

# SHOPPES OF SOUTH DALE

4025 – 4051 S Dale Mabry Hwy | Tampa, FL 33611



## PROPERTY HIGHLIGHTS:

- Anchored by Crunch Fitness and Buffalo Wild Wings
- Excellent location in the heart of South Tampa's primary retail corridor
- Located on S Dale Mabry Hwy only minutes to the west end of the Selmon Expressway
- Less than a mile North of W Gandy Blvd and within a three-mile radius of high-income Bayshore and Westshore demographics
- Area retailers include Lowe's, Target, Publix Super Market, Dunkin', Taco Bell, Starbucks, Chick-fil-A, Walgreens, Michaels, Marshalls, Burlington, Dollar Tree, Big Lots, and Tuesday Morning
- Demographics include a population of over 181,000 with an average household income more than \$170,000 within a 5-mile radius
- Shopping center total GLA: 34,100 SF (MOL)

| KEY DEMOS                    | 1 MILE      | 3 MILES   | 5 MILES   |
|------------------------------|-------------|-----------|-----------|
| <b>POPULATION</b>            |             |           |           |
| 2025 Estimated Population    | 17,941      | 98,915    | 181,384   |
| 2025 Estimated Households    | 8,007       | 46,708    | 85,986    |
| <b>INCOME</b>                |             |           |           |
| 2025 Estimated Avg HH Income | \$203,383   | \$196,718 | \$170,999 |
| <b>AGE</b>                   |             |           |           |
| Median Age                   | 42          | 40        | 39        |
| <b>DAYTIME DEMOS</b>         |             |           |           |
| Number of Businesses         | 1,403       | 9,157     | 20,980    |
| Number of Employees          | 7,270       | 50,142    | 166,895   |
| Total Daytime Population     | 12,290      | 76,192    | 217,366   |
| <b>TRAFFIC COUNTS</b>        |             |           |           |
| S Dale Mabry Hwy (N/S)       | 34,000 AADT |           |           |
| W Gandy Blvd (E/W)           | 42,000 AADT |           |           |



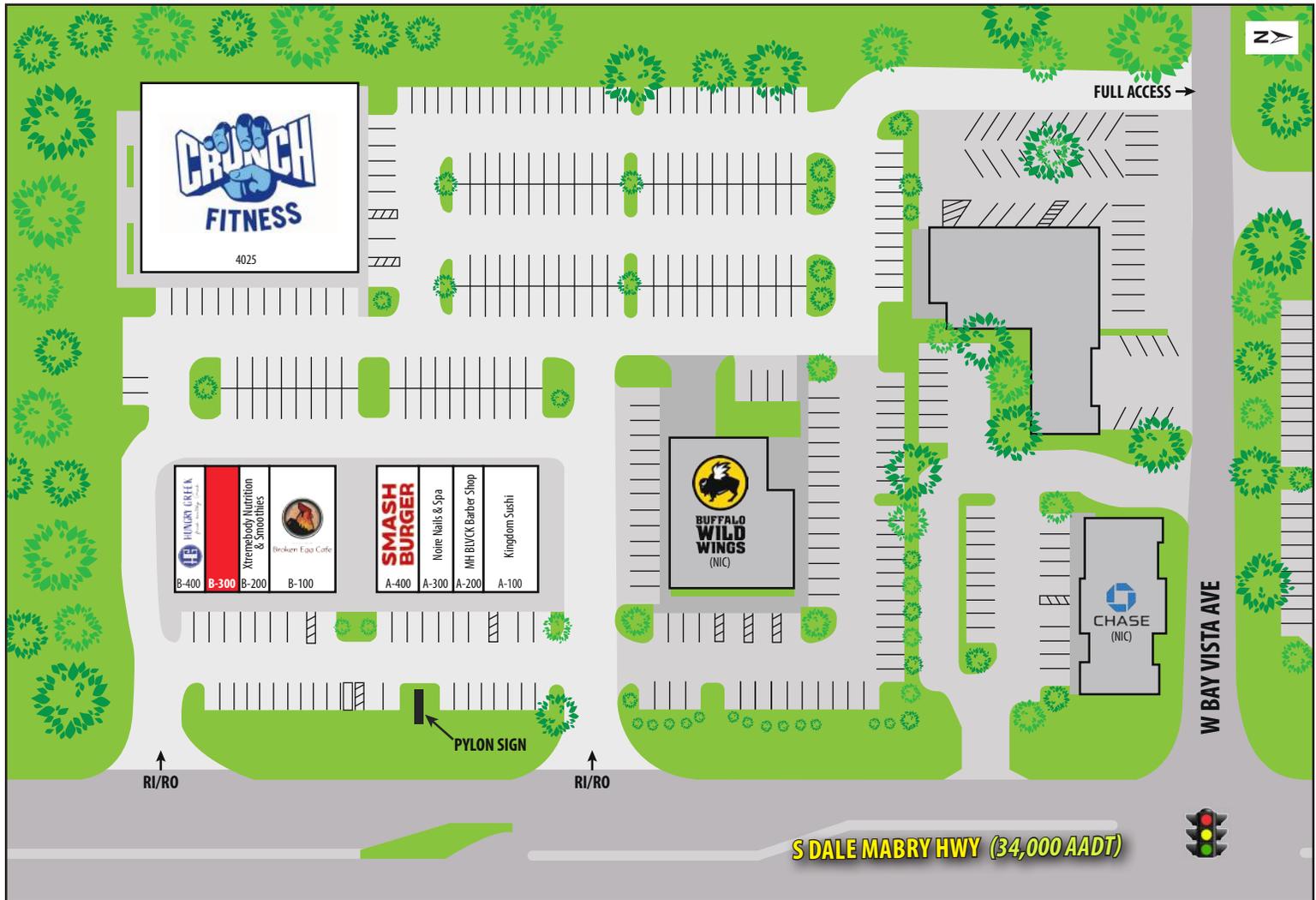
## FOR LEASING INFORMATION:

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| UNIT         | TENANT               | SF     |
|--------------|----------------------|--------|
| 4025         | Crunch Fitness       | 20,000 |
| 4027 (A-100) | Kingdom Sushi        | 2,550  |
| 4031 (A-200) | MH BLVCK Barber Shop | 1,200  |
| 4033 (A-300) | Noire Nails & Spa    | 1,575  |
| 4035 (A-400) | Smashburger          | 1,725  |
| 4041 (B-100) | Another Broken Egg   | 3,150  |

| UNIT                | TENANT   | SF           |
|---------------------|--|--------------|
| 4045 (B-200)        | Xtremebody Nutrition & Smoothies                               | 1,200        |
| <b>4049 (B-300)</b> | <b>AVAILABLE SOON</b><br><b>(Second Generation Restaurant)</b> | <b>1,500</b> |
| 4051 (B-400)        | Hungry Greek   | 1,200        |
| OP                  | Buffalo Wild Wings   | N/A          |
| <b>ATM</b>          | <b>AVAILABLE</b>   | <b>N/A</b>   |

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