

RAYMOND  
JAMES  
STADIUM®



Mercedes-Benz



INFINITI

TAMPA MITSUBISHI

W. ALVA STREET

W. CAYUGA STREET

N. GRADY AVENUE

3.36 ACRES

N. DALE MABRY HIGHWAY  
65,000 AADT

OFFERING MEMORANDUM

# DALE MABRY CAR DEALERSHIP

4636 N. DALE MABRY HIGHWAY, TAMPA, FL 33614

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**Eshenbaugh**  
LAND COMPANY

Celebrating 25 Years



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Eshenbaugh Land Company in compliance with all applicable fair housing and equal opportunity laws.

Eshenbaugh Land Company is a licensed real estate brokerage firm in Florida and William A. Eshenbaugh is the broker of record.

## PROPERTY DESCRIPTION

Eshenbaugh Land Company has been engaged as the exclusive listing broker for an existing 10+ acre parcel located on Dale Mabry with a short term lease in place with Tampa Mitsubishi through the end of 2019. The property has approximately 49,000 SF of showroom and service space with just over 400 feet of frontage on Dale Mabry. Seller is selling AS IS without any representations. For more details a non-disclosure agreement and buyer registration must be executed.

## LOCATION DESCRIPTION

The property is located at 4636 N. Dale Mabry Highway and 4621 N. Grady Avenue in Tampa. The property is on the south side of Cayuga Street between Grady Avenue and Dale Mabry Highway. The property is currently Tampa Mitsubishi and a surface parking lot.

## PROPERTY SIZE

10.02 Acres

## ZONING

CI on 6.66 acres on Dale Mabry and IG on 3.36 acres on Grady Ave.

## PARCEL ID

Folio 107950-0000 & 107960-0000

## PROPERTY OWNER

USF Foundation

## PRICE

Call for details

## BROKER CONTACT INFO

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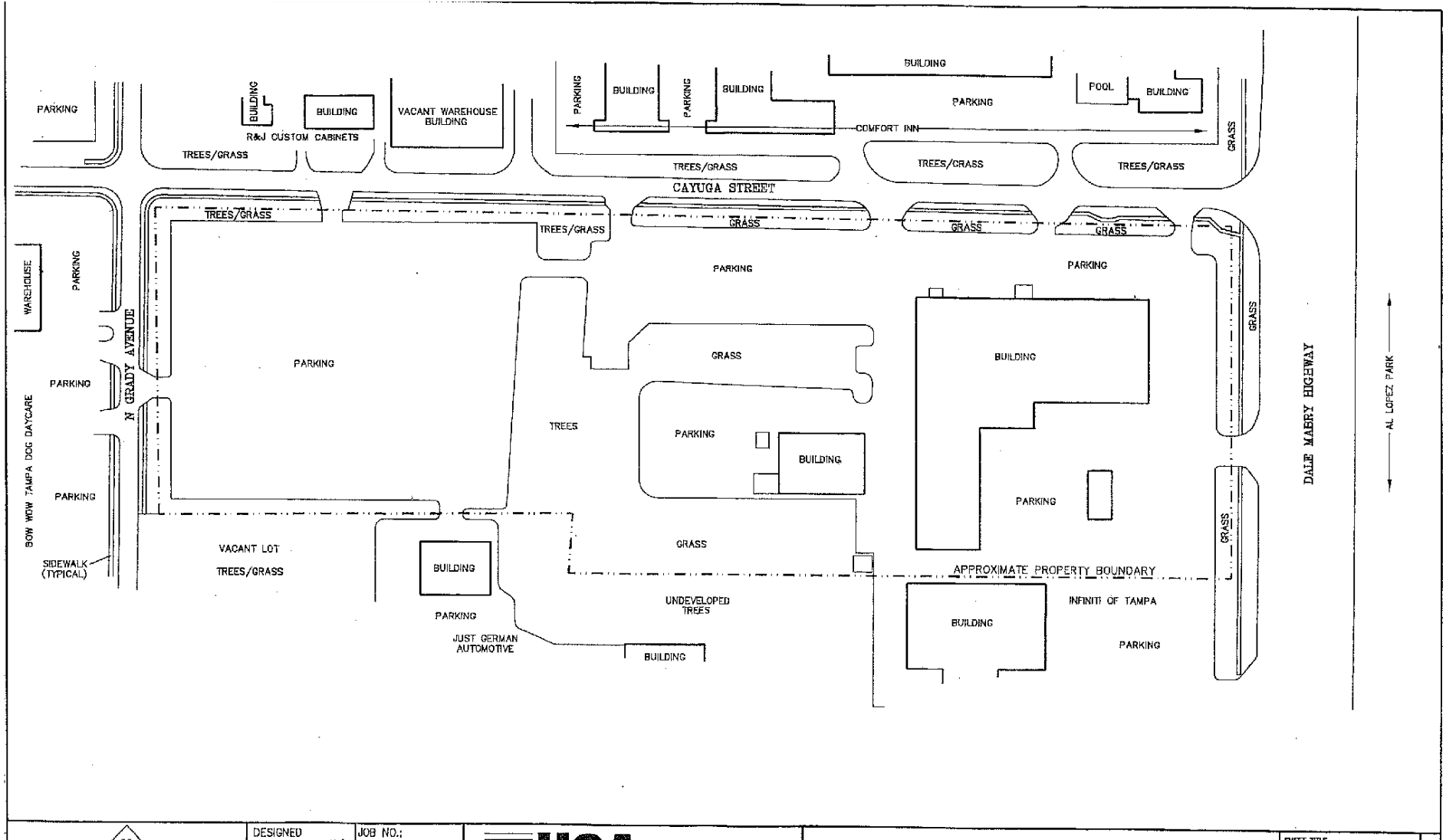




