

**AUTO DEALERSHIP
AVAILABLE FOR SUBLEASE**

4636

N. DALE MABRY HIGHWAY



NEWMARK

AUTOMOTIVE

4636 N DALE MABRY HWY, TAMPA, FL 33614



THE OFFERING

The property at **4636 N Dale Mabry Highway, Tampa, FL**, presents a rare opportunity to sublease a premier **54,154 SF automotive sales and service center** situated on **10.09 acres** in one of Tampa's most dynamic automotive corridors. Completely renovated in **2021**, the facility offers modern showroom, service, and administrative areas designed for operational efficiency and customer appeal. Located in a **high-traffic area surrounded by national auto dealerships**, the site benefits from exceptional visibility, strong demographics, and convenient access to major highways—making it an ideal location for an automotive retailer or related user seeking a turn-key facility in the heart of Tampa's auto row.

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4636

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PROPERTY DESCRIPTION



54,154 SF

SHOWROOM &
SERVICE AREA

6.73 AC

LAND SIZE

2021

RENOVATED

4636

N. DALE MABRY HIGHWAY

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PROPERTY ADDRESS 4636 N Dale Mabry Highway, Tampa, FL 33614

CURRENT TENANT EchoPark

OFFERING PRICE Call for Pricing

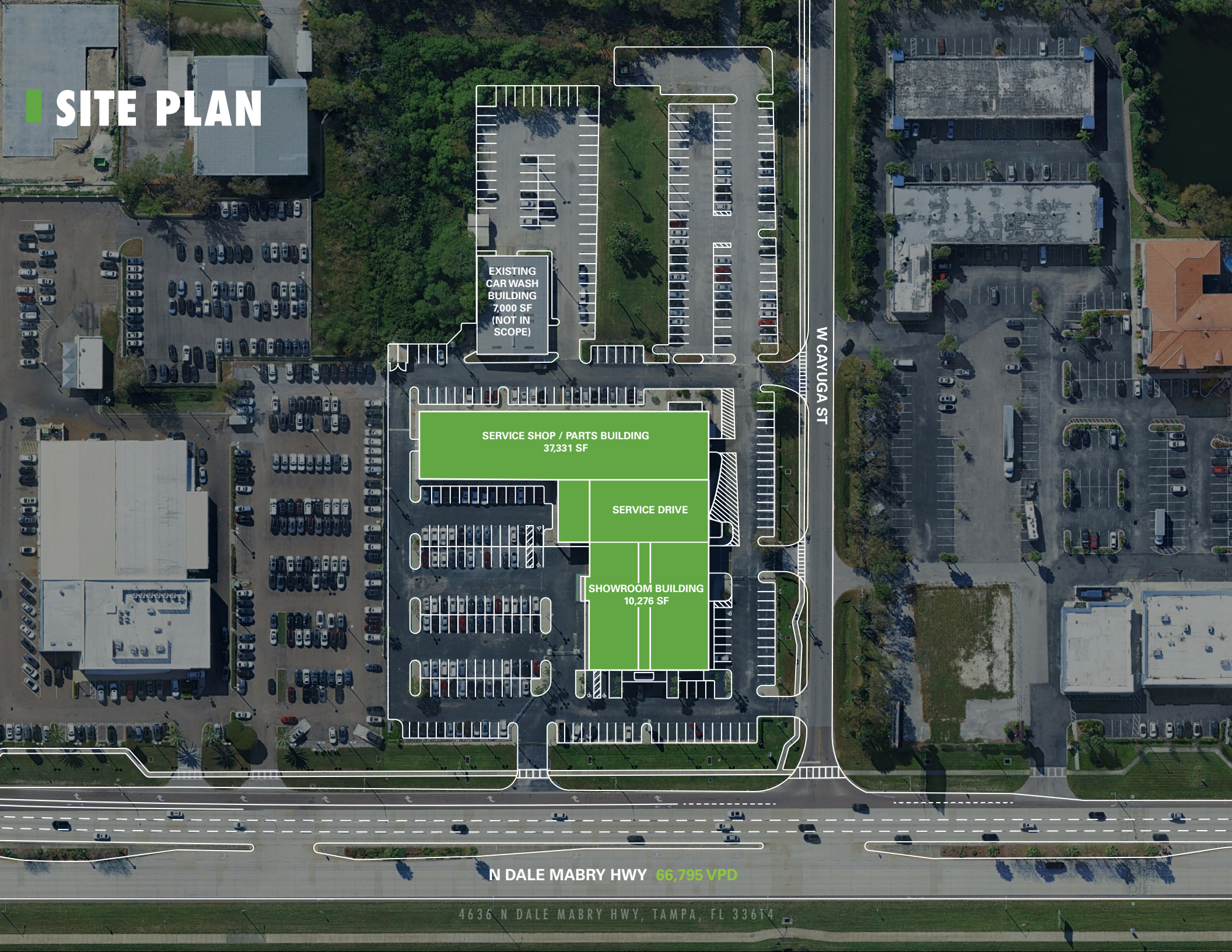
BUILDING SIZE 54,154 SF

LAND SIZE 6.73 AC

RENOVATED 2021

VISABILITY High Traffic Area Located right on Dale Mabry Hwy

SITE PLAN



EXISTING
CAR WASH
BUILDING
7,000 SF
(NOT IN
SCOPE)

