



Retail Property For Sale

South Tampa Retail For Lease
3405 S Dale Mabry Hwy, Tampa, FL 33629

For More Information:
813-254-6756 | EXT
Michael Braccia, P.A. | mike@baystreetcommercial.com
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Executive Summary



OFFERING SUMMARY

| | |
|-----------------------|---------------------------------|
| Available SF: | |
| Lease Rate: | Negotiable |
| Lot Size: | 28,200 SF |
| Year Built: | 1948 |
| Building Size: | 9,060 SF |
| Renovated: | 2019 |
| Zoning: | CG - General Commercial |
| Market: | Tampa-St. Petersburg-Clearwater |
| Submarket: | S. Tampa |
| Traffic Count: | 34,000 |

PROPERTY OVERVIEW

Highly-visible retail space available for lease in the heart of South Tampa on South Dale Mabry Highway. The property has recently received a complete makeover and exterior renovation including the addition of parking to the rear of the structure, bringing the total parking of 45 spaces and a ratio of (4.97 per 1000 SF). This is now one of the more attractive projects on the busy South Tampa / Dale Mabry corridor with new roof, stucco, architectural upgrades, and awnings. Landlord will provide Tenant Improvement money where needed to qualified tenants for HVAC to code and ADA restrooms. 3407 and 3409 (1,400 SF each) can be combined for a total of 2,800 SF. Suite C is 750 SF.

Estimated CAM: \$6.00

LOCATION OVERVIEW

Located on South Dale Mabry Highway in the heart of South Tampa, just south of Plant High School, offering easy access to the Selmon Expressway and surrounding areas.

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Lease Spaces



LEASE INFORMATION

| | | | |
|--------------|---|-------------|------------|
| Lease Type: | - | Lease Term: | Negotiable |
| Total Space: | - | Lease Rate: | Negotiable |

AVAILABLE SPACES

| SUITE | TENANT | SIZE (SF) | LEASE TYPE | LEASE RATE | DESCRIPTION |
|---------------------------------|--------|------------------|------------|---------------|--|
| 3411 S Dale Mabry Hwy - Suite C | - | 750 SF | NNN | \$30.00 SF/yr | Initial est monthly rent: 750 SF = \$2,408 (includes base rate + CAM + sales tax) |
| 3407 S Dale Mabry Hwy | - | 1,400 - 2,800 SF | NNN | \$30.00 SF/yr | Initial est monthly rent: 1,400 SF = \$4,494 - 2,800 SF = \$8,988 (includes base rate + CAM + sales tax) |
| 3409 S Dale Mabry Hwy | - | 1,400 - 2,800 SF | NNN | \$30.00 SF/yr | Initial est monthly rent: 1,400 SF = \$4,494 - 2,800 SF = \$8,988 (includes base rate + CAM + sales tax) |

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Floor Plans



EXISTING FLOOR PLAN
SCALE: 1/4" = 1'-0"

