

REDEVELOPMENT SITE

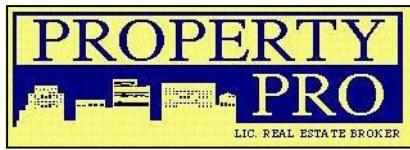
N. Dale Mabry Center

4744 North Dale Mabry Highway

Tampa, FL 33614



- Join a new Comfort Inn Suites (147 rooms), Econolodge (129 rooms), and a TyVv Pet Hotel and veterinary clinic.
- A renovated 21,200 sf building for restaurants, retail and retail service for lease.
- South outparcel with up to 5,700 sf building available for lease, Building may also be demolished for a new building.
- 550+ Parking spaces.
- Existing restaurant impact fees and water/sewer capacity fee credits available for use.
- Wet zoned for alcohol.
- Great visibility and access to North Dale Mabry, and pylon signage available.
- Excellent location on N. Dale Mabry just north of Raymond James Stadium, home of the Tampa Bay Buccaneers, and Steinbrenner Field, Spring training site for the New York Yankees. Minutes from the Tampa International Airport, I-275, and the Veterans Expressway.
- Located near the Westshore Business District which contains over 14 M+ SF office space, 7,521 hotel rooms, more than 150,000 employees, and 2 regional malls.
- CAM/Insurance/Real Estate Taxes: \$5.50 PSF
- Traffic Count: 68,000 VPD on Dale Mabry.



<http://www.propertypro.com>

332 South Plant Ave.
Tampa, FL 33606-2346
(813) 835-7747 Phone
(813) 839-3299 Fax

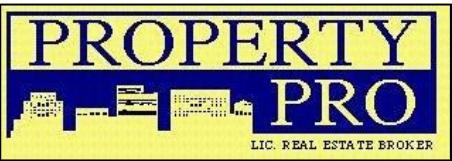
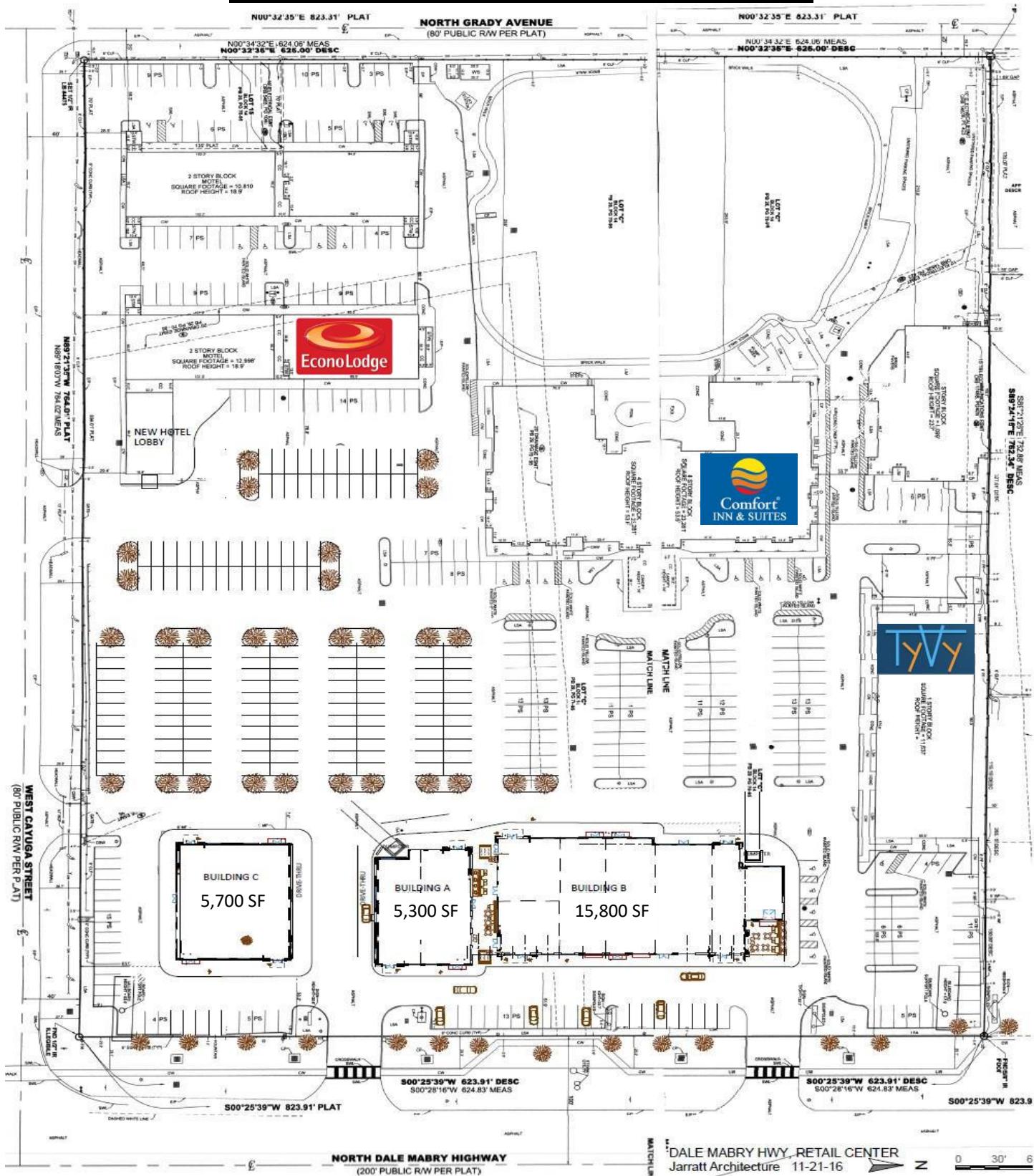