SERVICE SHOP / PARTS BUILDING
37,331 SF

SERVICE DRIVE

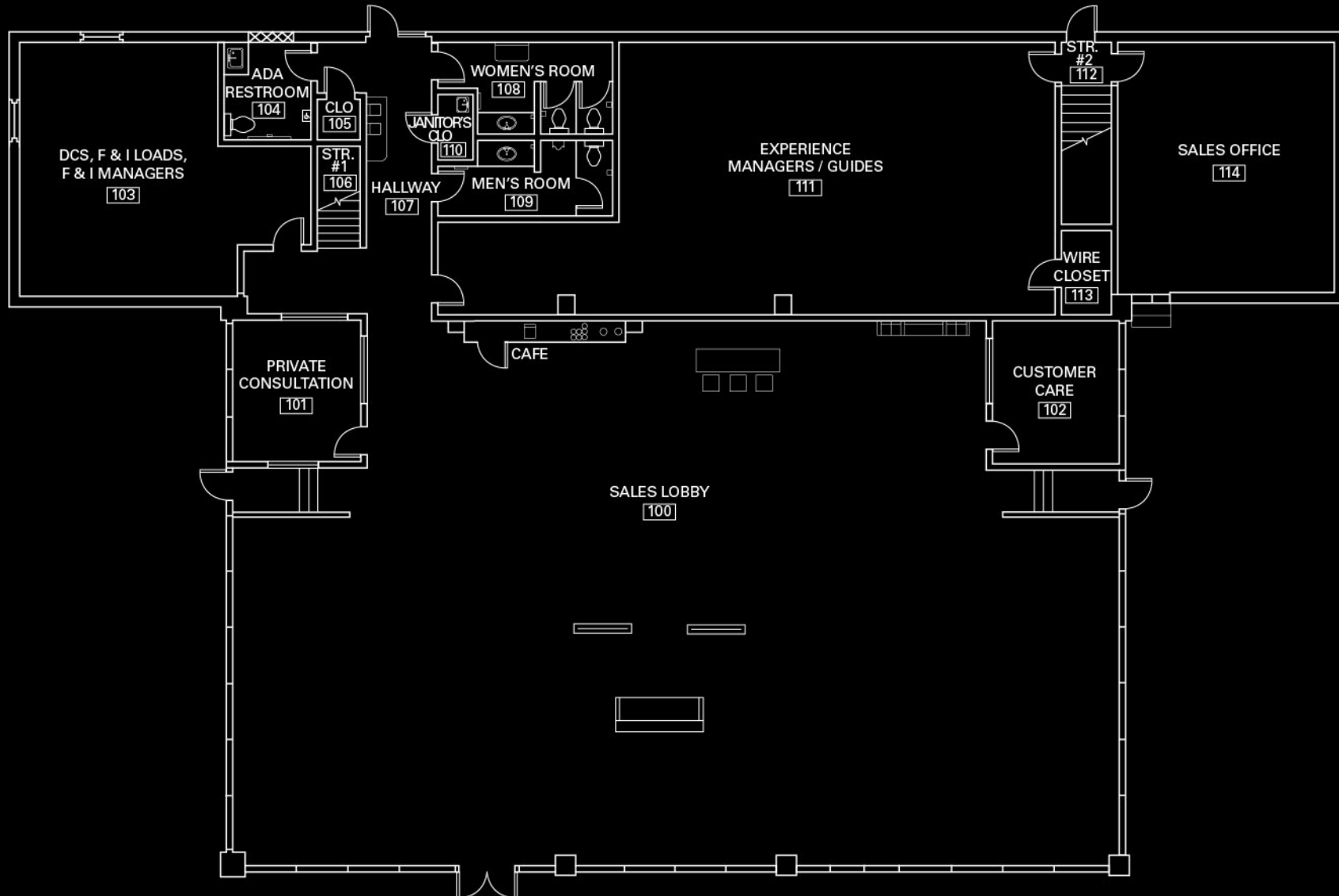
SHOWROOM BUILDING
10,276 SF

W CAYUGA ST

N DALE MABRY HWY 66,795 VPD

4636 N DALE MABRY HWY, TAMPA, FL 33614

FLOORPLAN



FLOORPLAN



4636 N DALE MABRY HWY, TAMPA, FLORIDA 33614

PROPERTY DESCRIPTION **ADDITIONAL LAND AVAILABLE**



4621

N. GRADY AVEUE

PROPERTY ADDRESS 4621 N Grady Avenue, Tampa, FL 33614

OFFERING PRICE Call for Pricing

LAND SIZE 3.36 AC

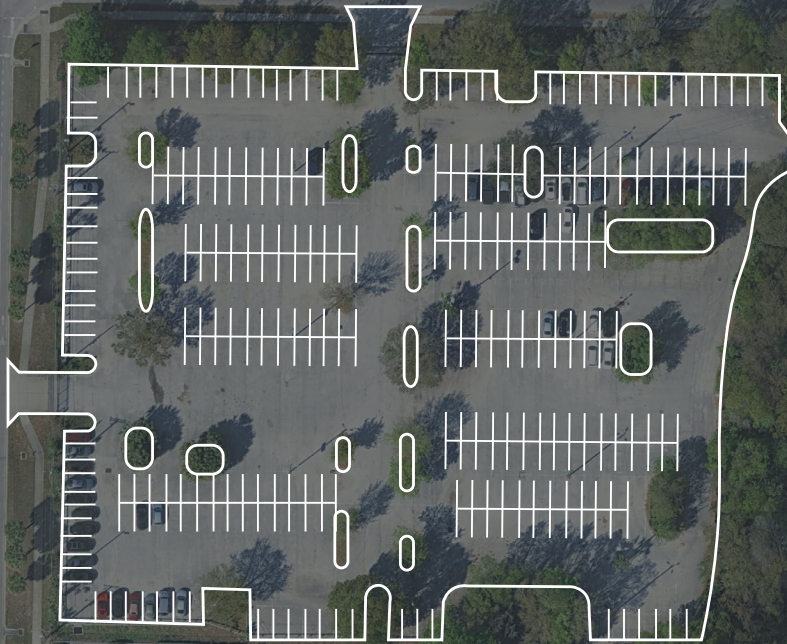
VISABILITY High Traffic Area

4636 N DALE MABRY HWY, TAMPA, FL 33614

■ SITE PLAN ADDITIONAL LAND AVAILABLE

N GRADY AVENUE

W CAUYGA STREET



4636 N DALE MABRY HWY, TAMPA, FL 33614

