

Car Dealership Property

For Sale or For Lease

4636 N Dale Mabry Hwy. Tampa, FL 33614

Are you looking to expand your current New or Used Automotive Dealership? If so, we have an amazing opportunity for you in a prime location in Tampa, FL.

This property is now available for either sale or lease. It is located in the heart of Tampa, one of the fastest growing cities in the USA, and is surrounded by other car dealerships. The property is close to Tampa International Airport and less than 1 mile from Raymond James Stadium, home of the Tampa Bay Buccaneers. With extremely high traffic, this property would make an excellent new or used automotive dealership.

- Located in the Center of Tampa, FL
- High Traffic Area - Dale Mabry Hwy
- Over \$4.8M in Recent Renovations



54,154 SF Retail Building on 6.73 Acres with 400 ft of frontage on Dale Mabry Hwy. in Tampa, Florida.

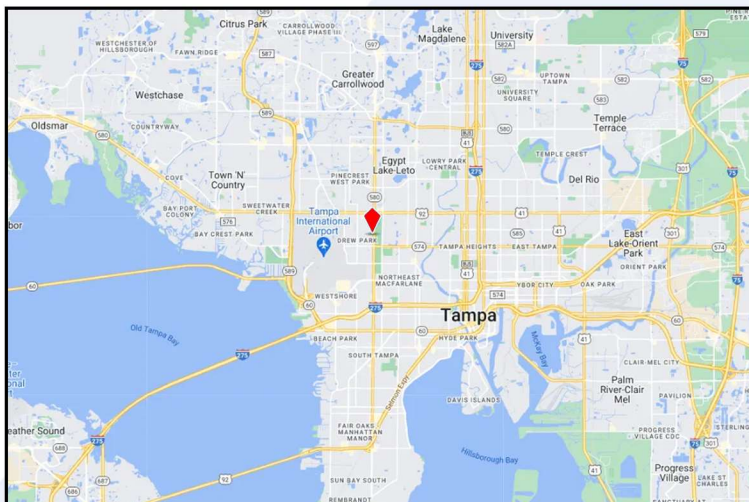
The property has recently been improved with over \$3.3M in TI and \$1.5M in FFE. The Service Center has 12 brand new hydraulic lifts (with room for another 25), plus a 360-degree car/truck photo booth.

Call Jeff Shurtleff today at (813) 300-1828 and let me be the first to welcome you to Tampa, Florida.

For Sale: \$20,500,000 (\$378/SF) 5% Cap Rate or

For Lease: \$25/sf initial term rate, Triple Net, 6 year minimum (2% or CPI increases annually)

The tenant no longer occupies the property. However, there is still a performing lease in place. A new tenant can assume the current lease with 6 years left or a new 20-year lease is offered as well. In either scenario, the ask is \$25/sf.