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Additional Photos



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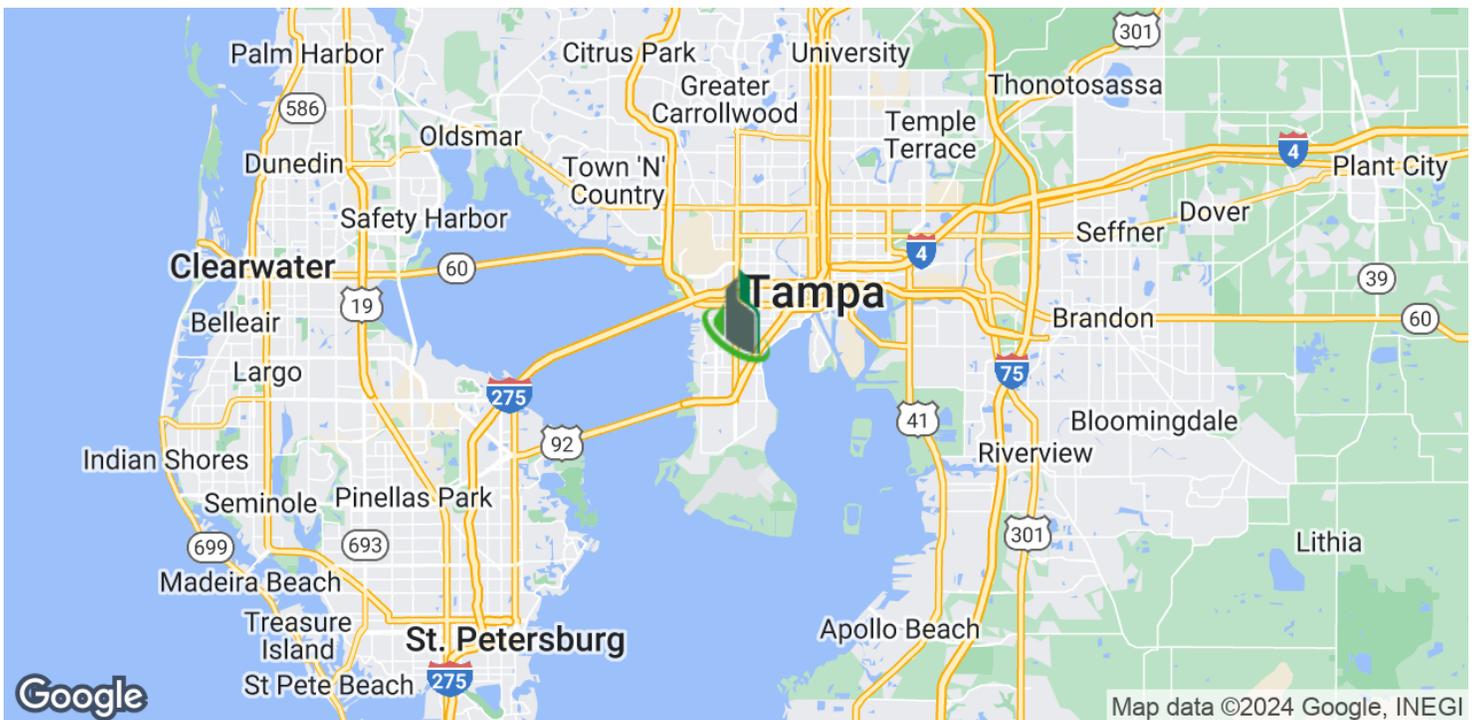
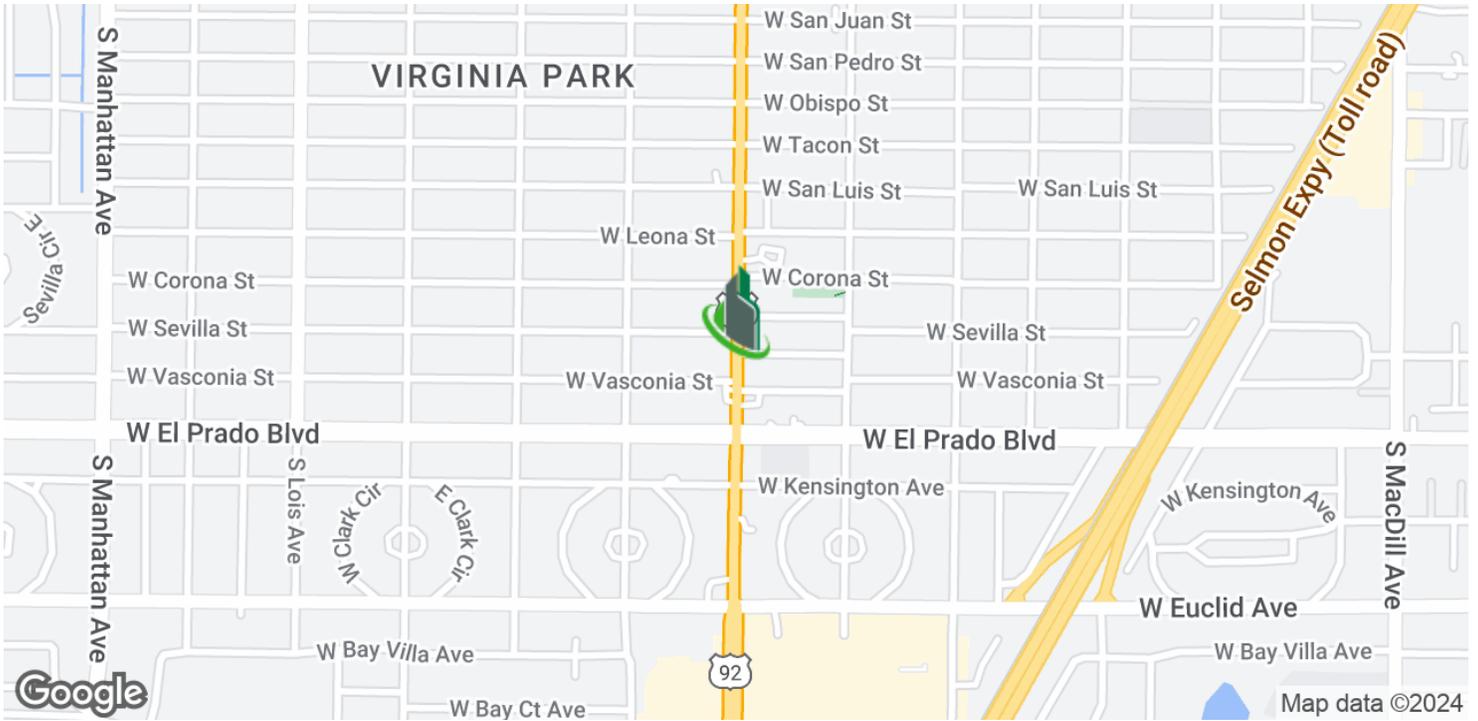
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Location Maps



