



Retail Property For Lease

South Tampa Retail For Lease

**3405 S Dale Mabry Hwy, Tampa, FL 33629**

**For More Information:**

813-254-6756 | EXT 1

**Michael Braccia, P.A.** | [mike@baystreetcommercial.com](mailto:mike@baystreetcommercial.com)

**Scott Shimberg** | [scott@baystreetcommercial.com](mailto:scott@baystreetcommercial.com)





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### Executive Summary



### OFFERING SUMMARY

Available SF:	750 - 9,030 SF
Lease Rate:	\$30.00 SF/yr (NNN)
Lot Size:	28,200 SF
Year Built:	1948
Building Size:	9,148 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. Recent major improvements have been completed and the building is one of the more attractive projects on the busy South Tampa / Dale Mabry corridor. Complete exterior remodel with new roof, stucco, architectural upgrades, awnings, and expanded parking lots make this location ideal for a variety of retail users. Spaces are available starting from 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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### Available Spaces

LEASE TYPE | NNN      TOTAL SPACE | 750 - 9,030 SF      LEASE TERM | Negotiable      LEASE RATE | \$30.00 SF/yr



AVAILABLE

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
3405 S Dale Mabry Hwy	Available	1,400 - 9,030 SF	NNN	\$30.00 SF/yr	Initial est monthly rent: \$4,536 (includes base rate + CAM + sales tax)
3407 S Dale Mabry Hwy	Available	1,400 - 9,030 SF	NNN	\$30.00 SF/yr	Initial est monthly rent: \$4,536 (includes base rate + CAM + sales tax)
3409 S Dale Mabry Hwy	Available	1,400 - 9,030 SF	NNN	\$30.00 SF/yr	Initial est monthly rent: \$4,536 (includes base rate + CAM + sales tax)
3411 S Dale Mabry Hwy - Suite A	Available	1,500 - 9,030 SF	NNN	\$30.00 SF/yr	Initial est monthly rent: \$4,860 (includes base rate + CAM + sales tax)
3411 S Dale Mabry Hwy - Suite B	Available	750 - 9,030 SF	NNN	Negotiable	Initial est monthly rent: \$2,430 (includes base rate + CAM + sales tax)
3411 S Dale Mabry Hwy - Suite C	Available	750 - 9,030 SF	NNN	\$30.00 SF/yr	Initial est monthly rent: \$2,430 (includes base rate + CAM + sales tax)
3411 S Dale Mabry Hwy - Suite D	Available	830 - 9,030 SF	NNN	\$30.00 SF/yr	Initial est monthly rent: \$2,689 (includes base rate + CAM + sales tax)
3411 S Dale Mabry Hwy - Suite E	Available	1,000 - 9,030 SF	NNN	\$30.00 SF/yr	Initial est monthly rent: \$3,240 (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](http://www.baystreetcommercial.com)

