

South Tampa, FL

3404-3416 South Dale Mabry Highway



**FOR
LEASE
1,196 SF
To 2,589 SF
Available**

Size: 1,196 SF to 2,589 SF Available.
800 SF Nail/Hair/Beauty Salon Space Also Available.

Price: Reduced to \$14.00 psf Net Rent; 800 SF space built out for Beauty Salon now available at \$14.50 psf NNN.

Center is located in South Tampa on South Dale Mabry at Sevilla and Vasconia Street, north of El Prado Blvd.

Excellent visibility on South Dale Mabry and **ample parking** (60 spaces, 7.8 per 1,000 SF), with pylon space available.

Just blocks from Britton Plaza, anchored by Publix, SteinMart, Bealls Outlet, Marshall's, JoAnn's, and the Britton 8 Theatre.

Other retailers in the area include Target, Lowes, Home Depot and Sam's Club.

Traffic Counts: 45,500 VPD



2010 Demographics

	<u>3 Miles</u>	<u>5 Miles</u>	<u>7 Miles</u>
Population	89,339	143,329	236,956
Average HH Income	\$81,893	\$75,170	\$66,050
Households	42,890	64,643	101,921
Employment	47,820	154,918	231,626



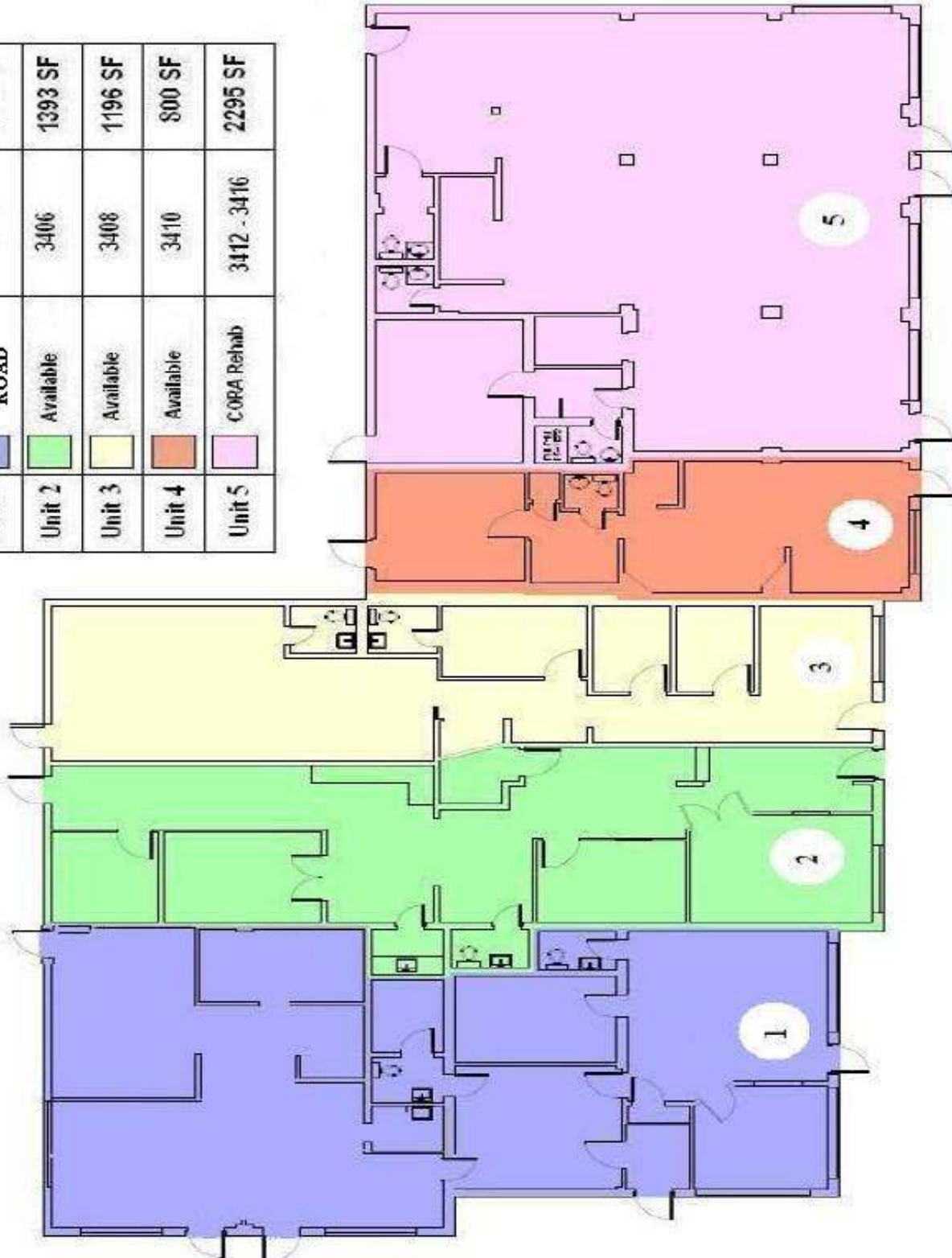
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FLOOR PLAN

Unit 1	TOBACCO ROAD	3404	2,033 SF
Unit 2	Available	3406	1393 SF
Unit 3	Available	3408	1196 SF
Unit 4	Available	3410	800 SF
Unit 5	CORA Rehab	3412 - 3416	2295 SF



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BUSINESS MAP



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