Jeff Shurtleff

Synergistic Properties

 (813) 300-1828

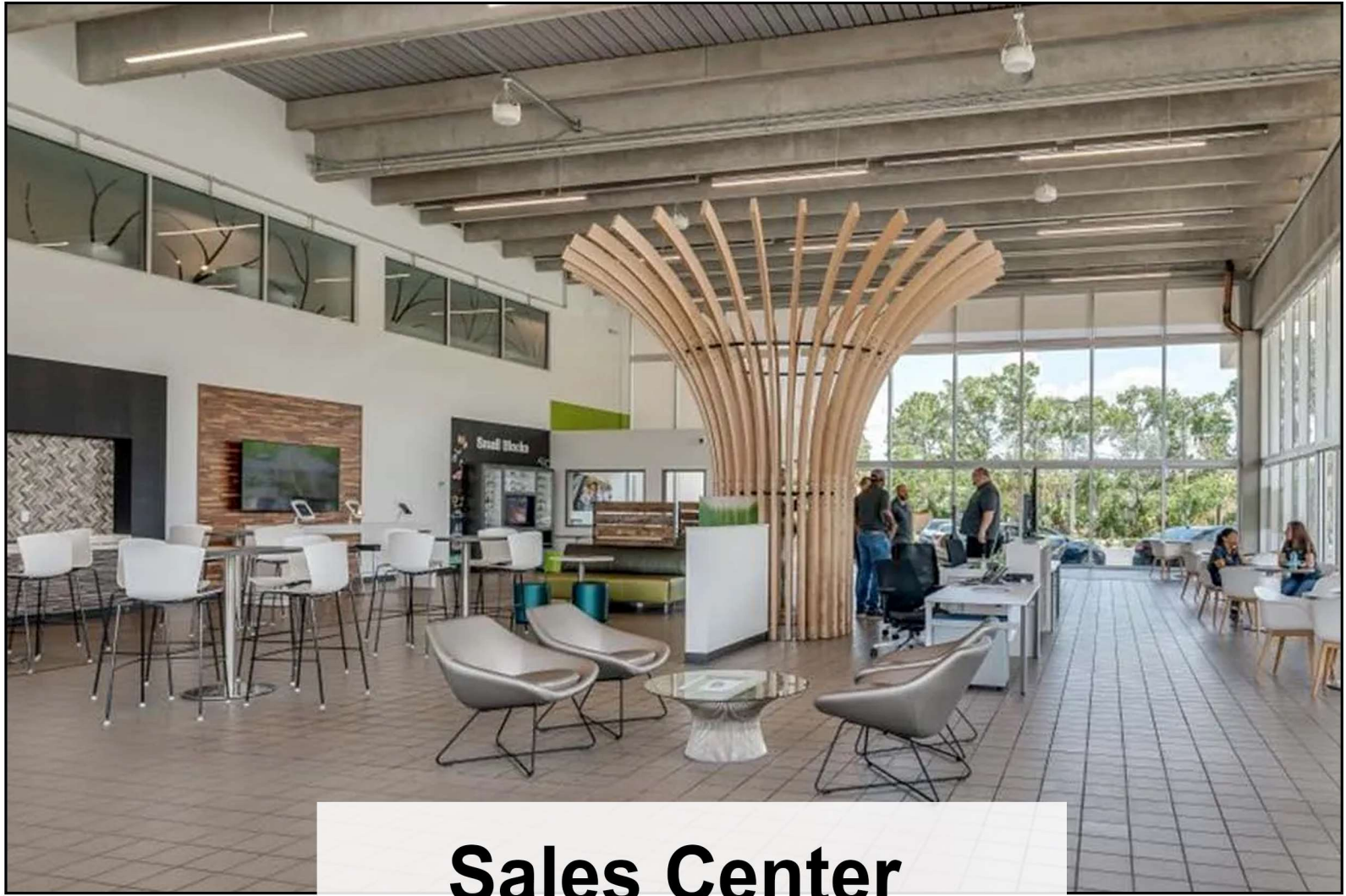
Contact Jeff



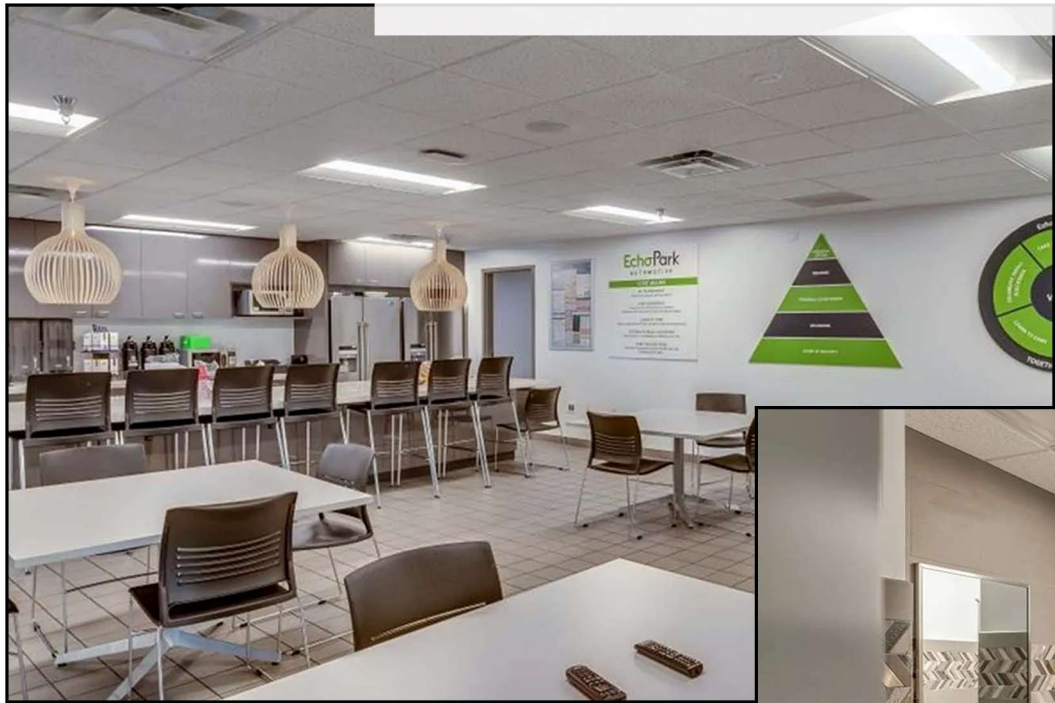
**High Traffic Area surrounded by other dealerships.
54,154 sf Sales and Service Center renovated in 2021
6.73 Acres with 400 ft of frontage on Dale Mabry Hwy.
Recent Improvement of \$3.3 M in TI and \$1.5 M in FFE**

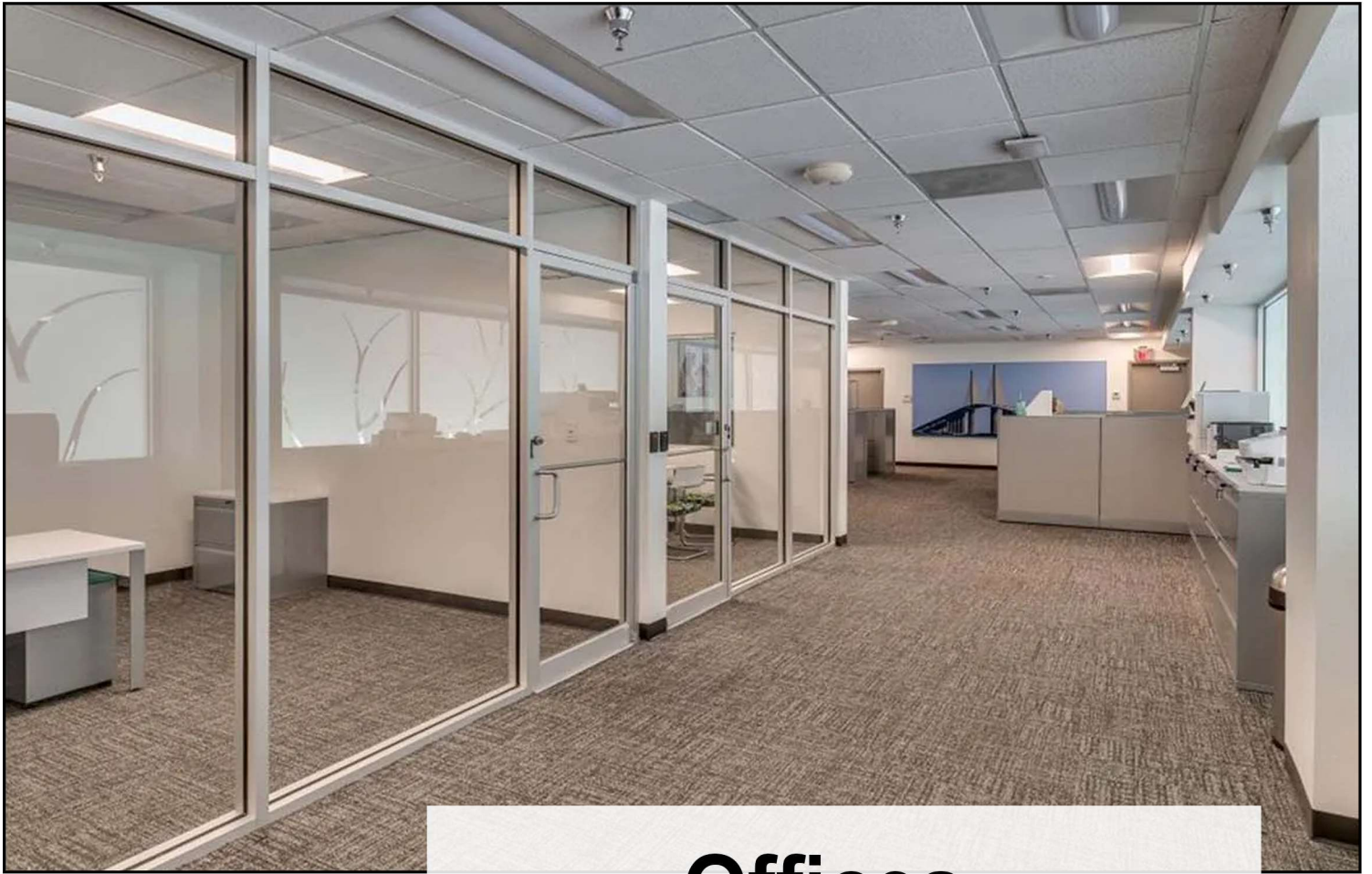
**Newly Renovated
Sales Center
Offices
Kitchen & Baths
LED Lighting
Hydronic Lifts
Security Perimeter
360 degree Photo Booth
Exterior Improvements**