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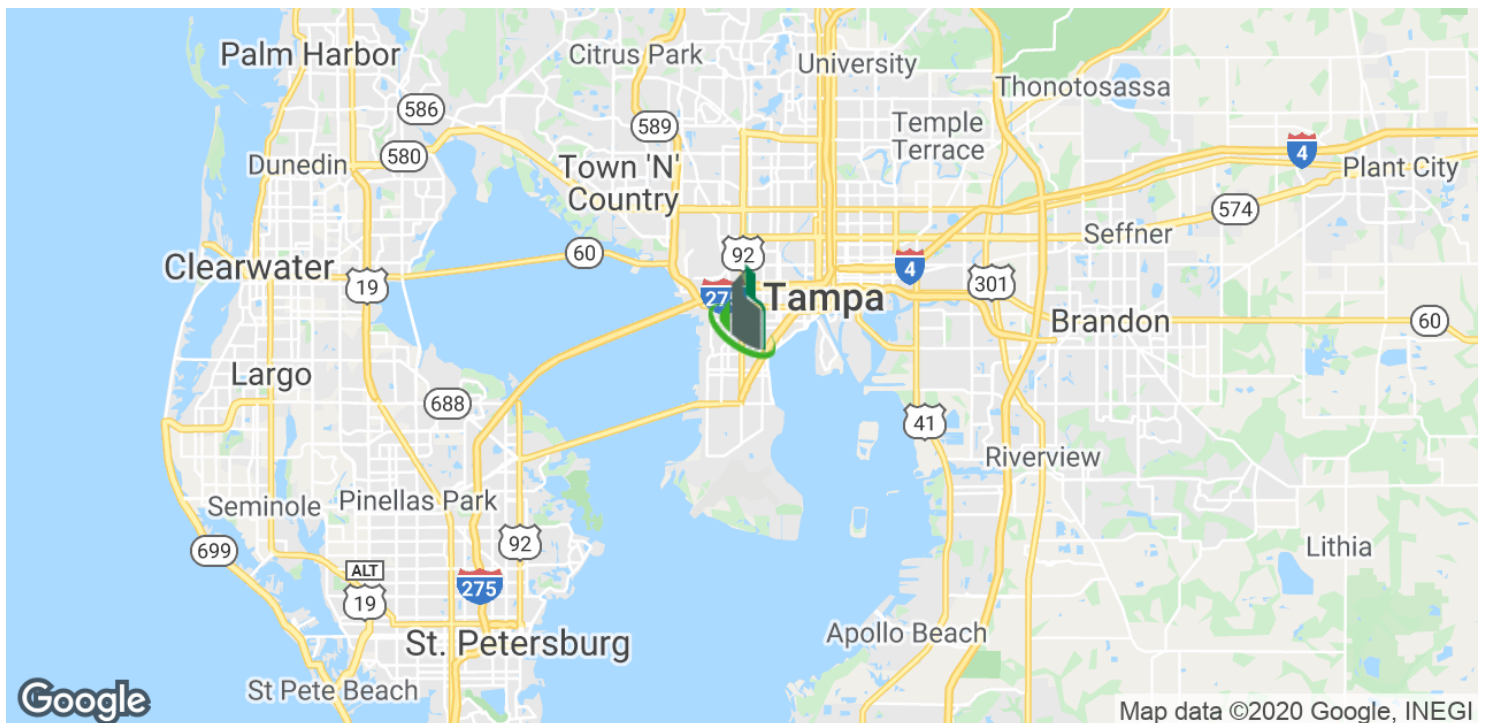
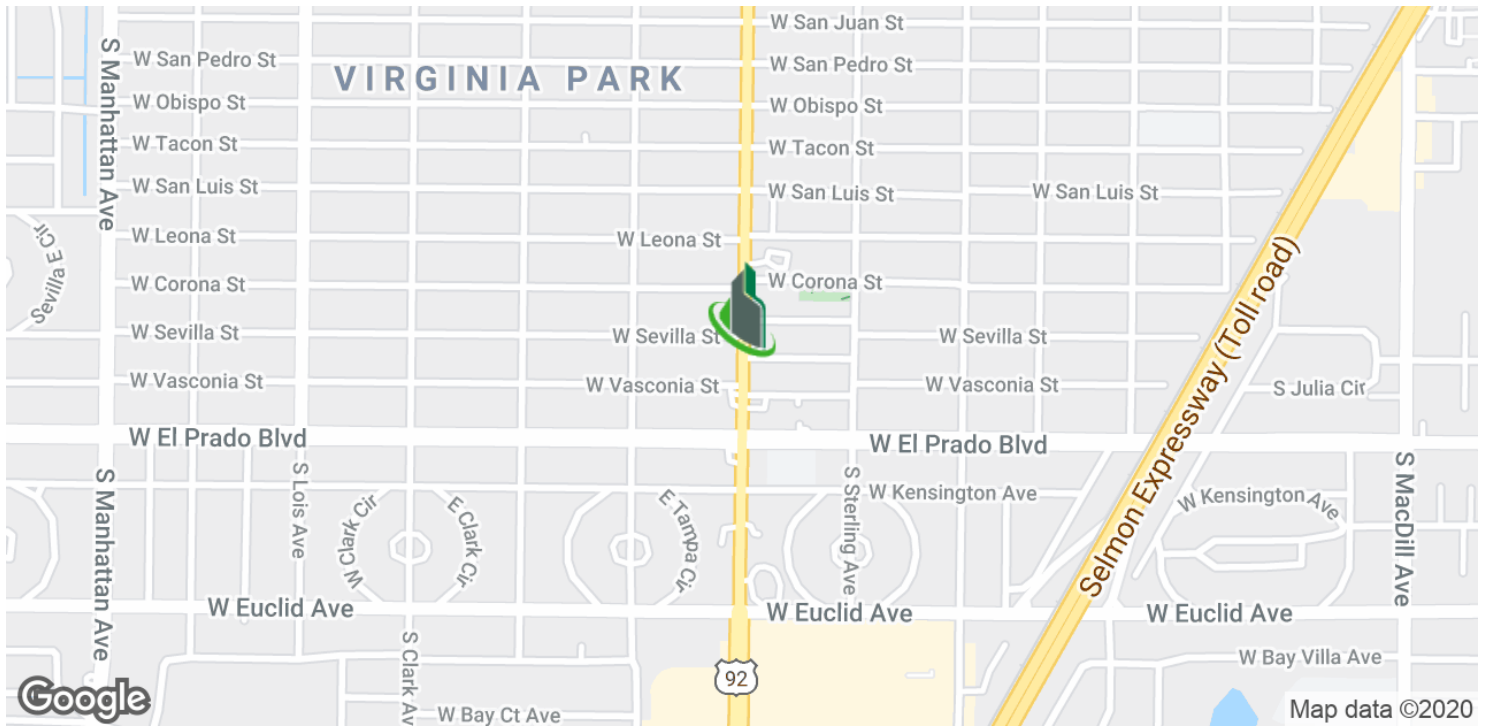




