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813.935.9600

TINA MARIE ELOIAN, CCIM
TINA@FLORIDACOMMERCIALGROUP.COM

FLORIDA COMMERCIAL GROUP
401 EAST PALM AVENUE, TAMPA, FL 33602
FLORIDACOMMERCIALGROUP.COM

7206-7212 N. DALE MABRY HWY.
TAMPA, FL 33614 :: FOR SALE: \$5,000,000/

2 PARCELS :: .81 AC LOT :: SIGNALIZED CORNER
EGYPT LAKE- LETO/ PINECREST, WEST PARK

• INVESTORS, DEVELOPERS AND FRANCHISEES •
REDEVELOPMENT/ OWNER- USER OPPORTUNITY



This information is from sources deemed to be reliable. We are not responsible for misstatements of facts, errors or omissions, prior sale, change of price and/or terms or withdrawal from the market without notice. Buyer shall verify all information with their own representatives as well as state and local agencies.

ATTENTION: Ambitious Drive-thru Chain Restaurateurs- Your Development Opportunity Awaits

Commercial-general: This district provides areas where a variety of retail and commercial service activities can be conducted compatible with surrounding uses and residential districts. Minimum lot size is 10,000 square feet. Maximum FAR is 1.0-1.5. Maximum height is 45 feet.

Florida Commercial Group is please to present a 2 parcel, .81 acre site for new development or investor/ owner- user

INVESTMENT HIGHLIGHTS



- PRIME, PRIME, PRIME LOCATION!
- 252' frontage directly on N. Dale Mabry Hwy
- Average Daily Traffic count of 64,000+ vehicles per day
- Highest and best use: Keep as income generating or new development
- Outstanding, .81-acre site offering opportunities for a new business
- Site offers a huge development/ growth opportunity for the N. Dale Mabry Hwy. corridor
- Located at the signalized intersection of N. Dale Mabry Hwy and W. Hamilton Avenue
- A great place to invest, relocate or expand your business
- Within a 3-mile radius of this site, approximately 107,059 people with an average age of 39.5 and the HH income is over \$59,949



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LISTING DETAILS

FINANCIAL & TERMS

Status: **Active**

Offering Price: \$5,000,000/

Lease Price: \$10,000/ month/ NNN

Lease Options: **10+ year lease (owner may consider a 5-year lease for qualified tenant)**

Lease Terms: **NNN**

NNN Expenses: **(Property Taxes, Insurance, Utilities, Alarm, Lawn/ Maintenance, Pest Control, etc...)**

LOCATION

Street Addresses: **7206-7212 N. Florida Avenue**

City: **Tampa**

Zip Code: **33614**

County: **Hillsborough**

Traffic Count/ Cross Streets:

64,000 VTD (2022 AADT) N. Dale Mabry Hwy/ N. Hamilton Avenue

Market: **Tampa-St. Petersburg-Clearwater**

Sub-market: **Drew Park/ Pinecrest Area**

THE PROPERTY

Folio Number: **026851-0000 :: 026849-0000**

Zoning: **CG (General Commercial)**

Current Use:

Land/ Retail food sales :: Commercial Building, Retail Sales

Site Improvement: **860 SF bldg. :: 11,516 SF**

Lot Size: **21,056 SF :: 14,000 SF**

Lot Dimensions: (approx.) **150' x 140' :: 102' x 140'**

Front Footage: (approx.) **252' / N. Dale Mabry Hwy.**

Parking: **Onsite**

Total Acreage: **.81 acres**

UTILITIES

Electricity: **TECO**

Water: **City of Tampa**

Waste: **City of Tampa**

Communications: **Spectrum, Frontier and Verizon**

TAXES

Tax Year: **2022**

Taxes: **\$8,746.22 :: \$17,972.66 (\$26,718.88 total)**

THE COMMUNITY

Community/ Subdivision Name: **Drew Park/Pinecrest Area**

Flood Zone Area: **X**

Flood Zone Panel: **12057C0194H**

THE LISTING

Driving Directions:

From Hillsborough Avenue, head North on N. Dale Mabry Hwy. 1.3 miles. Arrive at the property on the left at the northwest corner. 7206- 7212 N. Dale Mabry Hwy.