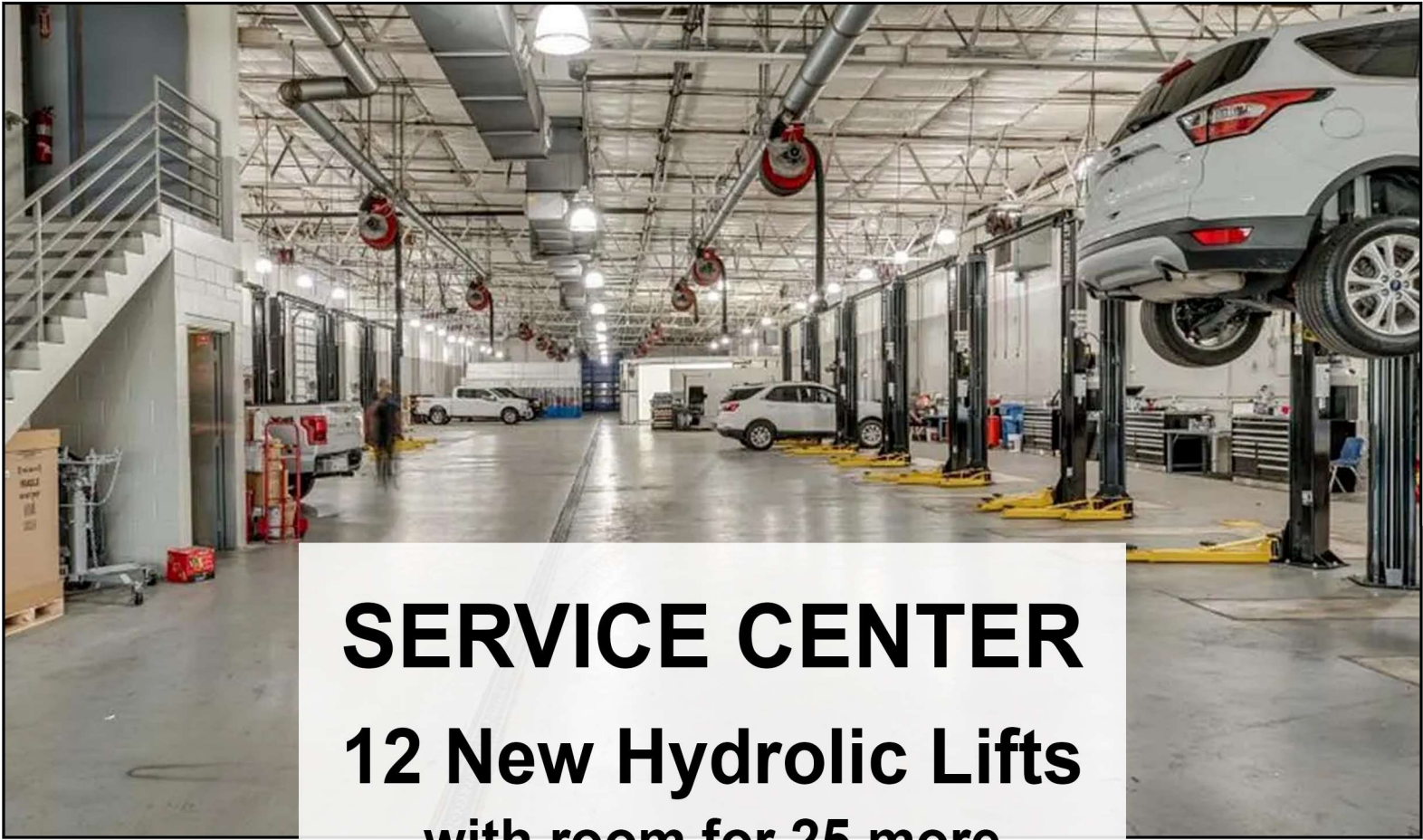
Sales Center





Offices





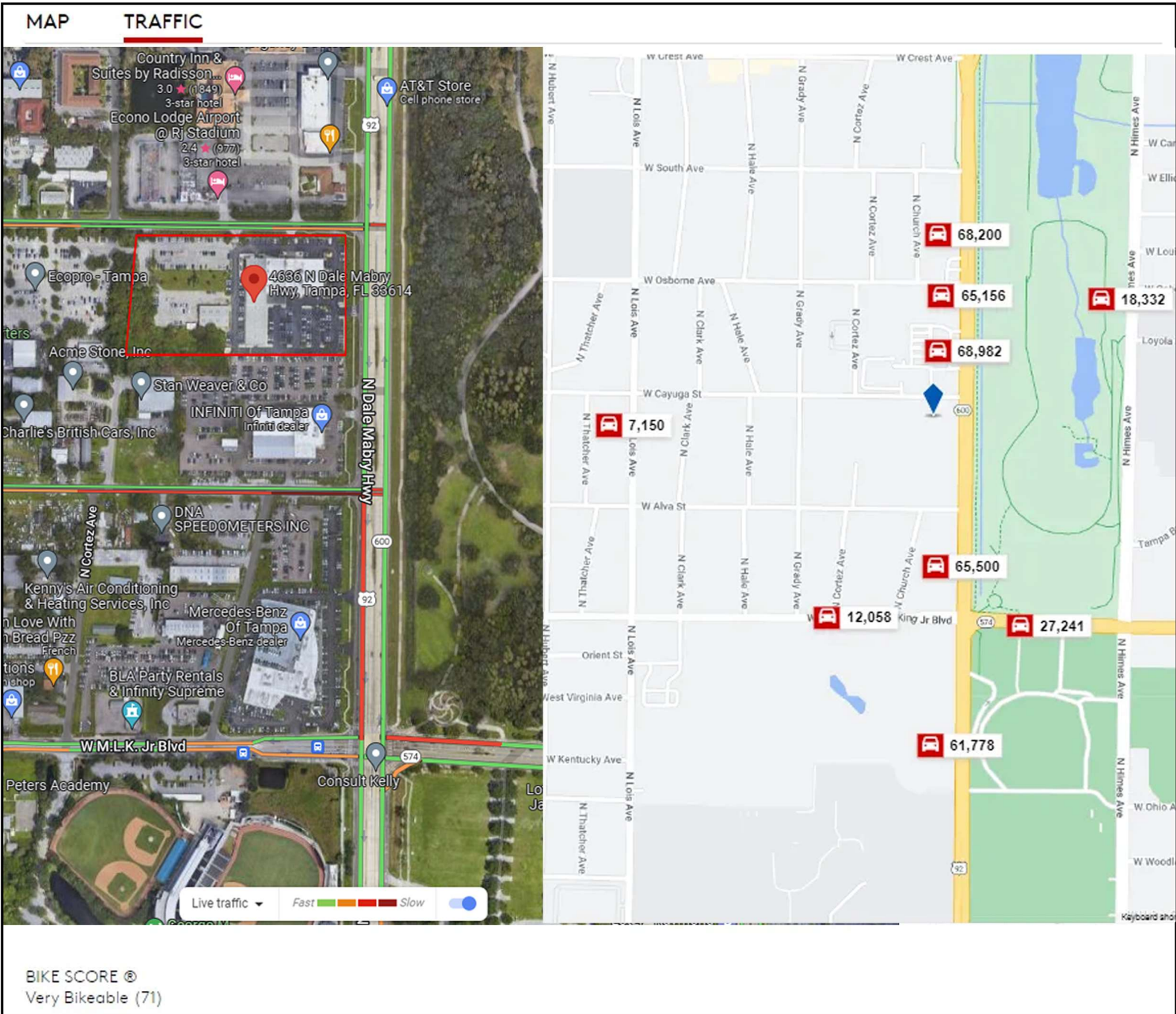
SERVICE CENTER
12 New Hydraulic Lifts
with room for 25 more



360 Degree Photo Booth

TRAFFIC

High Traffic Area
Located right on
Dale Mabry Hwy
in the center of
Tampa, FL.



