



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

Scott Shimberg | scott@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



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Additional Photos



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

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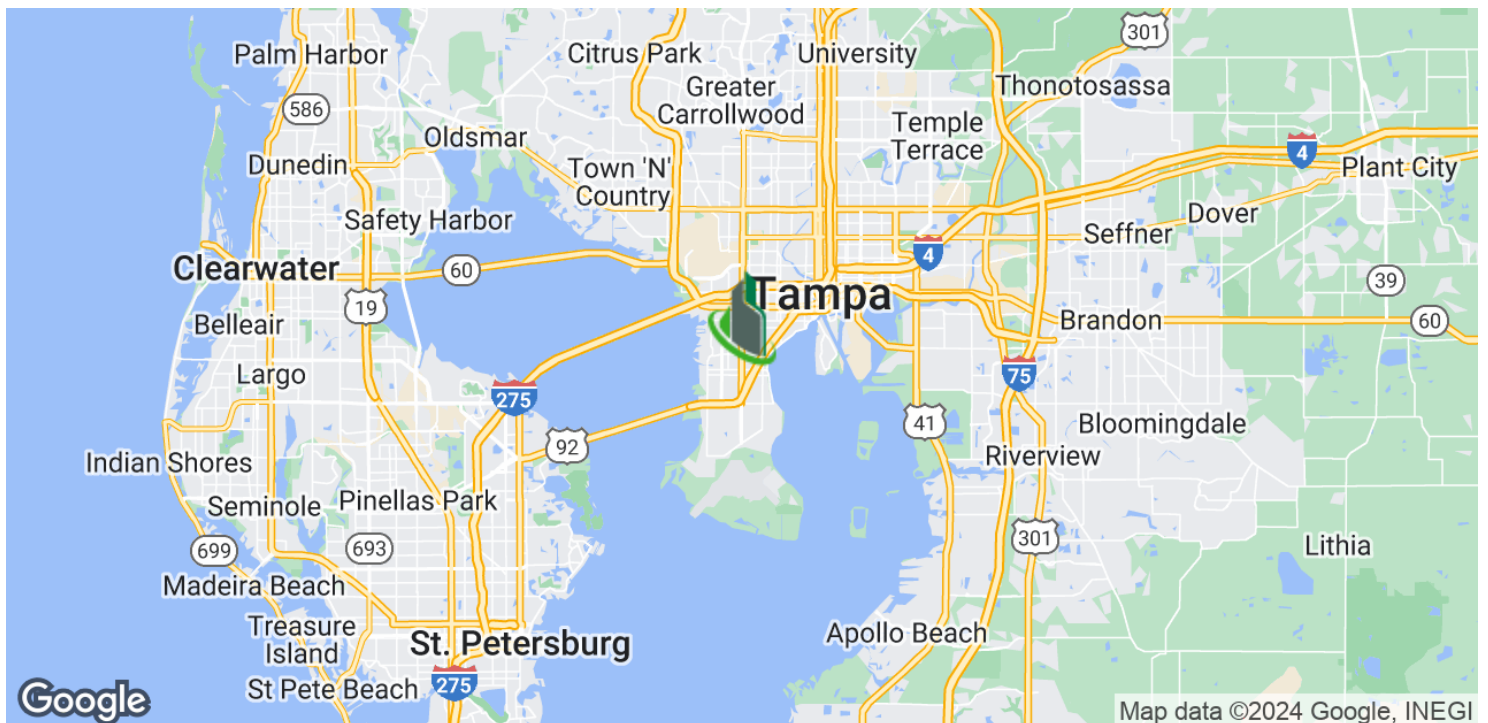
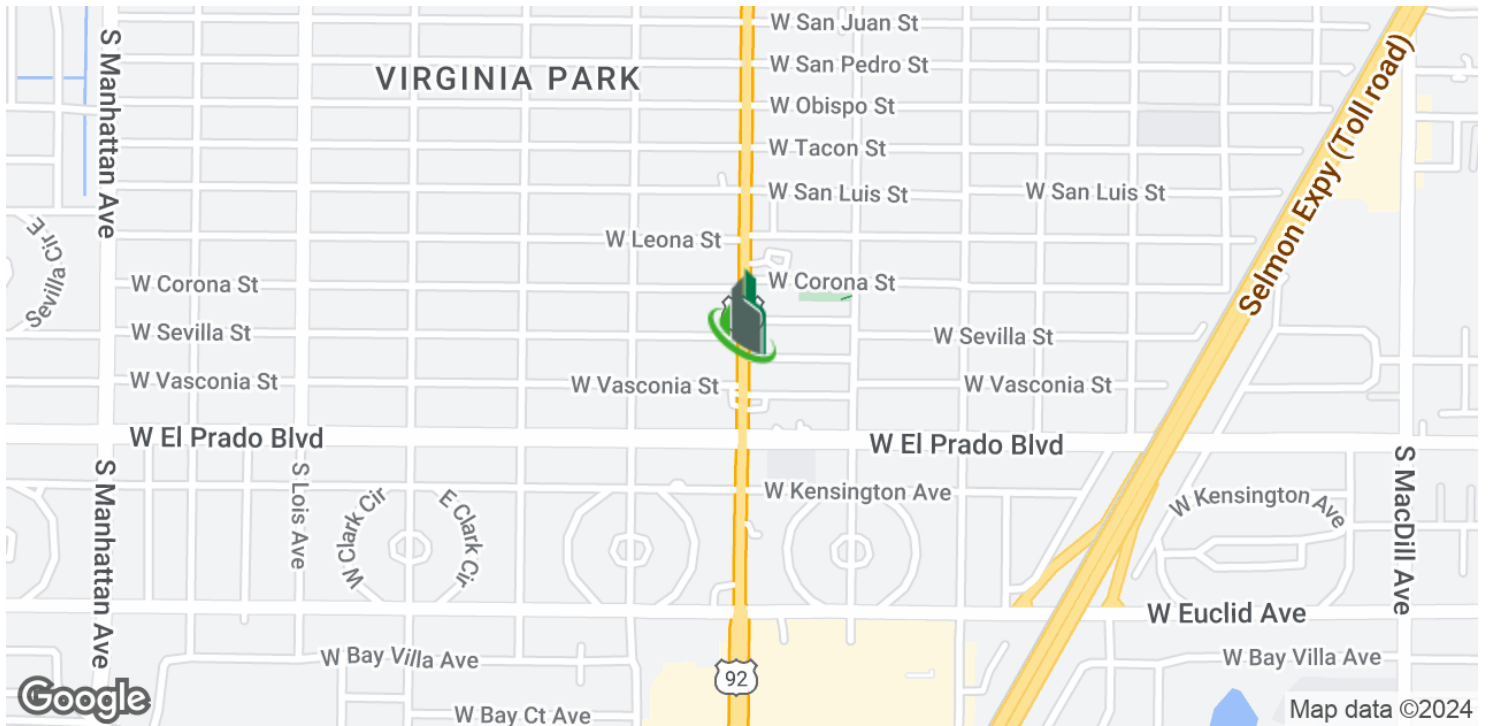




