

OFFICE / RETAIL
SPACE FOR LEASE

The Promenade

10330 N DALE MABRY HWY • TAMPA, FL • 33618

**FREE
RENT!**

1 Month Free Per Lease Year*

*On new qualified office lease
for Suite 226 signed by 2/28/25.
Contact for details.



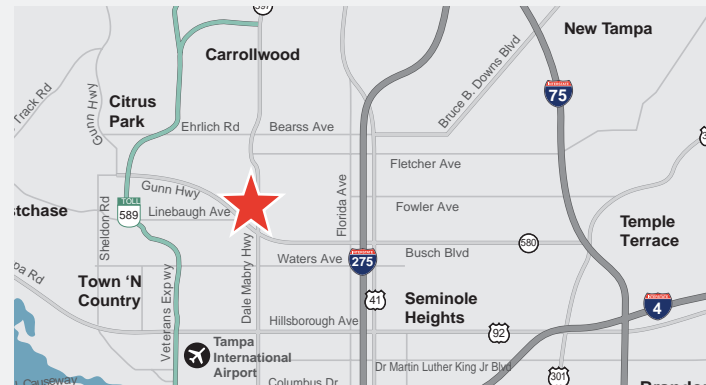
ONLY ONE OFFICE SPACE LEFT!

PROPERTY OVERVIEW

Property Type	Retail & Office
Property Size	30,120 sf
Submarket	Northwest Tampa
Year Built	1984
Parking	4.35/1,000

PROPERTY FEATURES

- + Highly visible signage opportunity on the busy N Dale Mabry Hwy with a traffic count of over 70,000 vehicles per day
- + Join major tenants including International Diamond Center, BayCare Medical Group, and USF Concussion Center
- + Ample parking for tenants and visitors



LOCATION

- + Prime location on N Dale Mabry Hwy, just north of Linebaugh Ave
- + Situated within Carrollwood's heavy retail corridor
- + Densely populated area with strong demographics
- + An easy commute with access to I-275 and the Veteran's Expressway



Thomas Hernandez, SIOR, CCIM
(813) 494-4090 mobile
thernandez@ciminelli.com



OFFICE / RETAIL
SPACE FOR LEASE

The Promenade

10330 N DALE MABRY HWY • TAMPA, FL • 33618



2023 DEMOGRAPHIC INFORMATION 3 MILE RADIUS HIGHLIGHTS



104,889
POPULATION



43,171
HOUSEHOLDS



\$57,766
MEDIAN HH INCOME



40.3
MEDIAN AGE

Source: CoStar Group



Thomas Hernandez, SIOR, CCIM
(813) 494-4090 mobile
thernandez@ciminelli.com

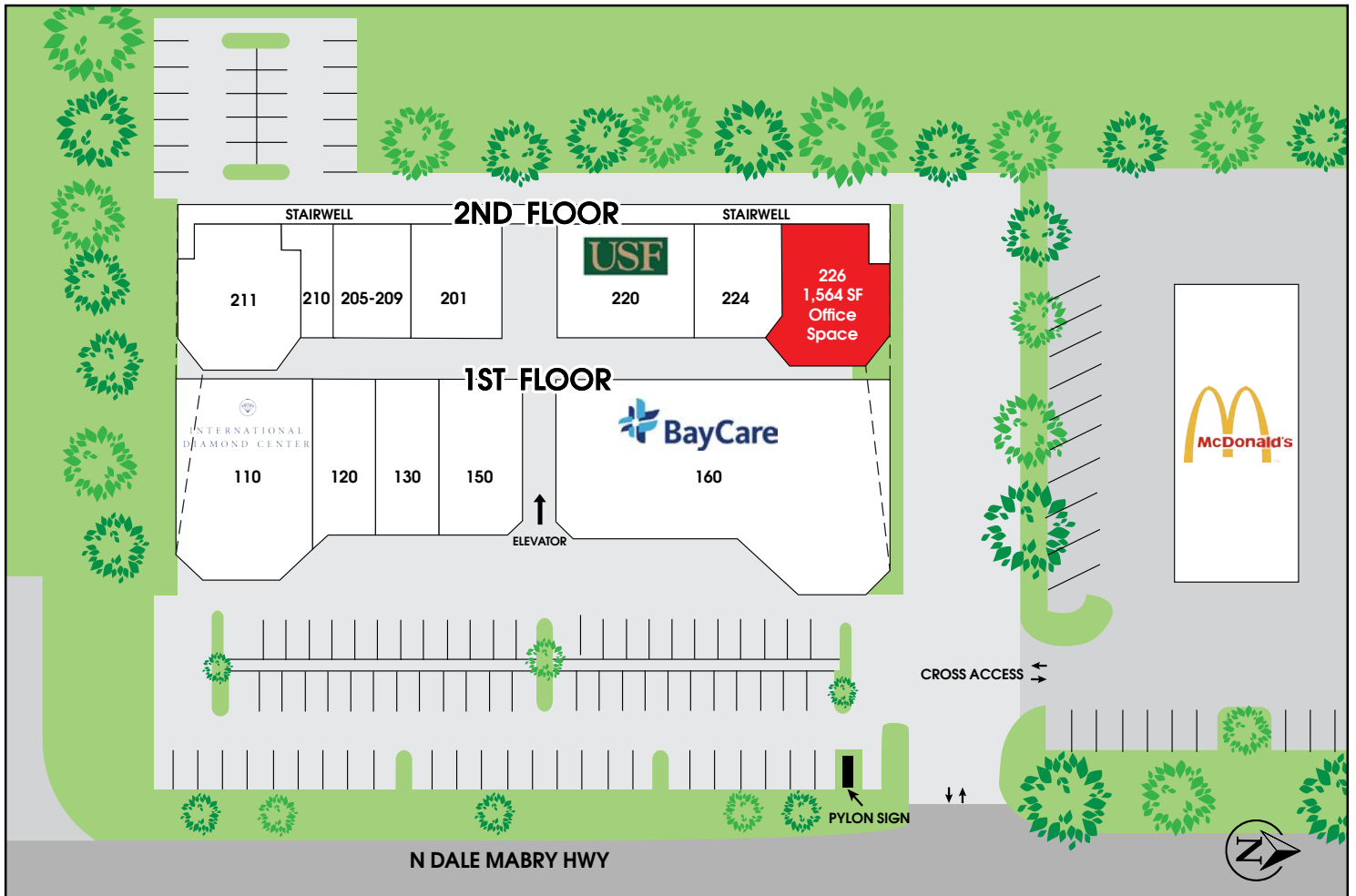


OFFICE / RETAIL
SPACE FOR LEASE

The Promenade

10330 N DALE MABRY HWY · TAMPA, FL · 33618

SITE PLAN



Thomas Hernandez, SIOR, CCIM
(813) 494-4090 mobile
thernandez@ciminelli.com