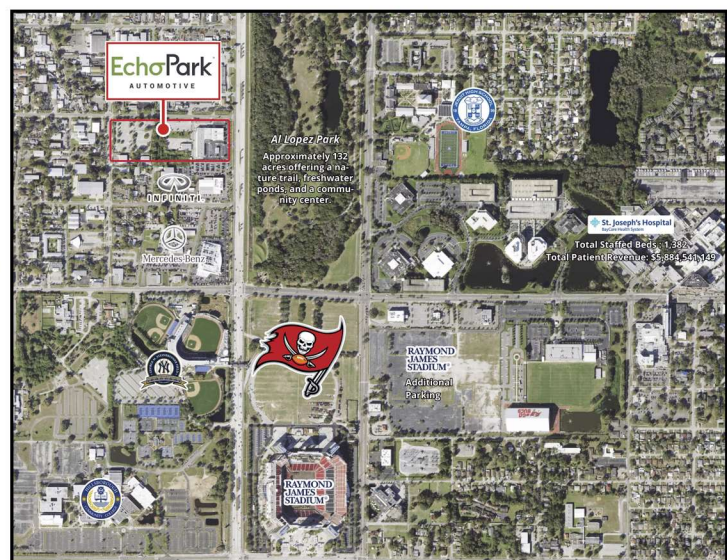
NEARBY MAJOR RETAILERS



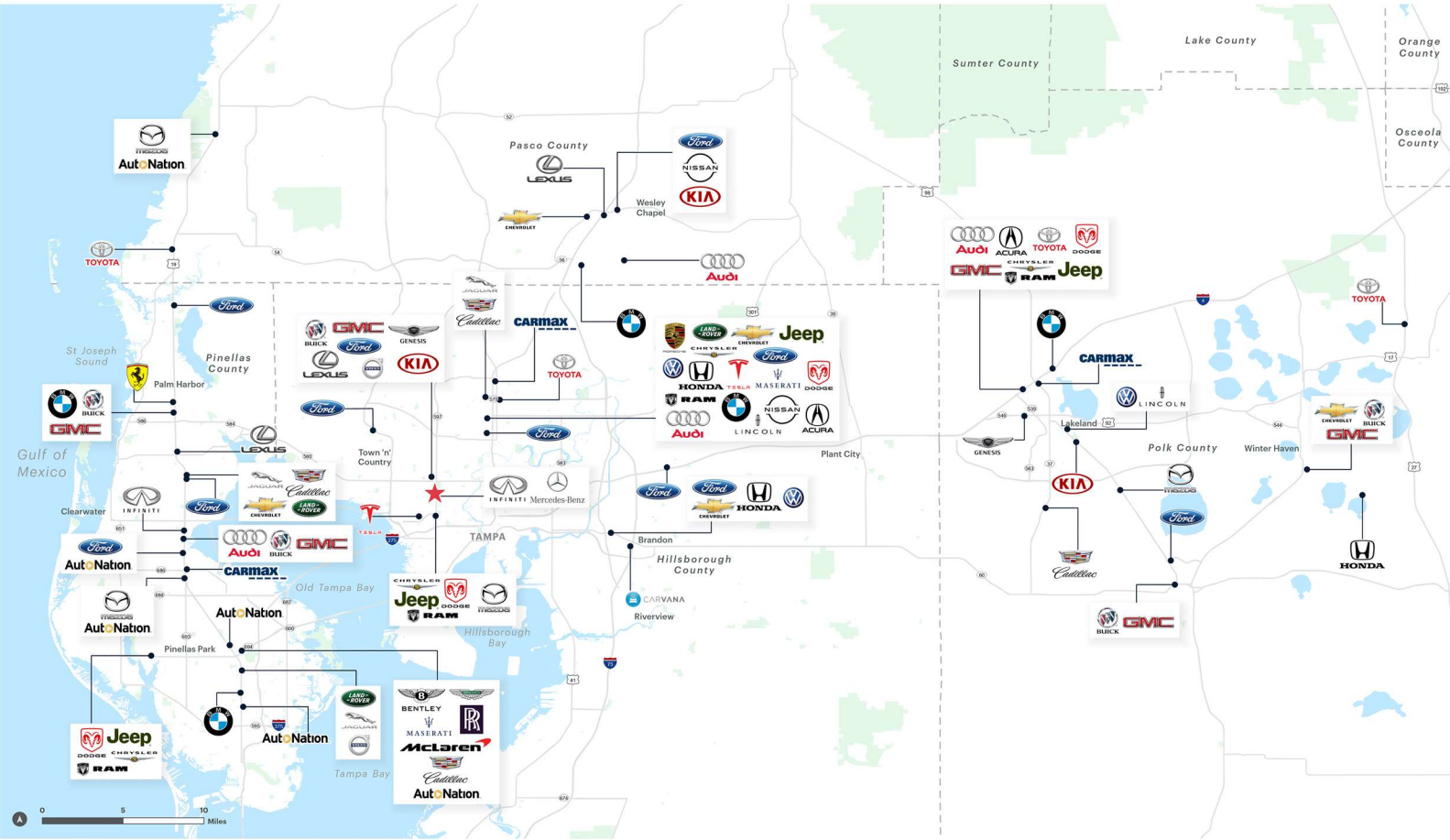
TRANSPORTATION

	AIRPORT		
Tampa International Airport		11 min drive	4.7 mi
Saint Petersburg-Clearwater International Airport		30 min drive	16.3 mi

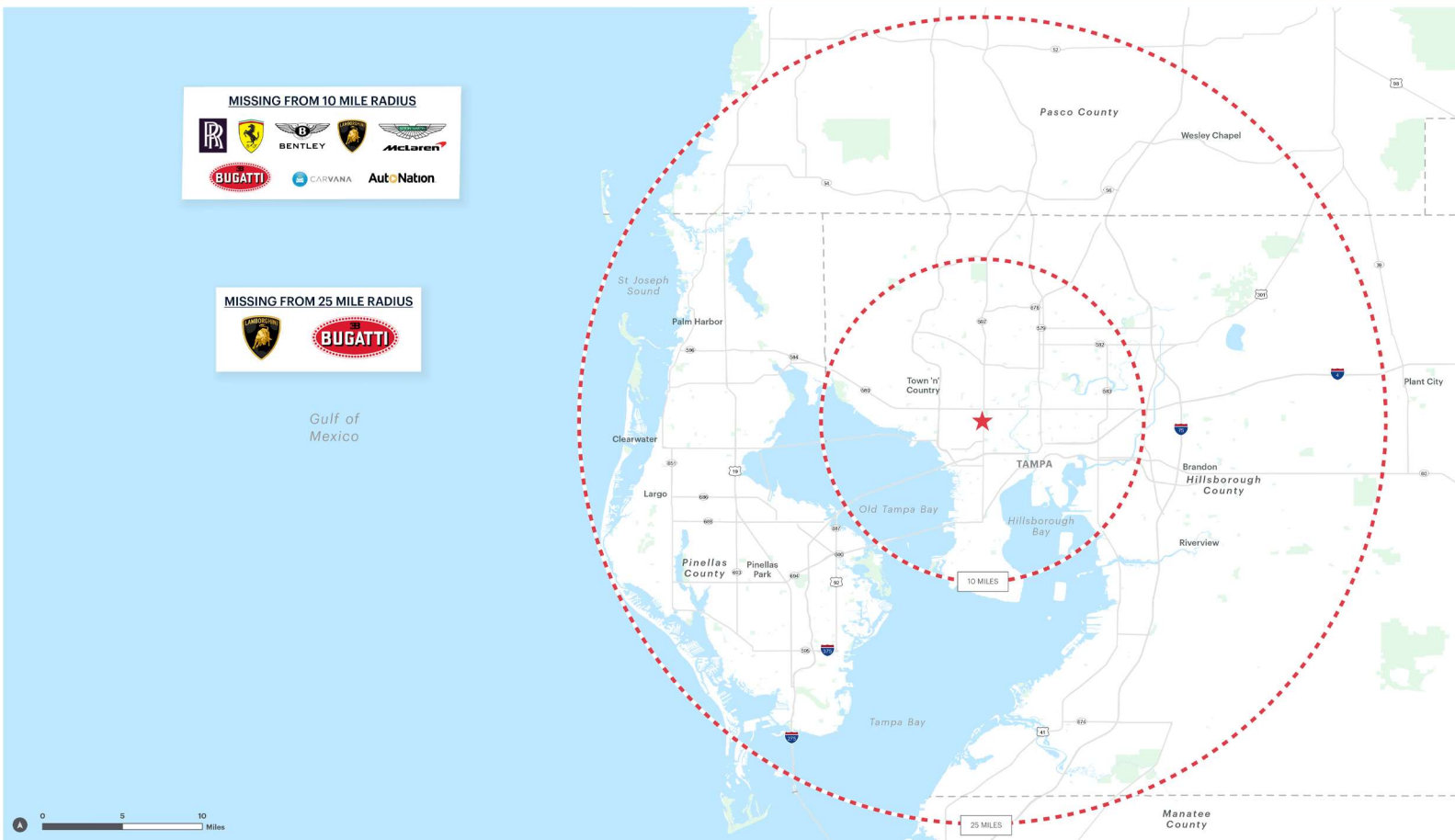
**0.6 Miles to Raymond James Stadium
Home of the Tampa Bay Buccaneers!**