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Location Maps



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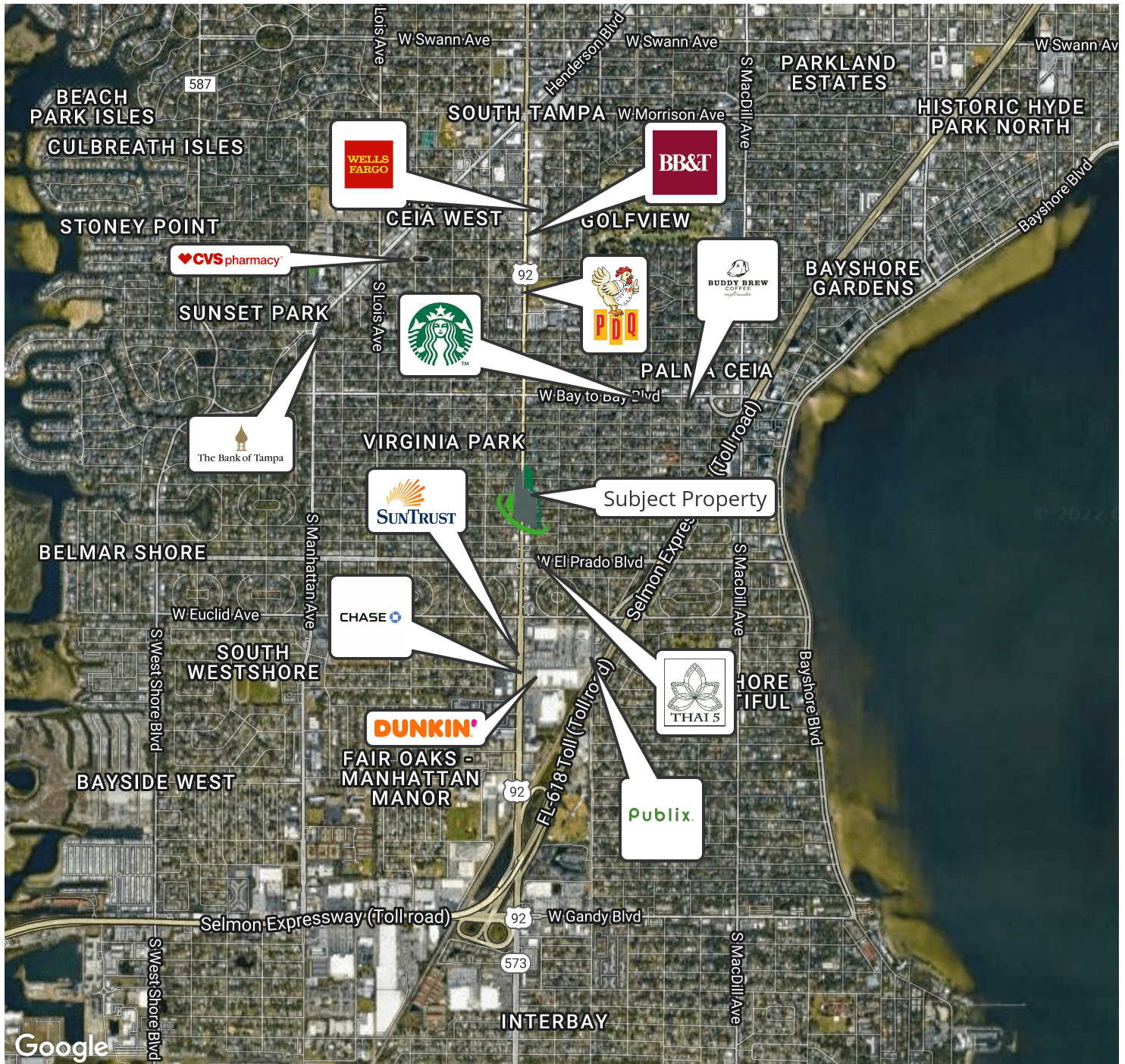




