



Office Building For Lease

South Tampa / Dale Mabry Hwy Freestanding Medical / Professional Office
512 S Dale Mabry Hwy, Tampa, FL 33609

For More Information:

813-254-6756 | EXT 28

Michael Braccia, P.A. | mike@baystreetcommercial.com





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Executive Summary



OFFERING SUMMARY

Available SF:	1,913 SF
Lease Rate:	\$45 SF/yr (NNN)
Lot Size:	7,830 SF
Building Size:	1,913 SF
Renovated:	2025
Zoning:	CG - Commercial General
Market:	Tampa-St Petersburg- Clearwater
Traffic Count:	37,500

PROPERTY OVERVIEW

Available for lease. South Tampa Freestanding Medical ! This 1,913 SF freestanding medical building is a rare find in South Tampa. Not only does it exceed the necessary parking for City of Tampa code with 6.8 spaces per 1,000 SF (13 spaces), but it also features 135 feet of frontage along busy S. Dale Mabry Highway, the most active thoroughfare in the market. The building has been nearly completely renovated from the top down with new roof, new LED lighting, new paint inside and out, new plumbing fixtures, cabinetry, exterior doors, door hardware, and new parking lot seal and stripe. The space is ready for immediate occupancy and features a 6-8 person waiting room with an adjoining 2 station reception office and a rear management office with built-in countertop and cabinetry and private entrance. There are 8 exam rooms, 2 which are plumbed and 1 with plumbing in wall, a large patient restroom, and an additional interior staff restroom and laundry / storage room with 30 amp outlet and plumbing.

Traffic count of 37,500 VPD
Estimated CAM: \$7.50
Initial estimated monthly rent: \$8,369 (includes base rate (45.00 NNN + CAM: \$7.50) plus applicable sales tax

LOCATION OVERVIEW

Located just south of W. Kennedy Boulevard and north of I-275 and the Selmon, offering easy access to surrounding areas.



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Additional Photos



Bay Street Commercial | 611 West Bay Street | Tampa, FL 33606 | 813.625.2375 | www.baystreetcommercial.com

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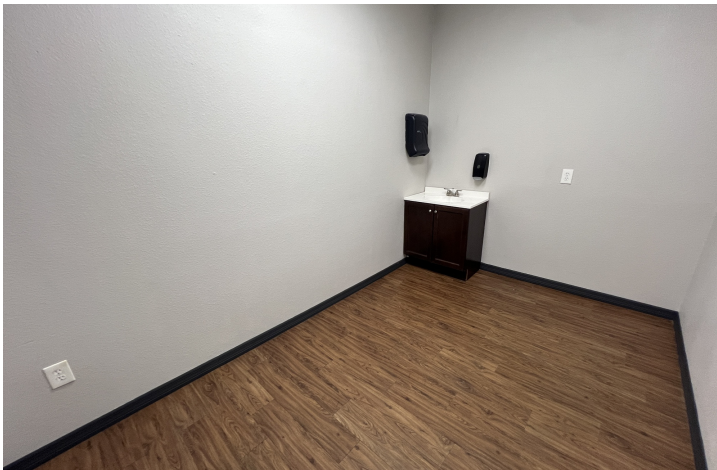