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LISTING AERIAL



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LISTING AERIAL- North View



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LISTING AERIAL- South View



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QSR SITE CONCEPTUALS



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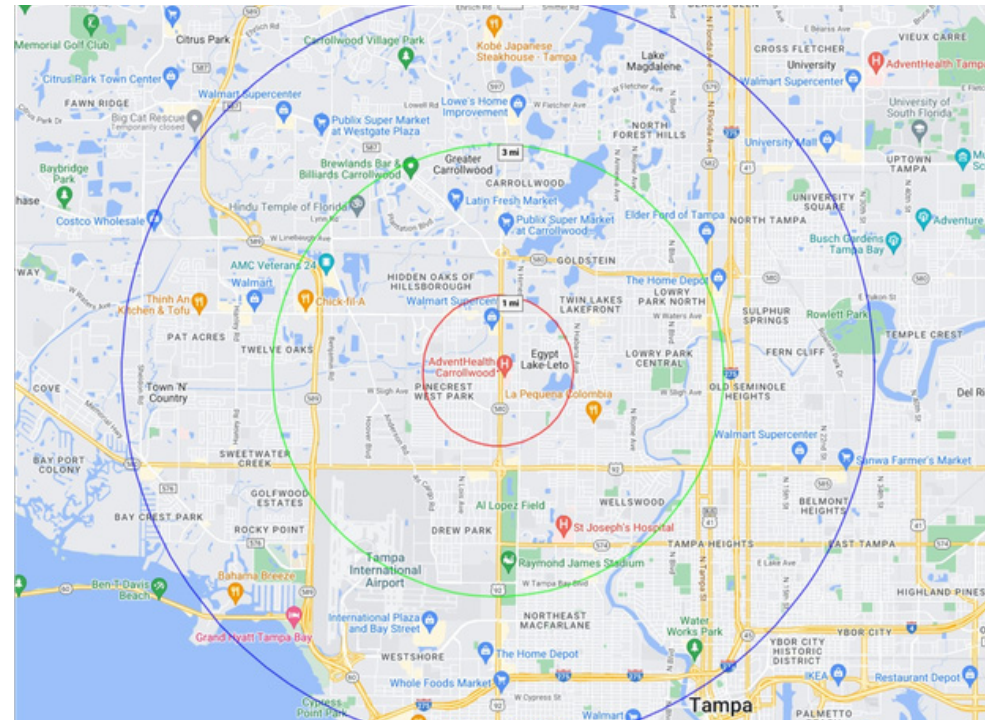
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AREA HIGHLIGHTS | DEMOGRAPHICS

- Calling developers, franchisees and investors!
- PRIME LOCATION- Directly on busy N. Dale Mabry Hwy.
- Located at the intersection of N. Dale Mabry Hwy and W. Hamilton Avenue- daily traffic counts of 64,000 vehicles
- The area is exploding with new commercial and residential growth
- Surrounded by a diverse mix of commercial commerce, schools and residential communities
- Convenient to highways and major thoroughfares, ie... Dale Mabry Hwy, Waters Avenue, Hillsborough Avenue Busch Blvd. N. Himes Avenue and the Veterans Expressway
- 17 minutes (approx.) to Tampa International Airport
- 15 minutes to the Interstate 275 South
- 3.7 miles east of the Veterans Expressway
- Within a 3-mile radius of this site, approximately 107,059 people with an average age of 39.5 and the HH income is over \$59,949
- Minutes from AdventHealth- Carrollwood, Raymond James Stadium, Al Lopez Park, CVS Pharmacy, North Park Professional Center, George Steinbrenner Field, Hillsborough Community College, Dale Mabry Hwy, W. Hillsborough Avenue, Waters Avenue, Sligh Avenue, Town N Country, Carrollwood and Lowry Park Neighborhoods