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Retailer Map



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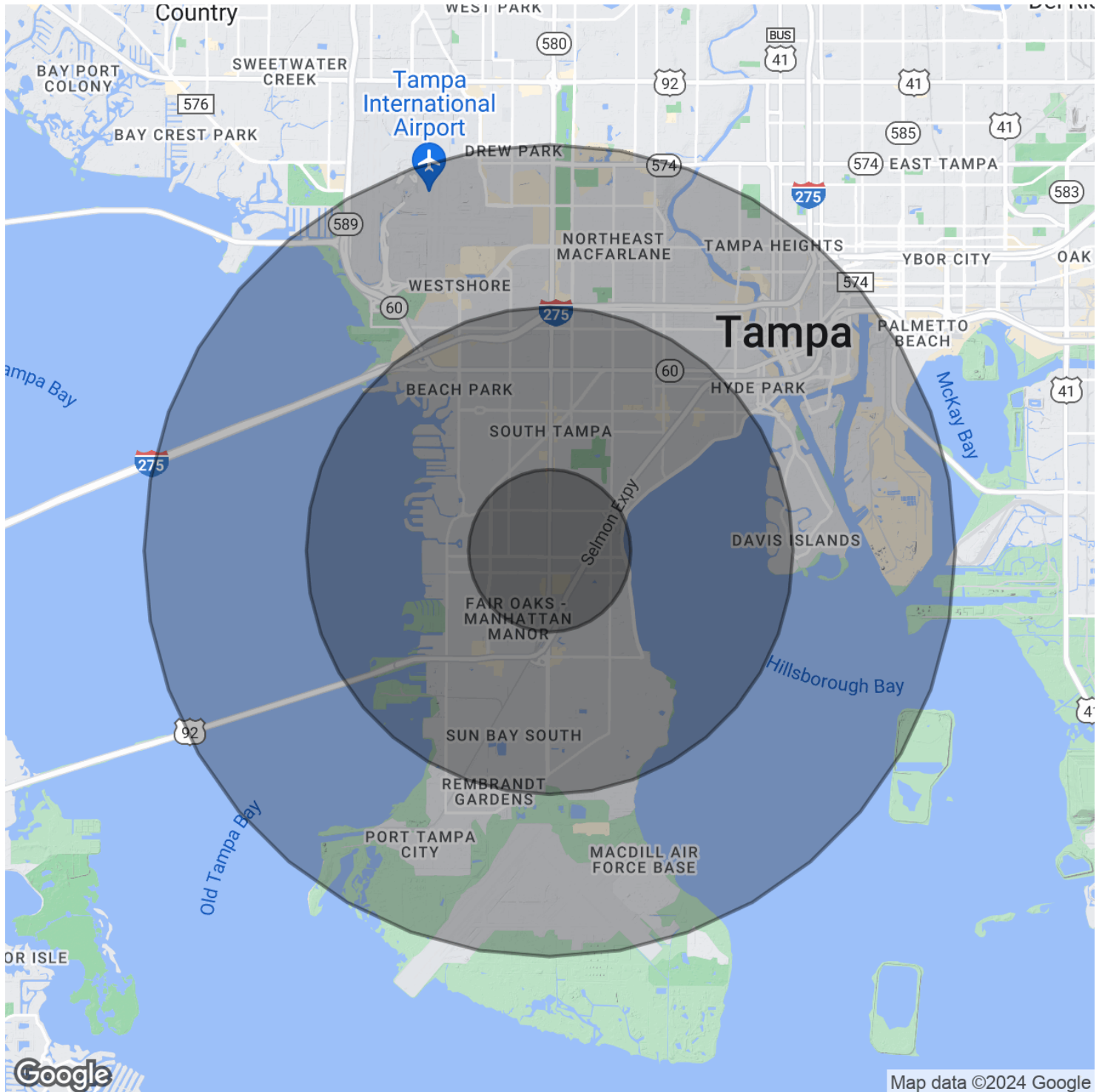
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Demographics Map & Report



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

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