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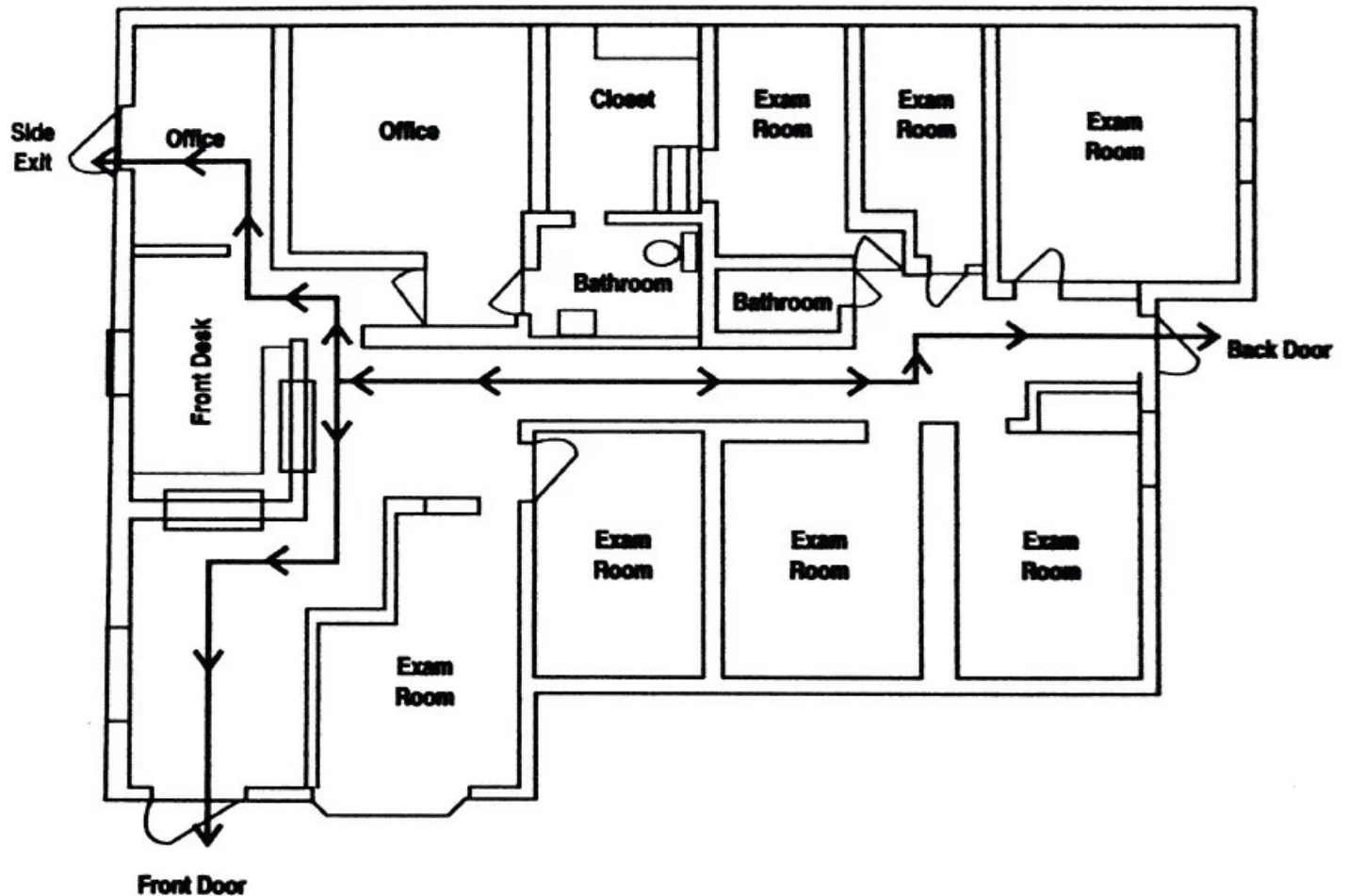