MAP

Dunedin

584

Egypt Lake-Leto



589

Clearwater

Tampa



Largo

Pinella



4636

N. DALE MABRY HIGHWAY

54,154 SF FOR SUBLEASE

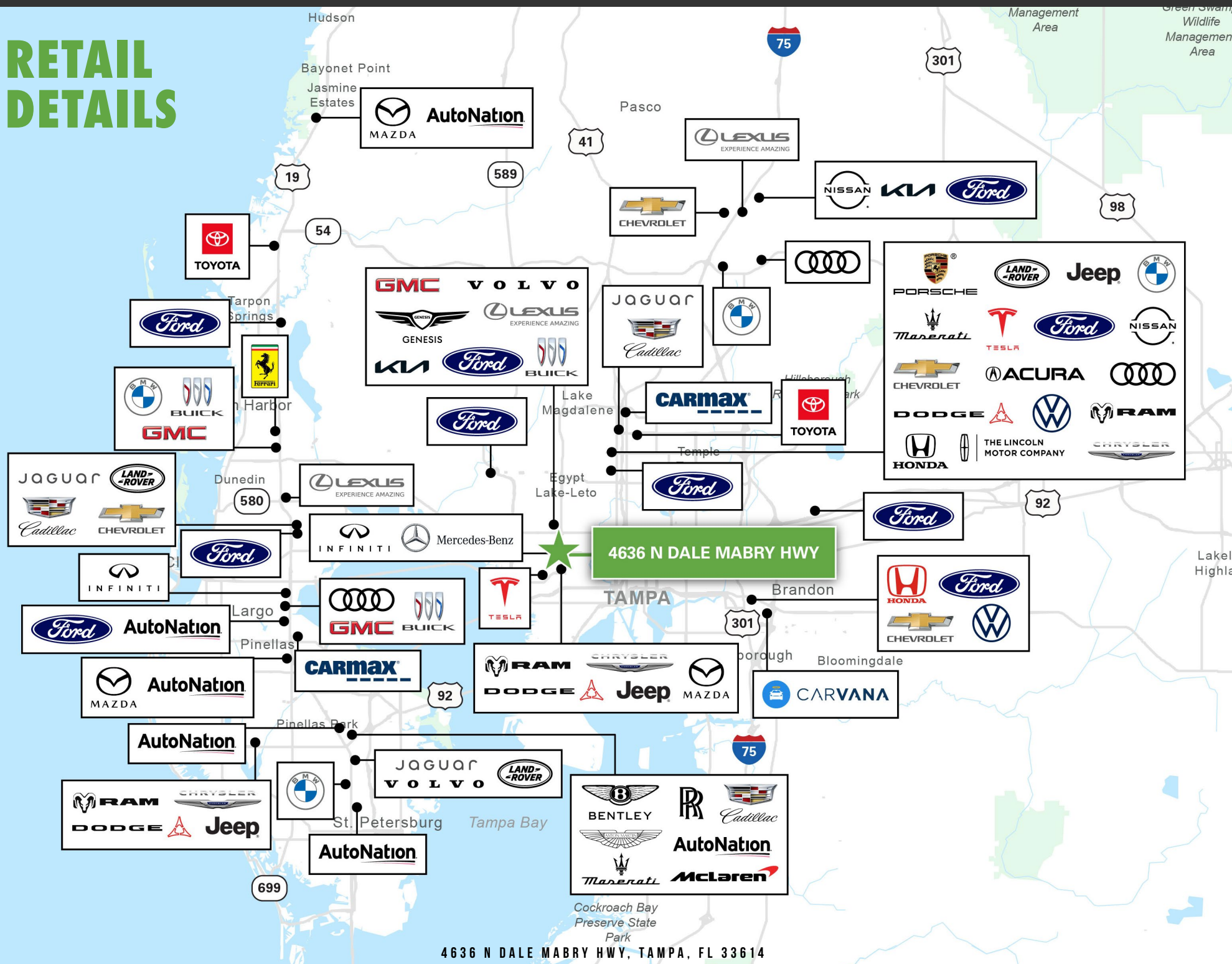
19

St. Petersburg

693

4636 N DALE MABRY HWY, TAMPA, FL 33614

RETAIL DETAILS



■ AREA DEMOGRAPHICS

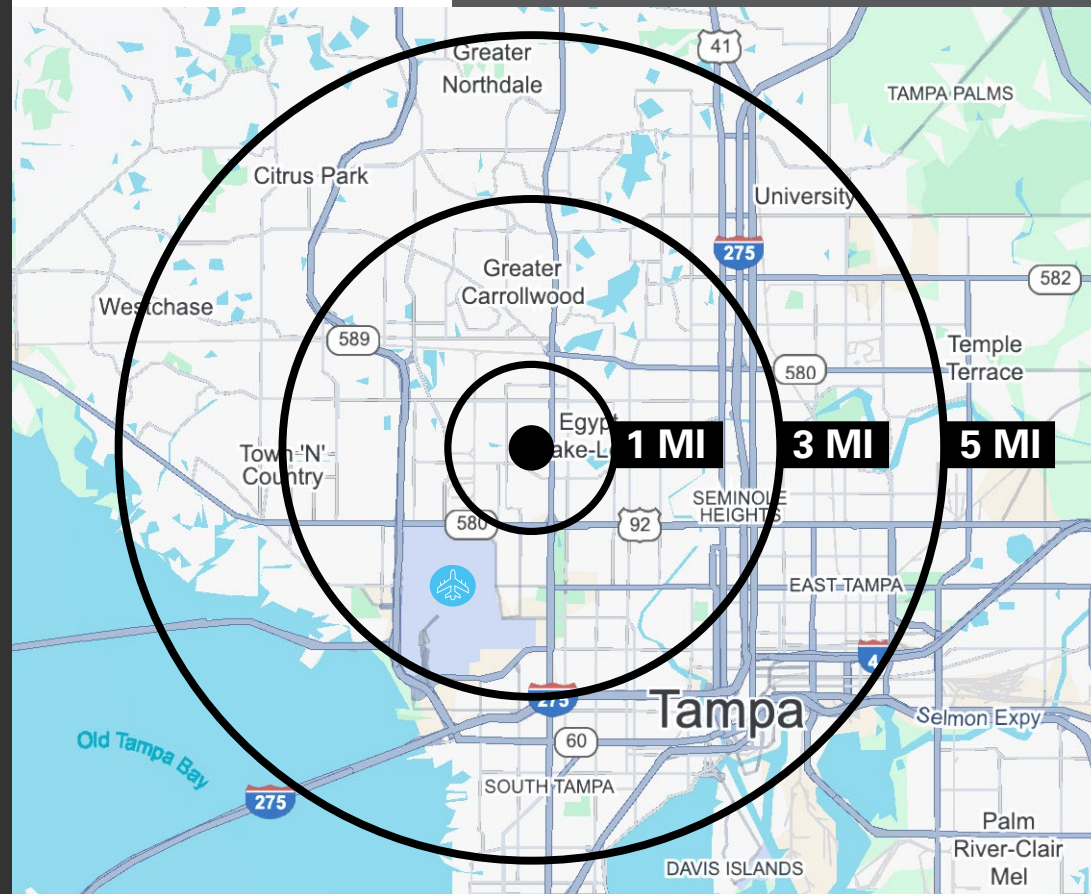
Located along North Dale Mabry Highway in Tampa, this dealership site offers exceptional visibility in one of the city's most active commercial corridors. The surrounding area is well-established, with a strong mix of residential neighborhoods, retail destinations, and major employers that generate steady traffic throughout the day.