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### Location Maps



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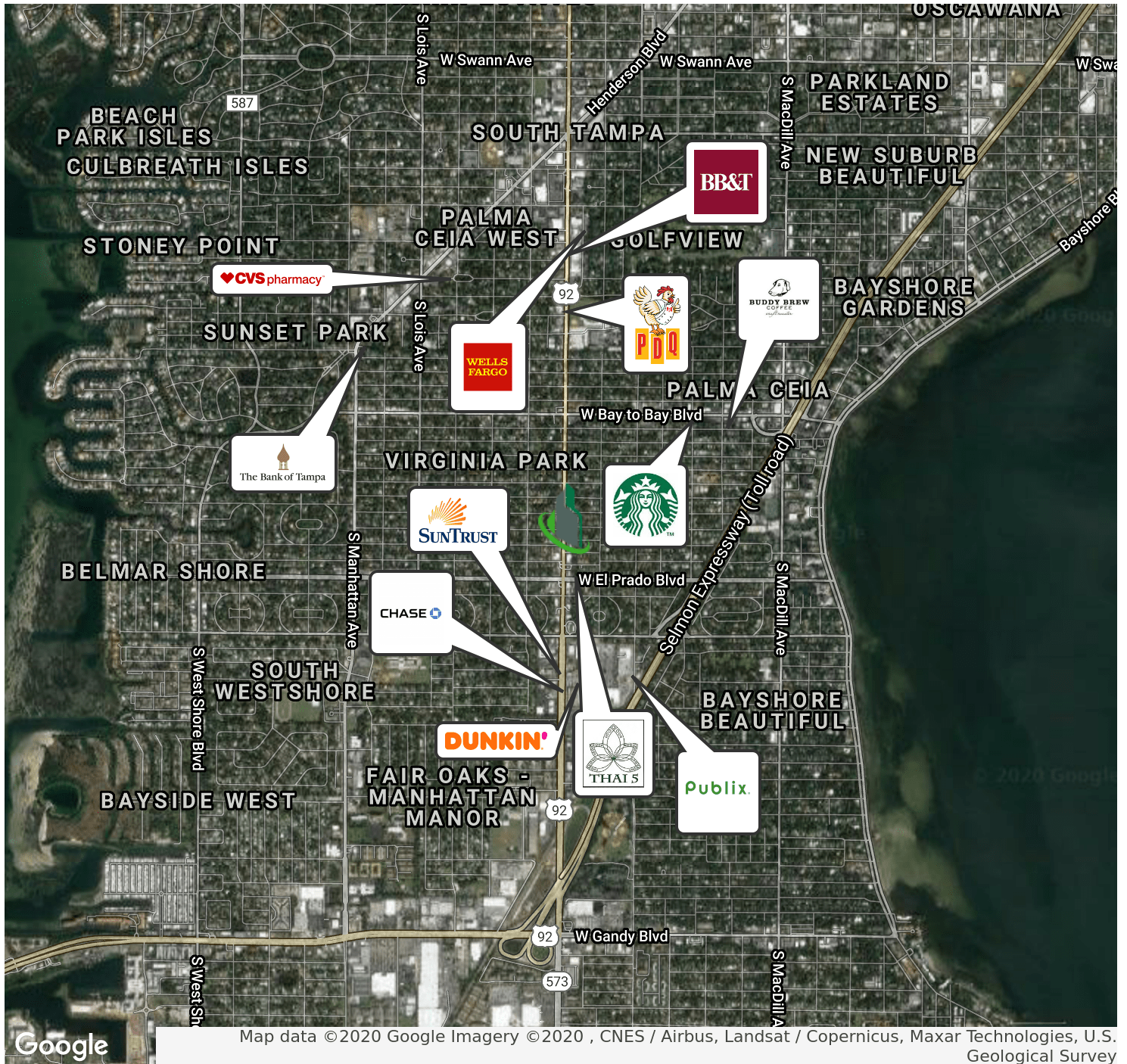
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### Retailer Map