CAR DEALERSHIPS GREATER TAMPA BAY

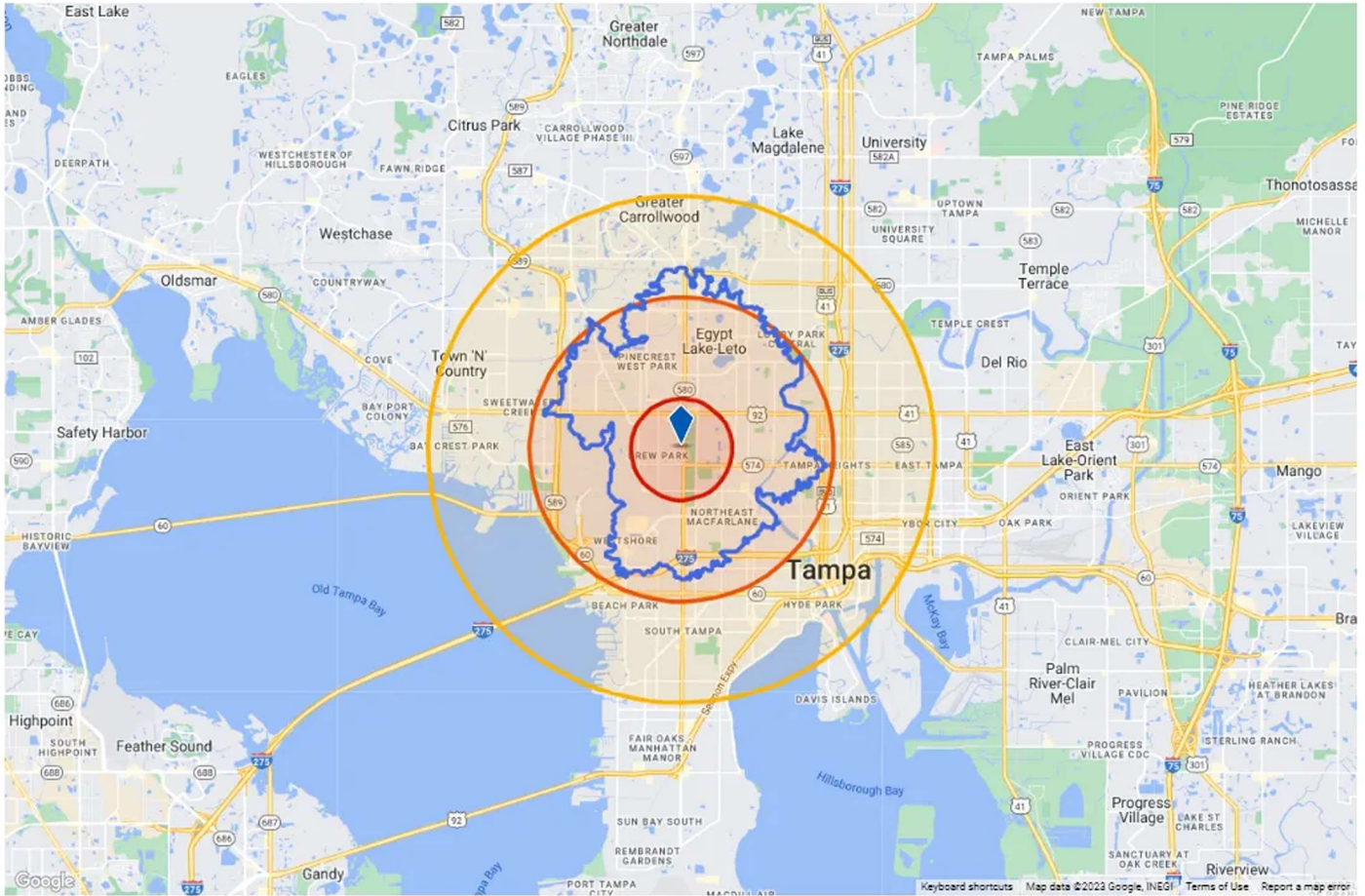


CAR DEALERSHIP PROXIMITY GREATER TAMPA BAY



DEMOGRAPHICS

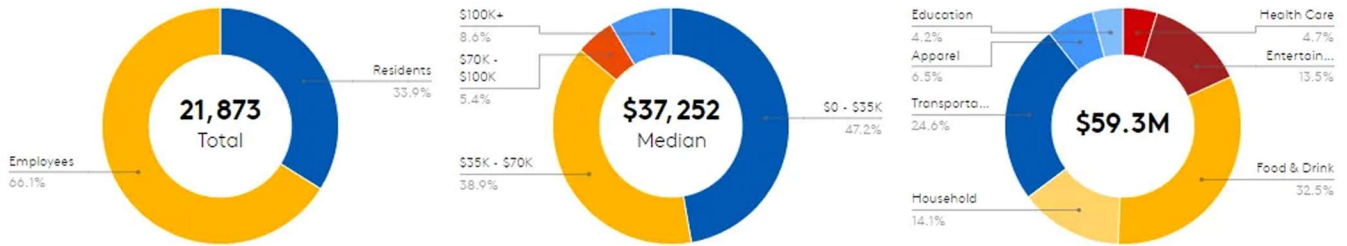
1 Mile 3 Miles 5 Miles 15 Min Drive



ABSOLUTE POPULATION

HOUSEHOLD INCOME

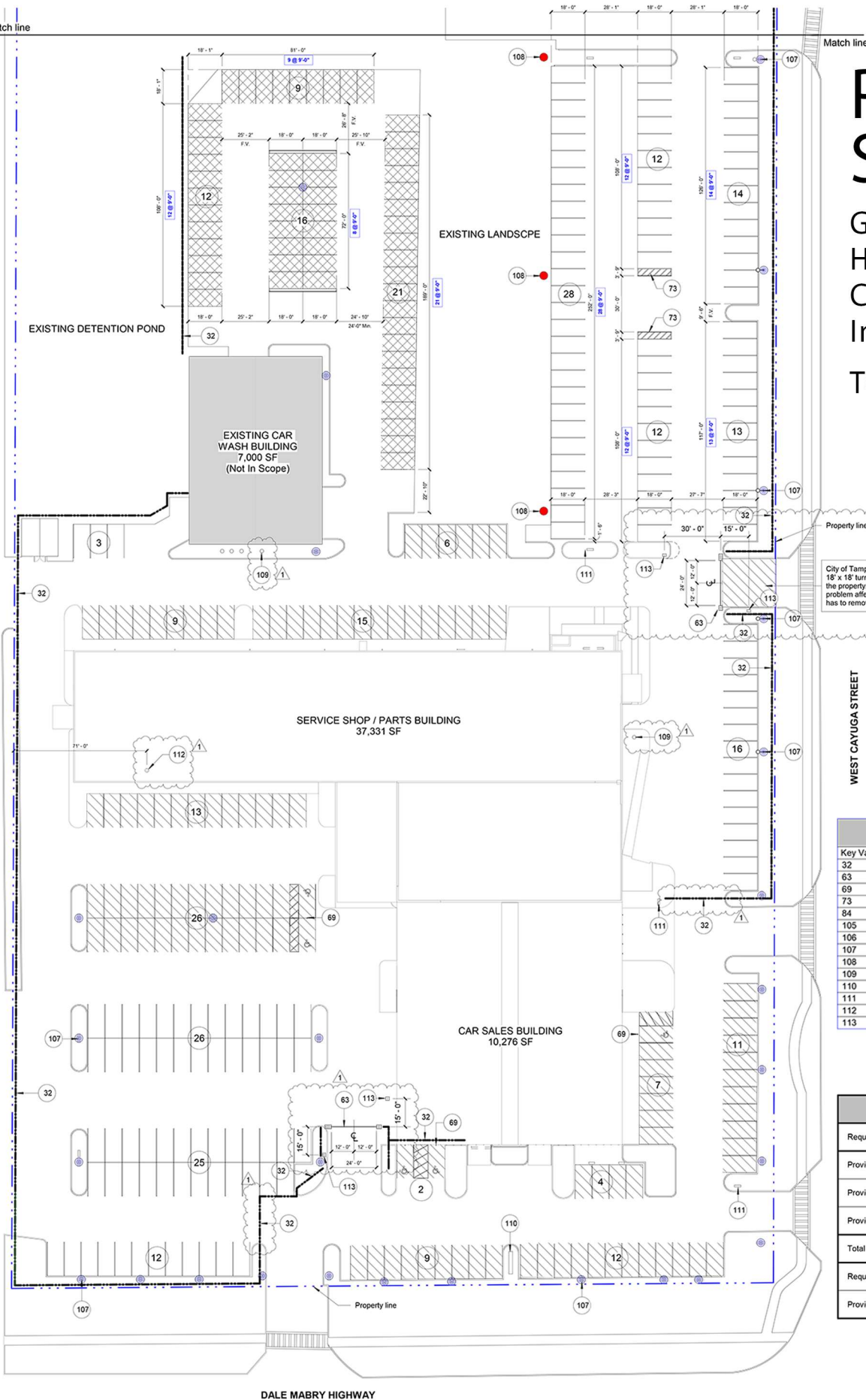
CONSUMER SPENDING



	1 MILE	3 MILE	5 MILE	15 MIN DRIVE
2023 Population	7,416	101,463	306,745	596,385
2028 Population	7,252	101,789	308,699	610,446
2023-2028 Projected Population Growth	-2.2%	0.3%	0.6%	2.4%
Median Age	37.2	39.4	39.1	38.9
College Degree + Higher	16%	24%	31%	20%
Daytime Employees	14,457	105,546	259,320	365,528
Total Businesses	1,421	10,702	29,439	46,410
Average Household Income	\$49,096	\$66,842	\$83,823	\$87,171
Median Household Income	\$37,252	\$48,905	\$56,580	\$60,249
Total Consumer Spending	\$59.3M	\$1B	\$3.5B	\$6.8B
2023 Households	3,121	39,907	126,257	241,012
Average Home Value	\$199,436	\$268,064	\$344,021	\$396,236

PARKING SPACES

Guest/Employee: 109
 Handicap Spaces: 5
 Car Wash Spaces: 58
 Inventory Spaces: 161
TOTAL SPACES: 333



City of Tampa requires at a minimum an 18' x 18' turnaround space located within the property. Any time the gate becomes a problem affecting public right-of-way, the owner has to remove the gate at his or her own expense.

Key Value	Keynote Text
32	Knee rail fencing- painted