Bay Street Commercial | 611 West Bay Street | Tampa, FL 33606 | 813.625.2375 | www.baystreetcommercial.com

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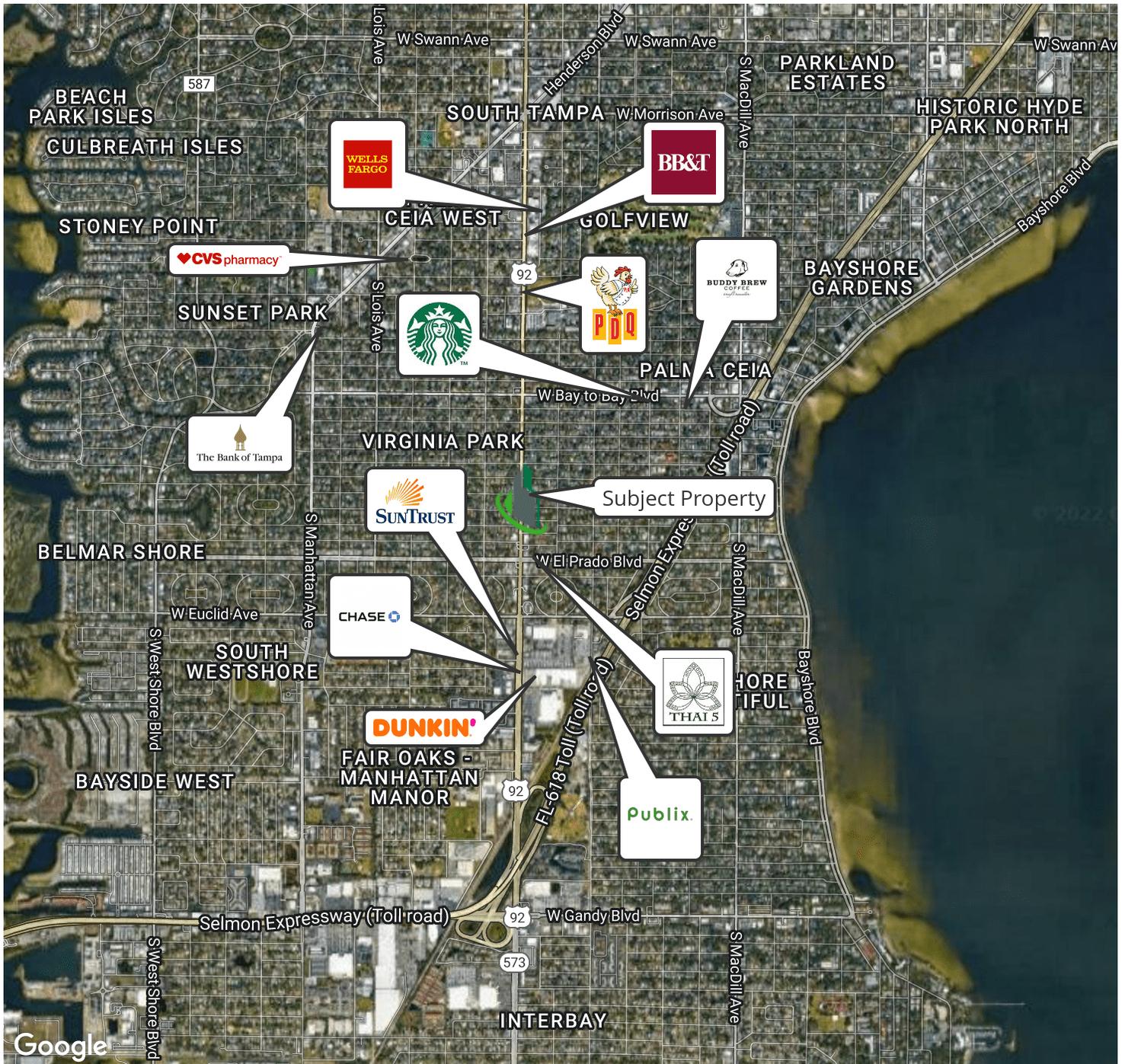