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Floor Plan



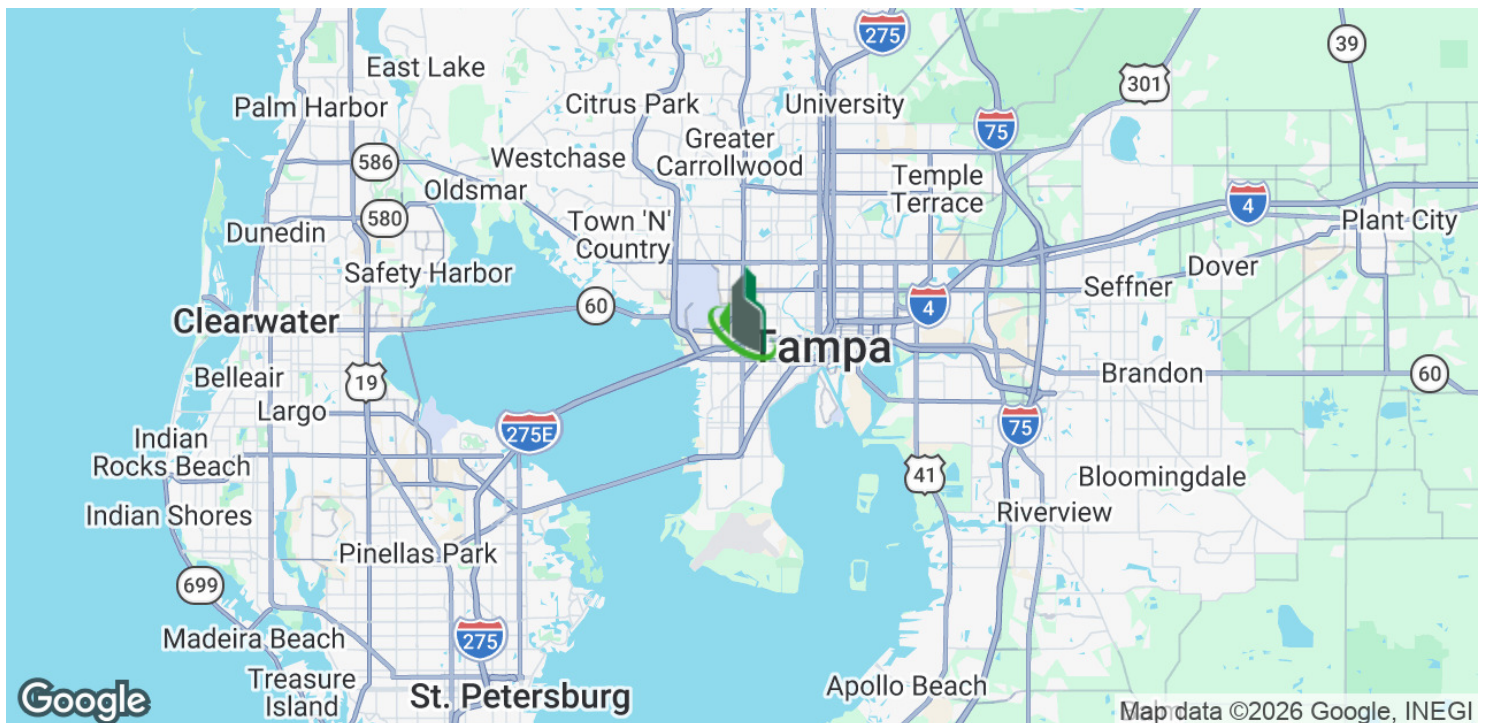
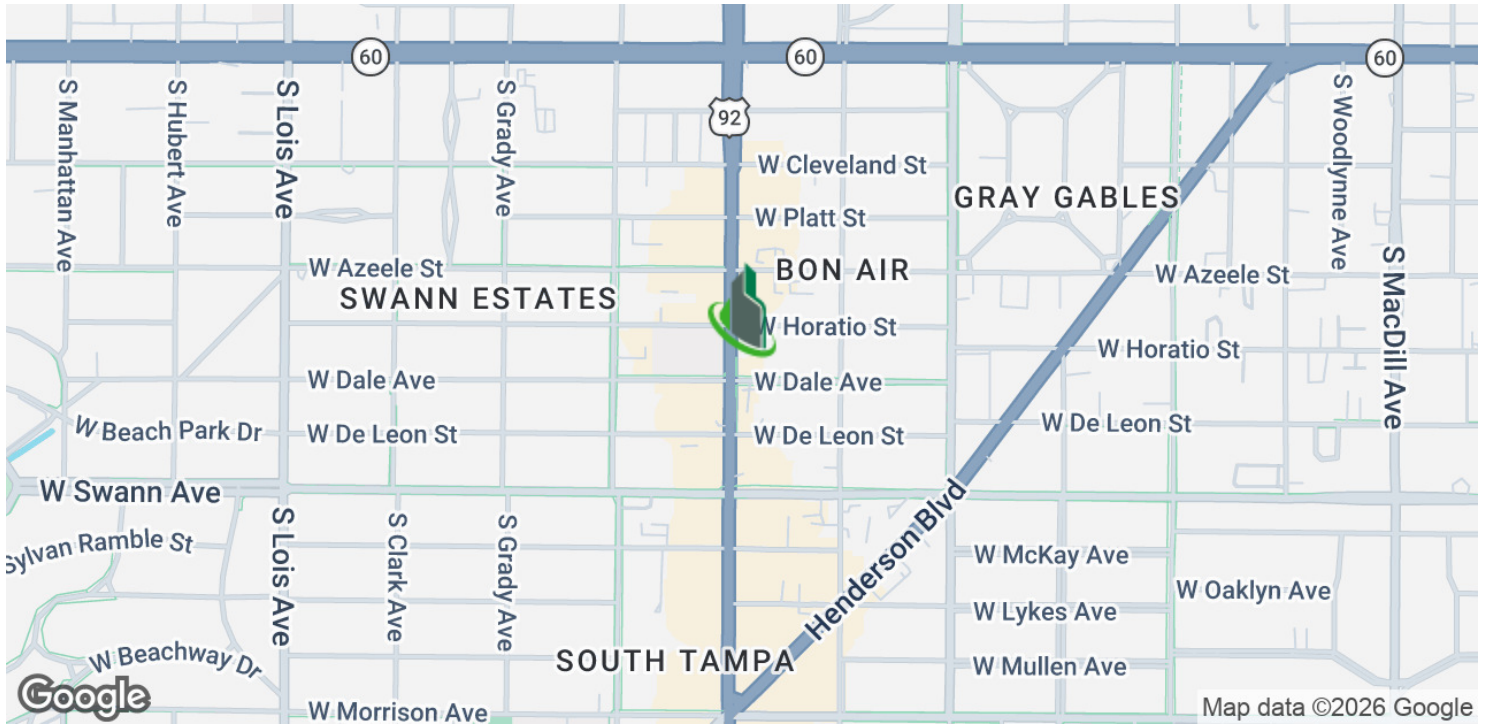
Building Map: Emergency Exits