63	Motorized gate - StrongArm M30 (See Detail)
69	Handicap parking sign
73	Painted striping
84	Existing landscape
105	New light pole
106	Existing TECO light pole
107	Existing light pole
108	Fiber optic pole
109	Existing water and oil separator
110	Existing pylon sign
111	Exterior signage by owner - submitted under separate permit
112	Exhaust - Paint Prep Station
113	Access Control Pedestal

Site Plan Legend	
Required Parking Spaces (1 space/500 SF)	107
Provided guests/employees parking spaces	114
Provided car wash/recond parking spaces	58
Provided inventory/dropoff parking spaces	568
Total Provided Parking Spaces	333
Required handicap parking spaces for guests/employees parking	5
Provided handicap parking spaces for guests/employees parking	5

FLOOR PLAN

SALES BLDG FLOOR 1

Floor Plan General Notes

Key Name	Keynote Text
1	All dimensions to face of framing, edge of slab, or centerline of column unless noted otherwise

Key Notes

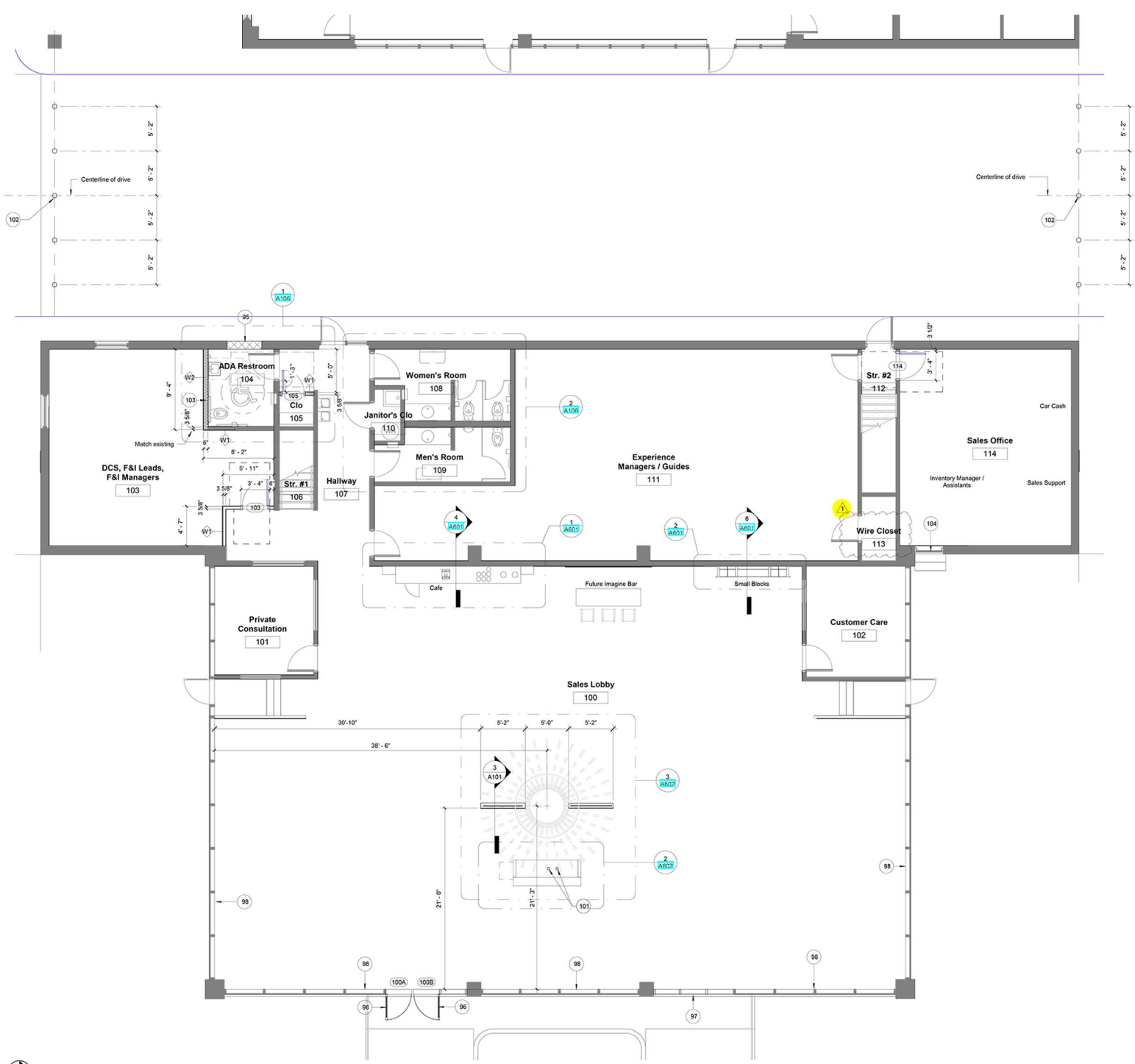
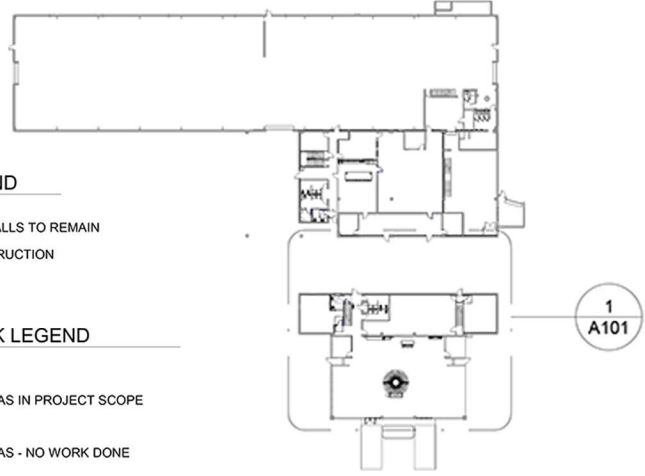
Key Value	Keynote Text
102	6" x 3'-0 high std. pipe bollards painted safety yellow
103	Batt sound insulation
104	Door to remain in locked position
101	Existing floor outlets
97	Infill existing doors - match adjacent wall
95	Infill existing window opening - match existing wall
98	Provide roller shades along storefront
96	Replace existing storefront doors

