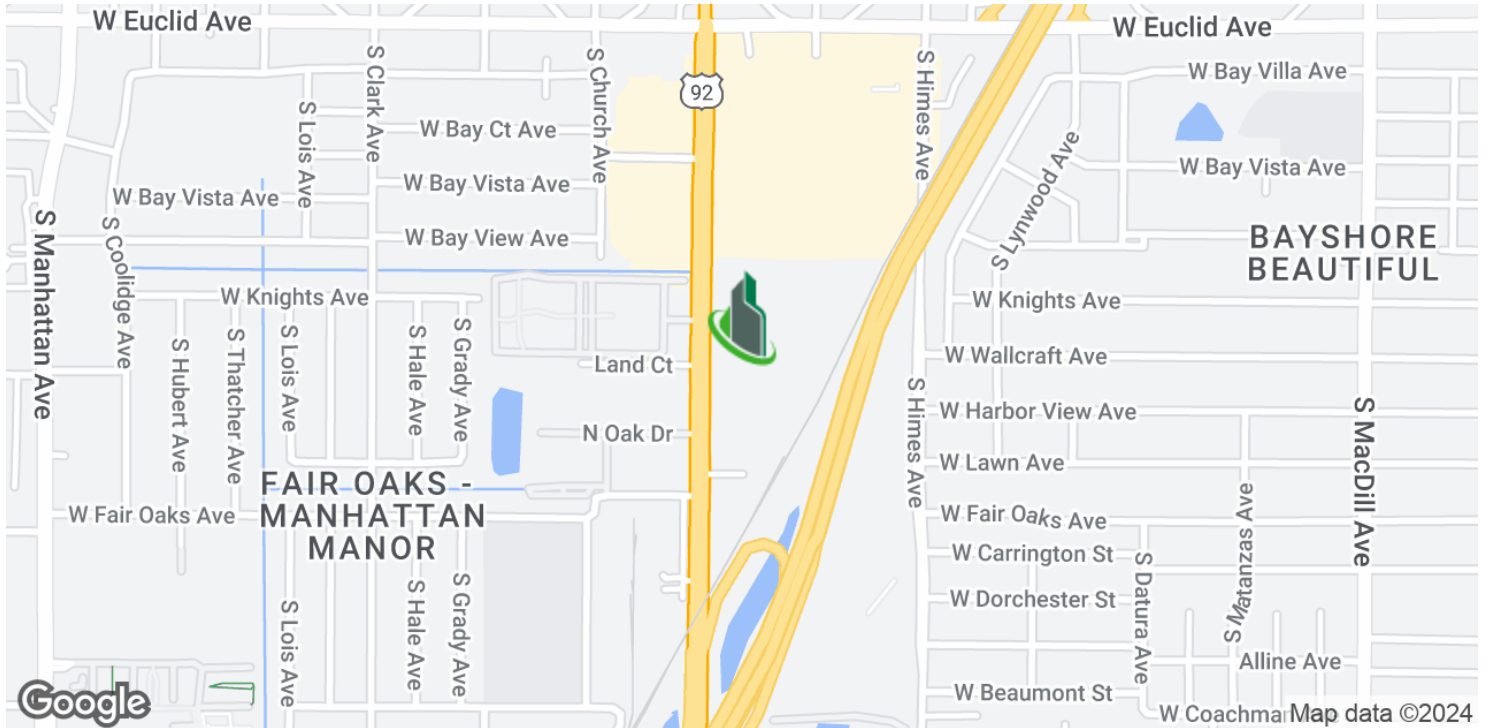




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### Location Maps