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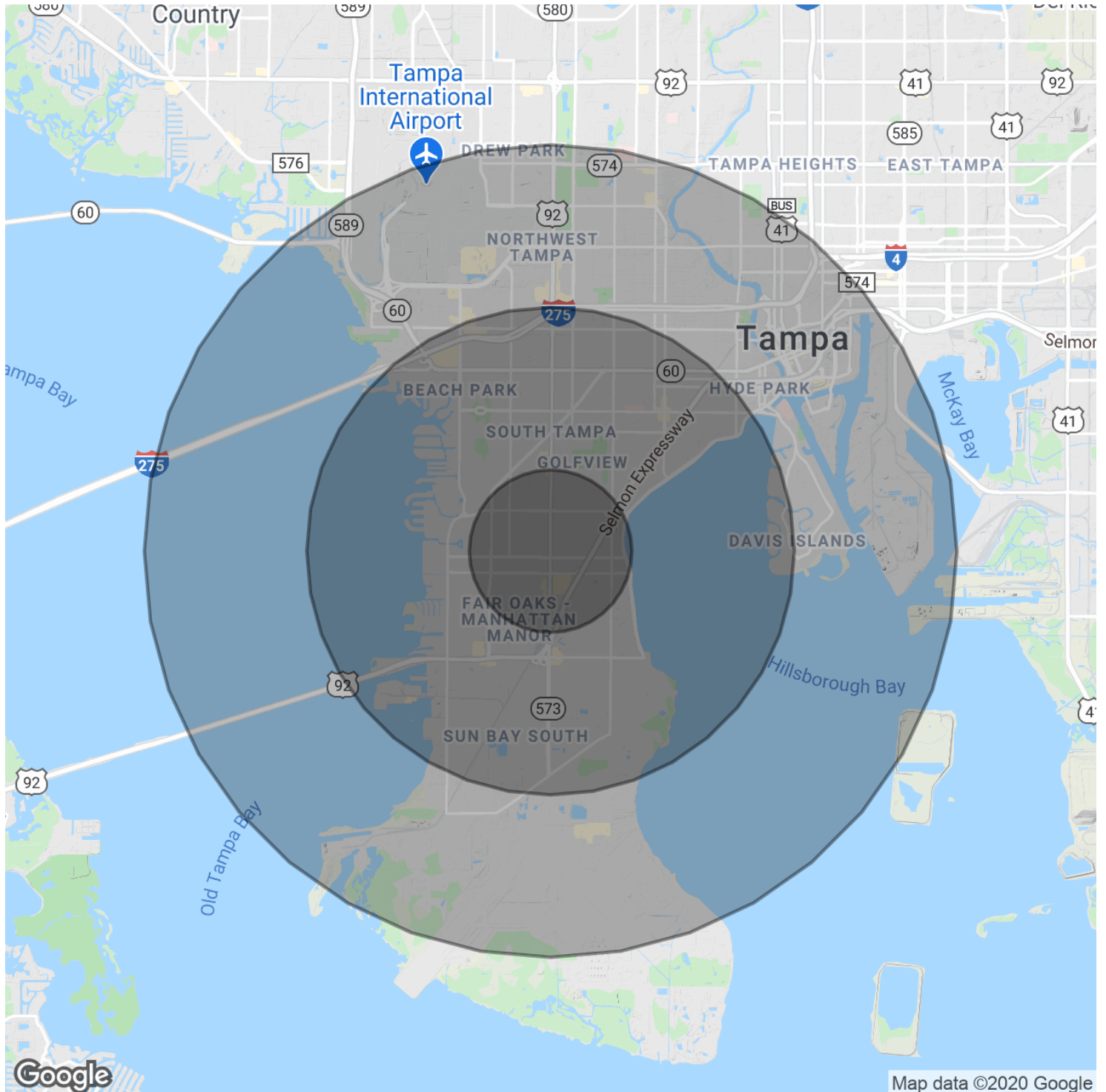




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### Demographics Map & Report



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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

*\* Demographic data derived from 2010 US Census*

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