DRAWING LEGEND

- EXISTING WALLS TO REMAIN
- NEW CONSTRUCTION

SCOPE OF WORK LEGEND



- INDICATES AREAS IN PROJECT SCOPE
- INDICATES AREAS - NO WORK DONE





FLOOR PLAN

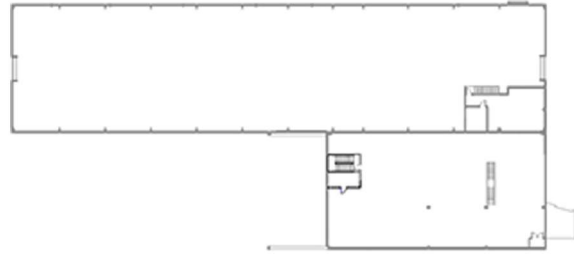
SALES BLDG FLOOR 2

DRAWING LEGEND

-  EXISTING WALLS TO REMAIN
-  NEW CONSTRUCTION

SCOPE OF WORK LEGEND

-  INDICATES AREAS IN PROJECT SCOPE
-  INDICATES AREAS - NO WORK DONE



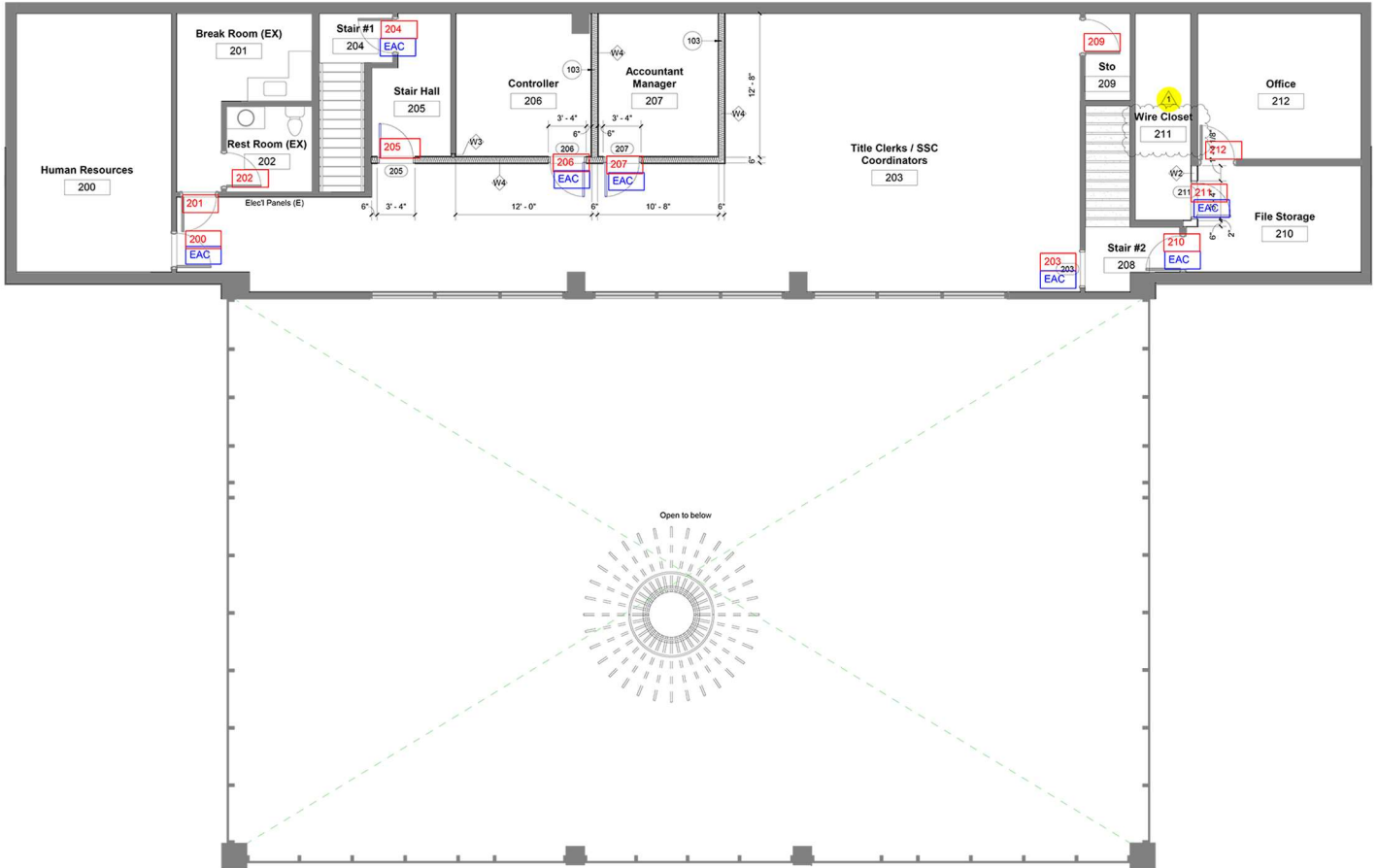
1
A104

Key Notes

Key Value	Keynote Text
103	Batt sound insulation

Floor Plan General Notes



Key Name	Floor Plan General Notes
1	All dimensions to face of framing, edge of slab, or centerline of column unless noted otherwise





FLOOR PLAN

SERVICE BLDG & SHOP Floor 1 & Right Side of Shop

DRAWING LEGEND

-  EXISTING WALLS TO REMAIN
-  NEW CONSTRUCTION

SCOPE OF WORK LEGEND

-  INDICATES AREAS IN PROJECT SCOPE
-  INDICATES AREAS - NO WORK DONE

Floor Plan General Notes	
Key Name	Floor Plan General Notes
1	All dimensions to face of framing, edge of slab, or centerline of column unless noted otherwise
Key Notes	
Key Value	Keynote Text
102	6" x 3'-0" high std. pipe bollards painted safety yellow
TR34	Existing pit to remain - enlarge for new equipment
97	Infill existing doors - match adjacent wall
95	Infill existing window opening - match existing wall
100	Seal new concrete at existing lifts - typical