2017 Demographics

	3 Miles	5 Miles	7 Miles
Population	101,859	297,922	496,314
Average HH Income	\$51,583	\$70,198	\$69,407
Households	41,256	124,621	206,821
Employment	96,423	252,888	329,059

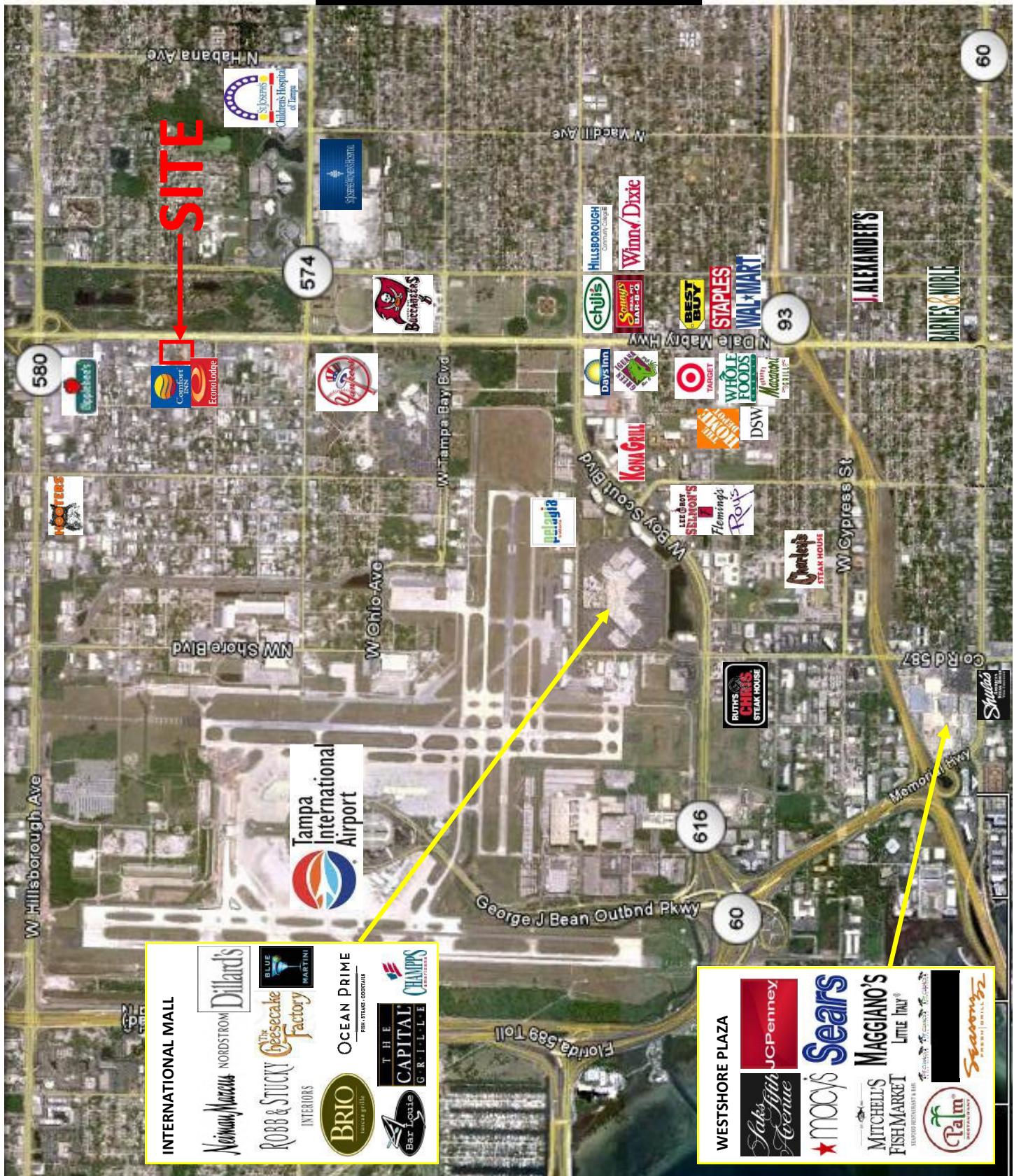