The property benefits from high daily drive-by exposure, excellent accessibility, and proximity to key highways and regional attractions—making it an ideal location for automotive sales or service operations. The site features a modern, fully equipped showroom and service facility, providing a turnkey opportunity for a dealership or related business looking to establish a presence in a high-traffic, high-demand market.

With its central location, strong consumer base, and proven automotive trade area, 4636 N Dale Mabry Hwy represents a rare sublease opportunity for operators seeking visibility, convenience, and access to one of Tampa's most dynamic retail corridors.

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2025 TOTAL POPULATION	99,194	311,199	770,759
2030 TOTAL POPULATION	103,194	327,611	805,669
2025-2030 GROWTH RATE: POPULATION	0.79%	1.03%	0.89%
2025 TOTAL HOUSEHOLDS	41,359	132,326	314,268
2025-2030 GROWTH RATE: FAMILY HHS	0.96%	1.12%	0.97%
2025 AVERAGE HOME VALUE	\$484,766	\$548,926	\$521,828
2025 AVERAGE HOUSEHOLD INCOME	\$94,472	\$116,892	\$110,511

4636 N DALE
MABRY HWY,
TAMPA, FL 33614





4636

N. DALE MABRY HIGHWAY

CHASE DEUSCHLE

SENIOR MANAGING DIRECTOR

CHASE.DEUSCHLE@NMRK.COM

954-801-7945

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NEWMARK

| **AUTOMOTIVE**

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