FLOOR PLAN



SERVICE SHOP FLOOR 1

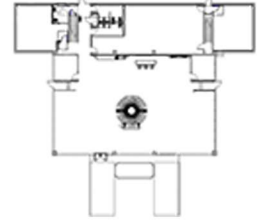
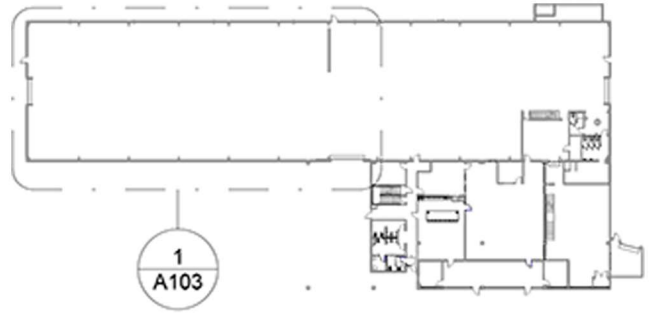
Left Side

DRAWING LEGEND

-  EXISTING WALLS TO REMAIN
-  NEW CONSTRUCTION

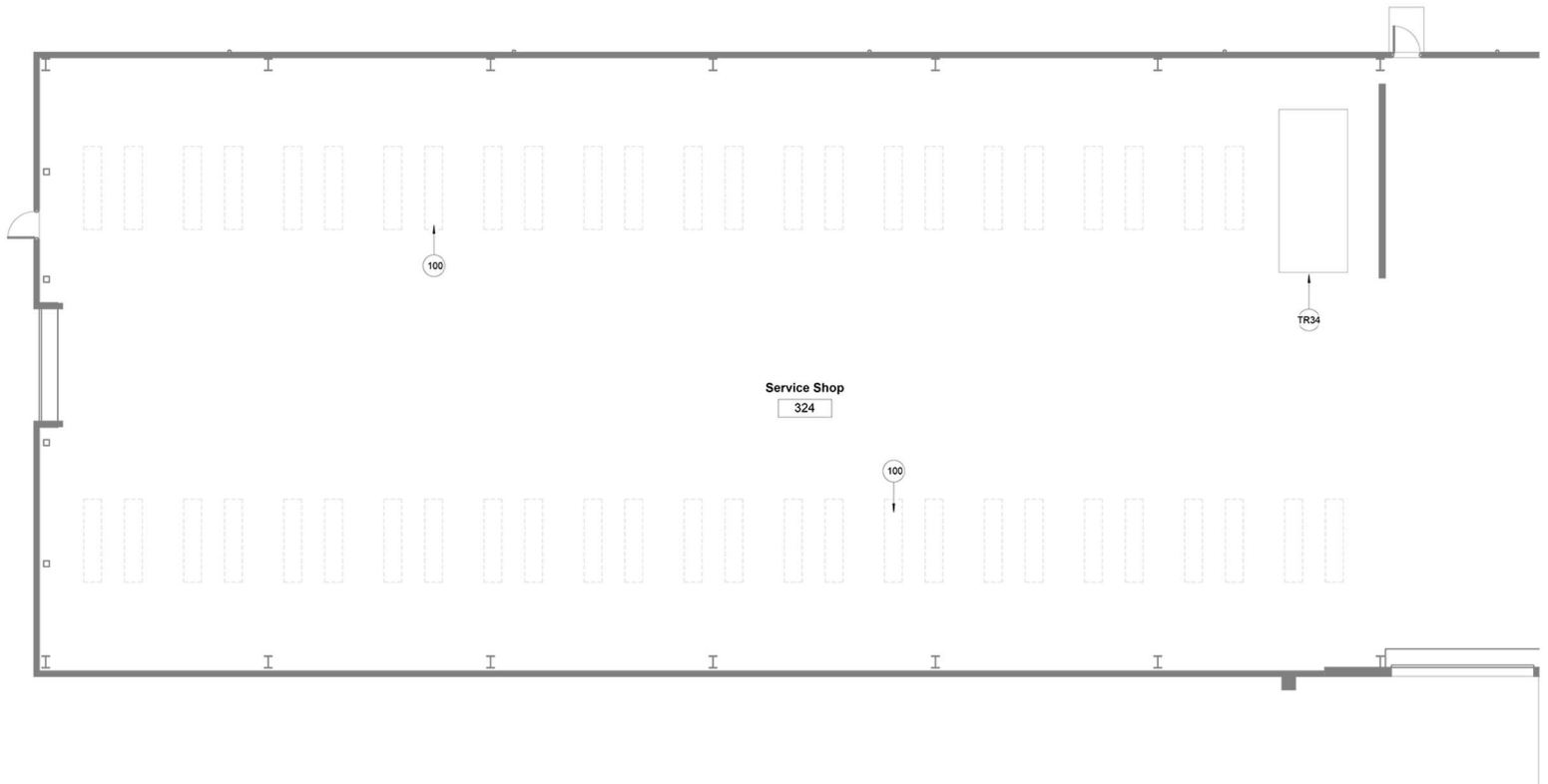
SCOPE OF WORK LEGEND

-  INDICATES AREAS IN PROJECT SCOPE
-  INDICATES AREAS NOT IN PROJECT SCOPE



Key Notes	
Key Value	Keynote Text
TR34	Existing pit to remain - enlarge for new equipment
100	Seal new concrete at existing lifts - typical

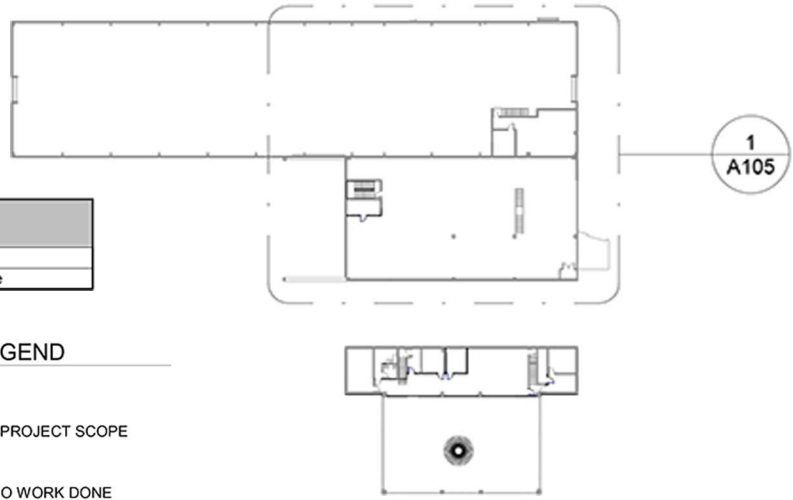
Floor Plan General Notes	
Key Name	Floor Plan General Notes
1	All dimensions to face of framing, edge of slab, or centerline of column unless noted otherwise



FLOOR PLAN



SERVICE SHOP FLOOR 2

Right Side





Floor Plan General Notes	
Key Name	Floor Plan General Notes
1	All dimensions to face of framing, edge of slab, or centerline of column unless noted otherwise

DRAWING LEGEND

-  EXISTING WALLS TO REMAIN
-  NEW CONSTRUCTION

SCOPE OF WORK LEGEND

-  INDICATES AREAS IN PROJECT SCOPE
-  INDICATES AREAS - NO WORK DONE