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Location Map



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Retailer Map



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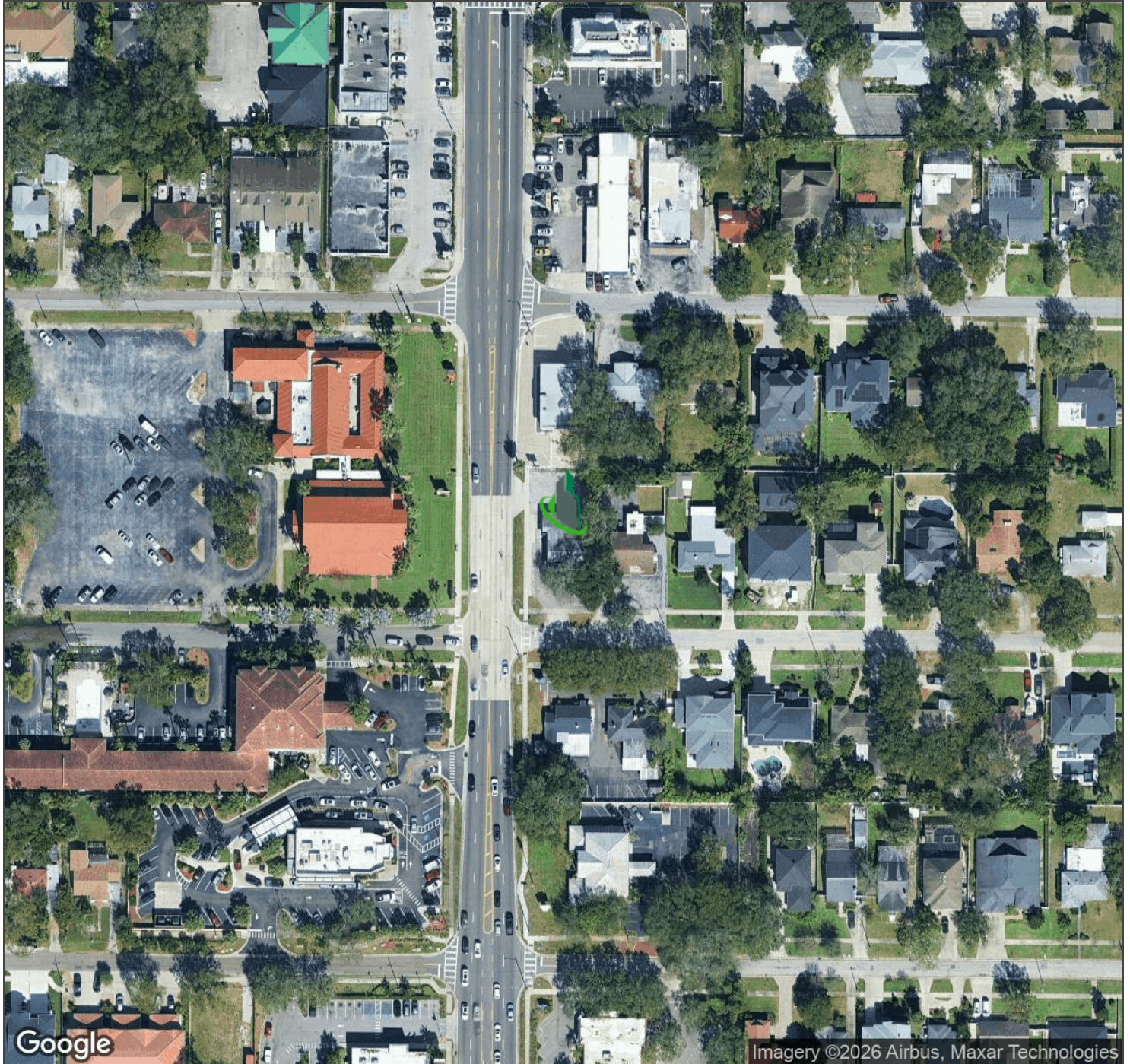
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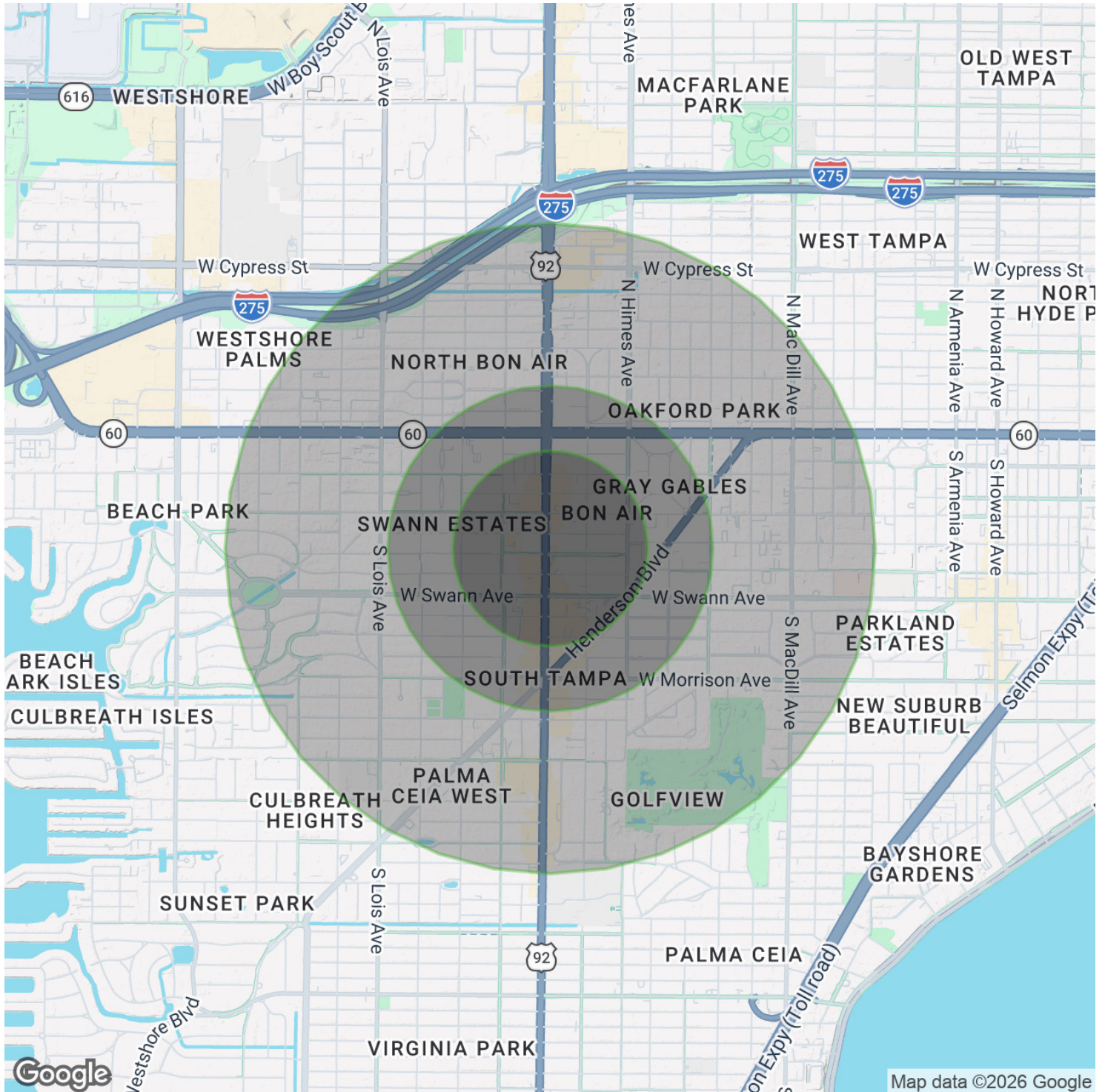