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Retailer Map



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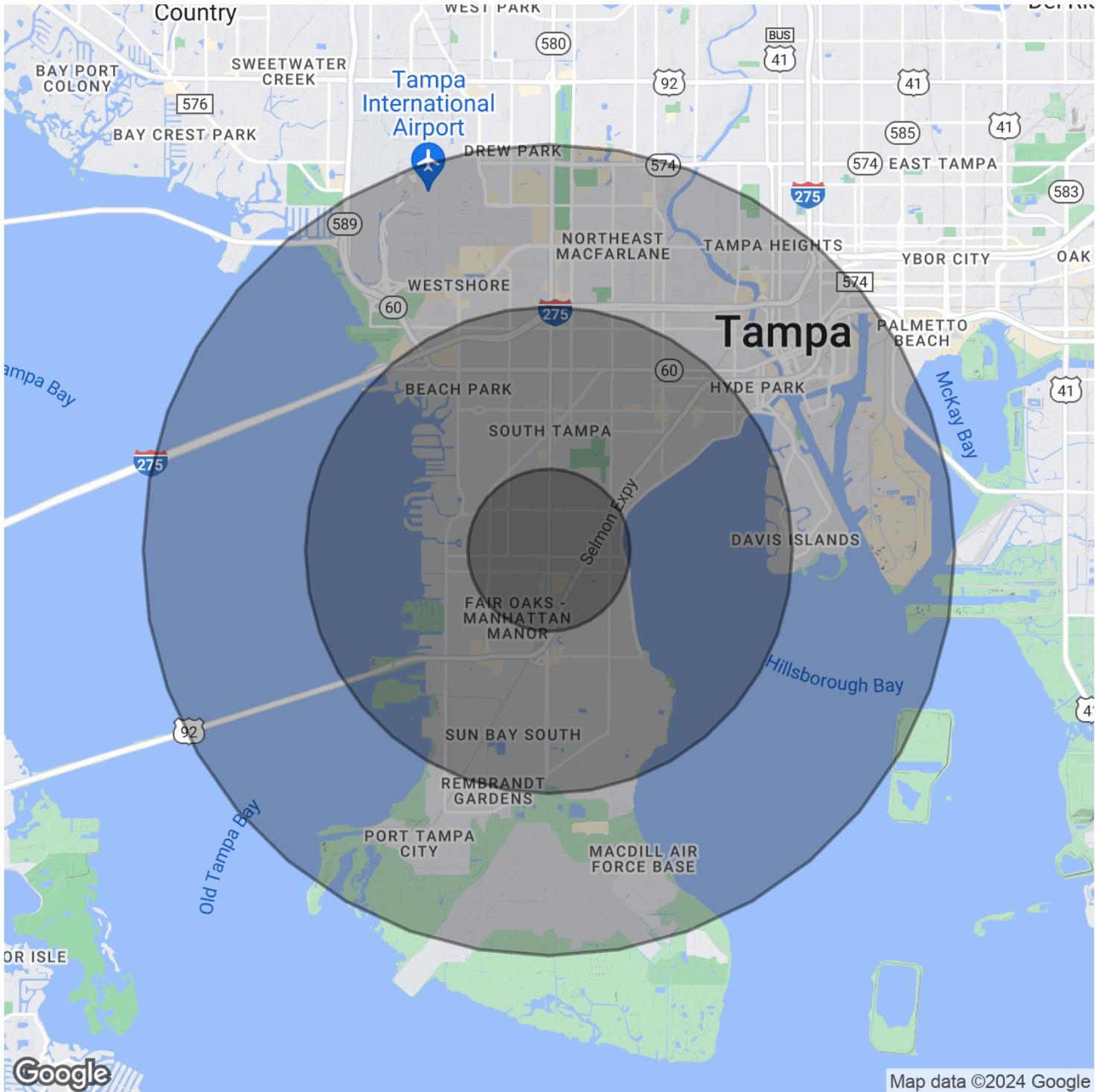




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Demographics Map & Report



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Demographics Map & Report

POPULATION

| | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 15,588 | 85,416 | 143,351 |
| Average age | 40.6 | 40.2 | 38.2 |
| Average age (Male) | 40.2 | 38.9 | 36.8 |
| Average age (Female) | 40.8 | 41.5 | 39.5 |

HOUSEHOLDS & INCOME

| | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total households | 7,006 | 39,623 | 64,430 |
| # of persons per HH | 2.2 | 2.2 | 2.2 |
| Average HH income | \$107,679 | \$92,979 | \$85,169 |
| Average house value | \$434,508 | \$407,556 | \$398,884 |

ETHNICITY (%)

| | 1 MILE | 3 MILES | 5 MILES |
|----------|--------|---------|---------|
| Hispanic | 11.1% | 14.7% | 19.5% |

RACE

| | 1 MILE | 3 MILES | 5 MILES |
|------------------------------------|--------|---------|---------|
| Total Population - White | 14,249 | 73,614 | 110,575 |
| % White | 91.4% | 86.2% | 77.1% |
| Total Population - Black | 392 | 5,511 | 21,372 |
| % Black | 2.5% | 6.5% | 14.9% |
| Total Population - Asian | 401 | 3,282 | 4,989 |
| % Asian | 2.6% | 3.8% | 3.5% |
| Total Population - Hawaiian | 33 | 101 | 147 |
| % Hawaiian | 0.2% | 0.1% | 0.1% |
| Total Population - American Indian | 2 | 177 | 812 |
| % American Indian | 0.0% | 0.2% | 0.6% |
| Total Population - Other | 251 | 1,060 | 2,763 |
| % Other | 1.6% | 1.2% | 1.9% |

TRAFFIC COUNTS

S Dale Mabry Hwy & W El Prado Blvd 34,000/day

** Demographic data derived from 2020 ACS - US Census*

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