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### Retailer Map



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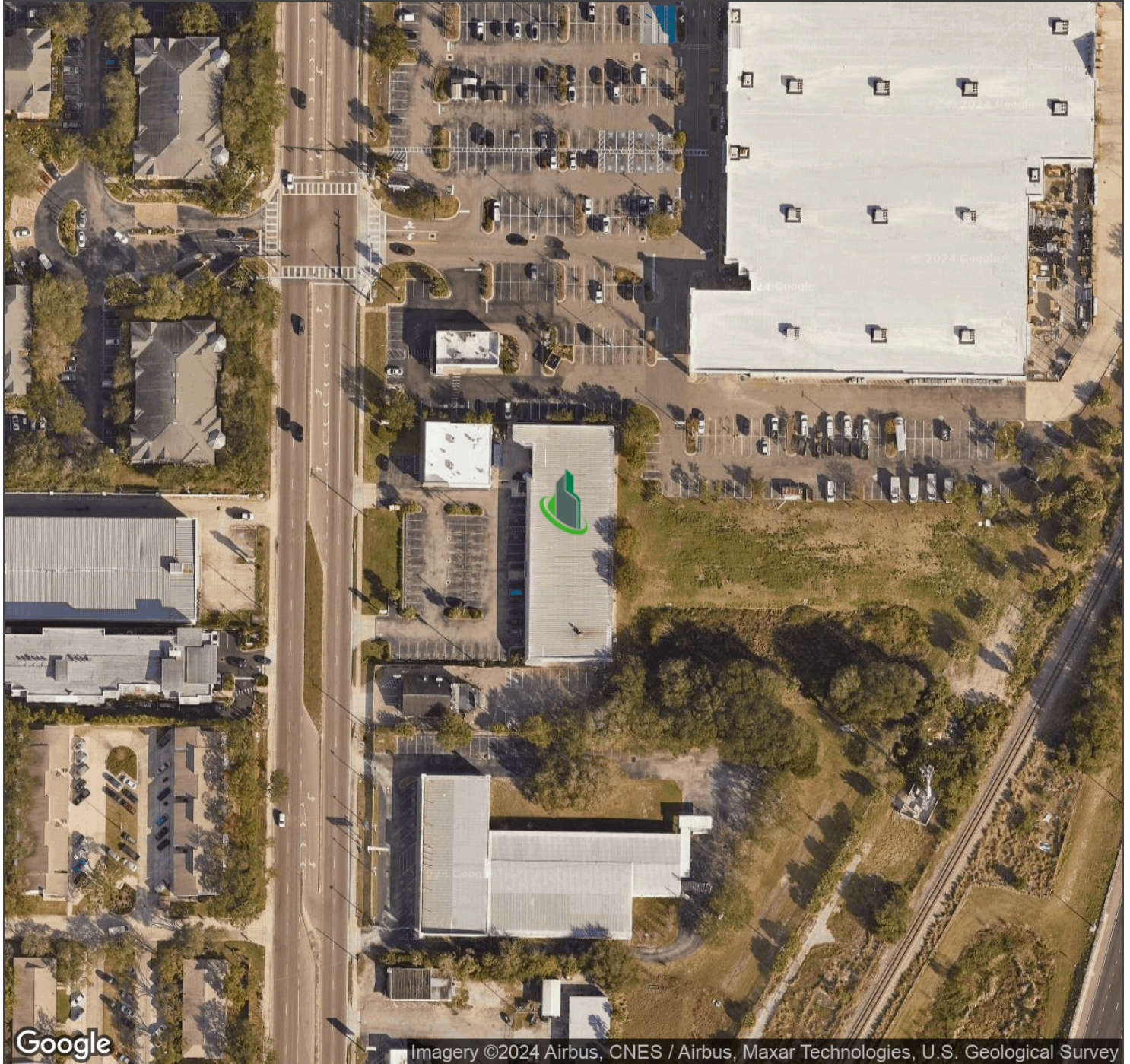