REDEVELOPMENT SITE PLAN

4744 N. Dale Mabry Highway

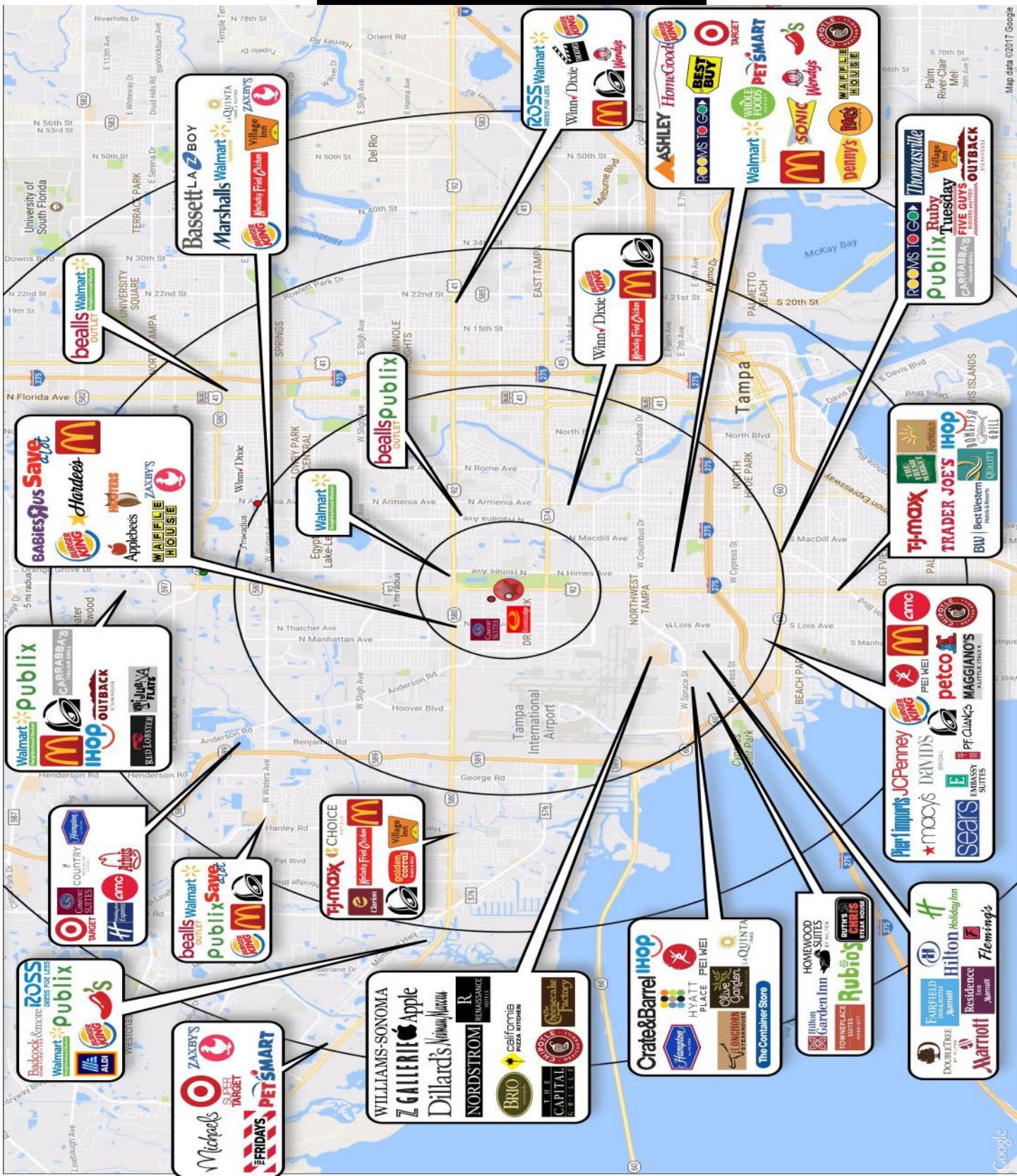


4744 North Dale Mabry Highway
Tampa, FL 33614

RETAIL MAP



RETAIL MAP



4744 North Dale Mabry Highway
Tampa, FL 33614