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Demographics Map & Report





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Demographics Map & Report

POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,292	3,746	14,725
Average Age	40	40	41
Average Age (Male)	39	39	40
Average Age (Female)	40	41	42

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	617	1,724	6,472
# of Persons per HH	2.1	2.2	2.3
Average HH Income	\$158,593	\$158,440	\$149,756
Average House Value	\$825,076	\$854,573	\$810,571

ETHNICITY (%)

	0.3 MILES	0.5 MILES	1 MILE
Hispanic	18.8%	18.0%	23.0%

RACE

	0.3 MILES	0.5 MILES	1 MILE
Total Population - White	960	2,786	10,199
% White	74.3%	74.4%	69.3%
Total Population - Black	37	112	622
% Black	2.9%	3.0%	4.2%
Total Population - Asian	59	184	767
% Asian	4.6%	4.9%	5.2%
Total Population - Hawaiian	0	0	8
% Hawaiian	0.0%	0.0%	0.1%
Total Population - American Indian	3	10	53
% American Indian	0.2%	0.3%	0.4%
Total Population - Other	50	132	651
% Other	3.9%	3.5%	4.4%

TRAFFIC COUNTS

S Dale Mabry Hwy & W Kennedy Blvd 37,500/day

2020 American Community Survey (ACS)