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Aerial Map



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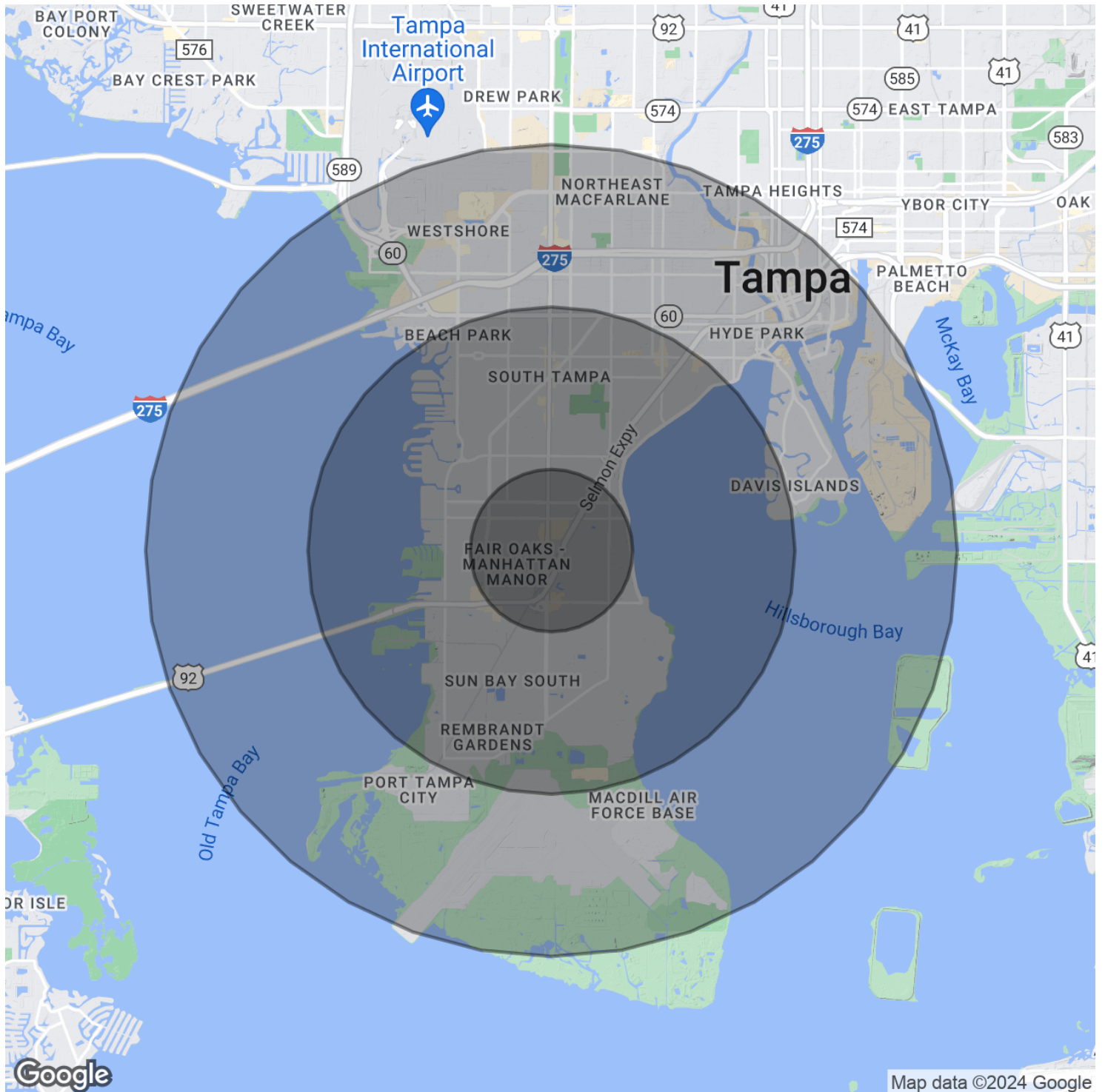




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### Demographics Map & Report



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### Demographics Map & Report

#### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	15,166	78,737	133,813
Median age	41.9	39.8	38.0
Median age (Male)	40.9	38.7	36.7
Median age (Female)	43.3	40.9	39.2

#### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	7,052	36,204	59,663
# of persons per HH	2.2	2.2	2.2
Average HH income	\$95,353	\$93,357	\$87,632
Average house value	\$451,275	\$401,234	\$407,692

#### ETHNICITY (%)

	1 MILE	3 MILES	5 MILES
Hispanic	12.3%	12.6%	17.8%

#### RACE

	1 MILE	3 MILES	5 MILES
Total Population - White	13,631	67,467	103,109
% White	89.9%	85.7%	77.1%
Total Population - Black	552	5,165	19,824
% Black	3.6%	6.6%	14.8%
Total Population - Asian	417	3,245	4,951
% Asian	2.7%	4.1%	3.7%
Total Population - Hawaiian	15	121	152
% Hawaiian	0.1%	0.2%	0.1%
Total Population - American Indian	0	79	673
% American Indian	0.0%	0.1%	0.5%
Total Population - Other	186	966	2,558
% Other	1.2%	1.2%	1.9%

#### TRAFFIC COUNTS

S. Dale Mabry Hwy & W. Euclid Ave	33,000/day
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*\* Demographic data derived from 2020 ACS - US Census*

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