POPULATION	1 Mile	3 Miles	5 Miles
Total population	18,399	107,059	315,903
Median age	39.7	39.5	38.8
Median age (Male)	38.2	38.2	37.5
Median age (Female)	41.4	41.4	40.4
HOUSEHOLDS & INCOME	1 Mile	3 Miles	5 Miles
Total households	6,728	43,392	132,409
# of persons per HH	2.7	2.5	2.4
Average HH income	\$51,441	\$59,949	\$62,325
Average home value	\$180,633	\$188,752	\$198,627

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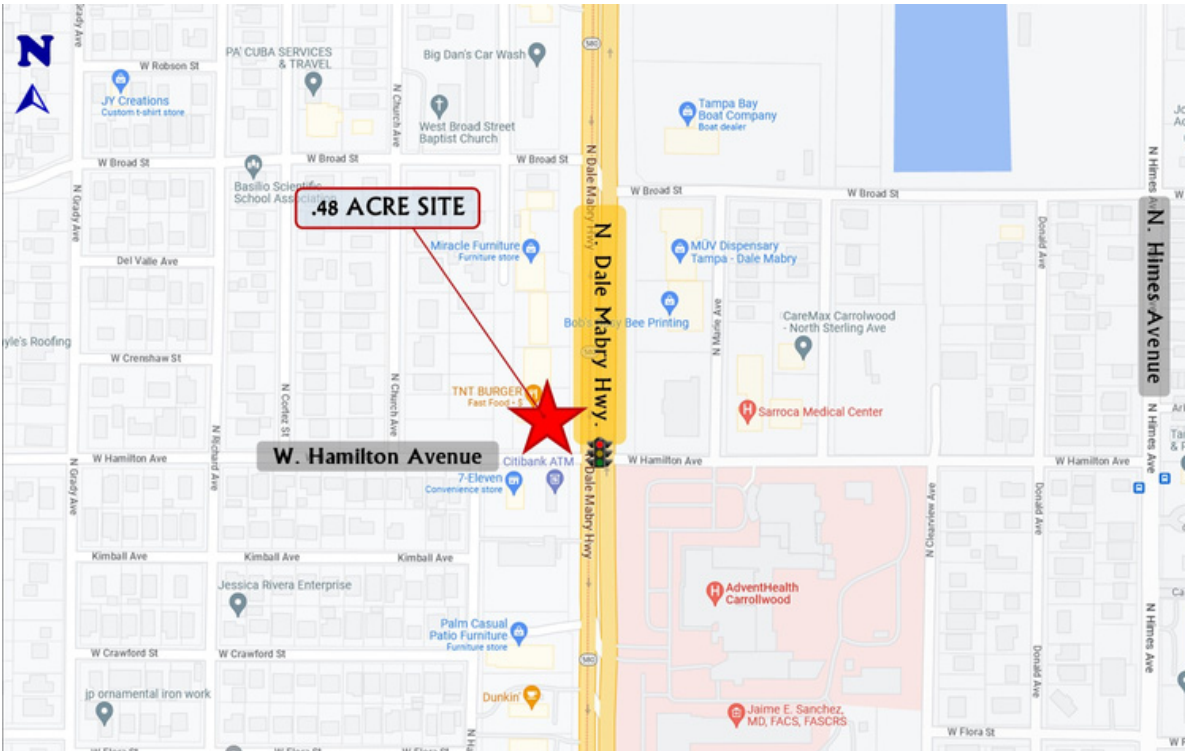
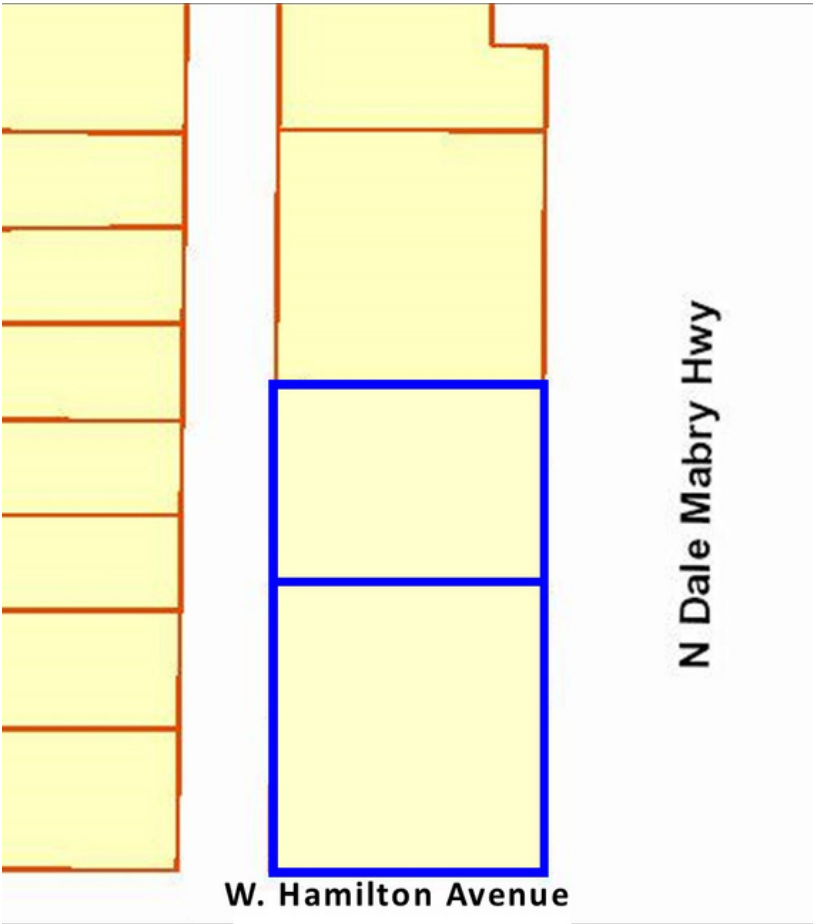
COMMUTING HIGHLIGHTS | DIRECTIONAL & PARCEL MAPS