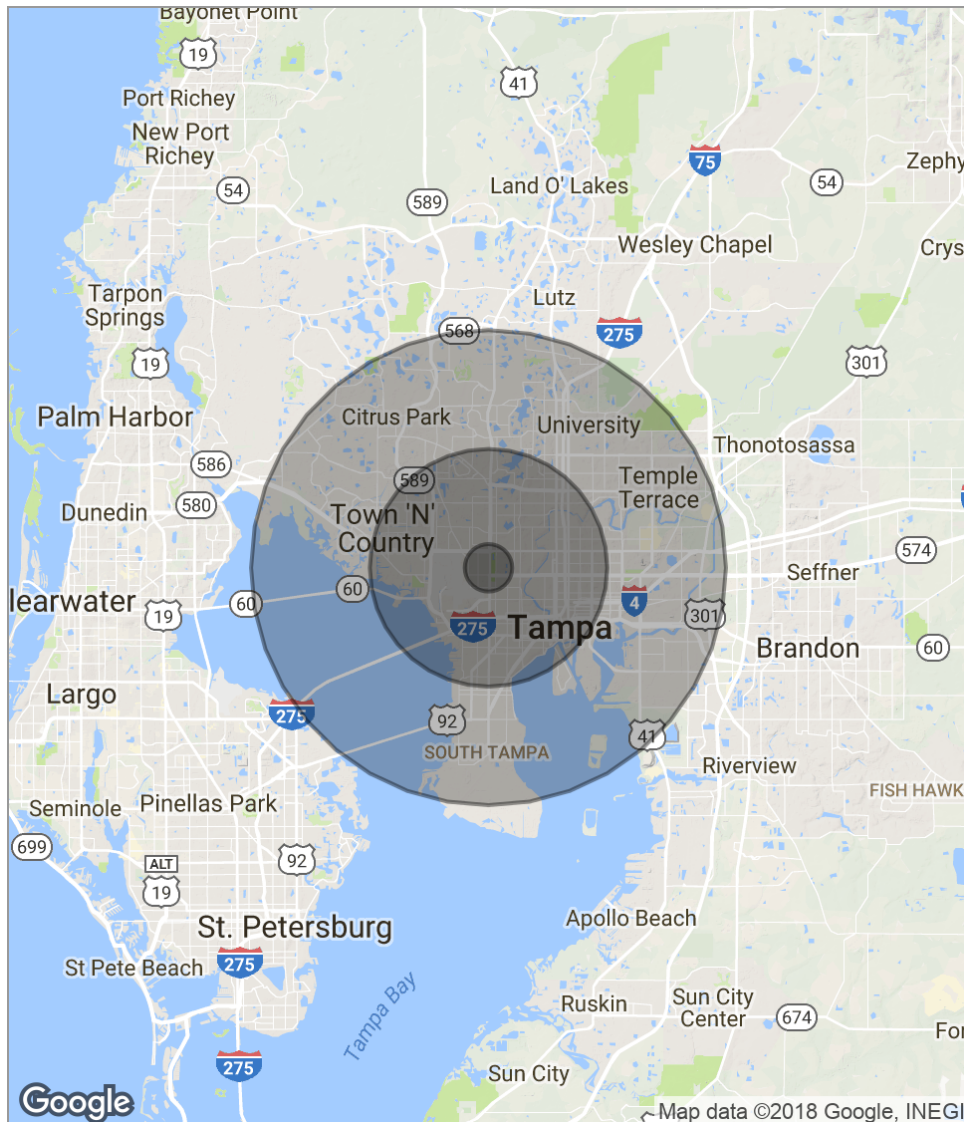












<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total population	7,403	262,998	701,578
Median age	35.2	36.2	35.7
Median age (Male)	34.5	34.8	34.4
Median age (Female)	35.9	37.5	36.9
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total households	3,111	107,577	280,291
# of persons per HH	2.4	2.4	2.5
Average HH income	\$38,938	\$61,949	\$62,999
Average house value	\$168,371	\$269,988	\$268,391

\* Demographic data derived from 2010 US Census