COMMUTING HIGHLIGHTS

Within a ½ mile radius of the subject site, are regional and national businesses that include: AdventHealth-Carrollwood, Walmart, Family Dollar, CVS, 7-Eleven, Hudson Furniture, Lazy Boy Furniture, Domino’s Pizza, McDonalds, Taco Bell, Dunkin, Peter Glenn Ski Sports, Harley Davidson, Triumph Motorcycles, AutoZone, O’Reilly’s, Meineke, NAPA, Enterprise Car Rental and Avis Car Rental to name a few.

Driving Directions:

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CALL TODAY FOR ADDITIONAL PROPERTY DETAILS! 813.935.9600

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Your Tampa Bay and Beyond Commercial Real Estate Experts

SALES • INVESTMENTS • LEASING • PROPERTY MANAGEMENT

When you're looking to engage in any commercial real estate transaction – including buying, selling, leasing, financing, or even developing real estate – using a CCIM for your transaction is the best investment you'll make. Backed by **knowledge, stability, and resources**, Florida Commercial Group is uniquely equipped to assist you in all your real estate needs.

Our boutique brokerage is recognized in the Tampa Bay area as an **authority on all types of properties** with a **commitment to excellence and exceptional service**. With over 20 years of experience in residential and commercial real estate brokerage, leasing, property management, development, and investment services our team of specialists offers you a full suite of comprehensive services.

How Can We Help?

- BUYER & SELLER REPRESENTATION
- TENANT & LANDLORD REPRESENTATION
- PROPERTY MANAGEMENT FOR OWNERS & FINANCIAL INSTITUTIONS
- VALUATION & ADVISORY SERVICES
- COMMERCIAL & RESIDENTIAL

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