

RETAIL SPACE FOR LEASE

1902 N DALE MABRY HIGHWAY

SWQ of North Dale Mabry Highway and West Spruce Street

TAMPA | FLORIDA

±8,460 SF

FOR LEASE



SPACE DETAILS

SIZE

±8,460 SF

NEIGHBORS

Target, Home Depot, Nordstrom Rack, Burlington, HomeGoods, DSW, ULTA Beauty, Bassett Furniture, Total Wine, Petsmart, Dunkin

COMMENTS

- Outparcel to Walters Crossing anchored by Target, Home Depot, and Nordstrom Rack
- Located on Tampa's primary retail corridor, N Dale Mabry Hwy (AADT 57,500)
- Surrounded by top retailers and major shopping destinations like Midtown and Westshore Plaza
- 69 spaces with cross-parking for 50 additional spaces throughout the shopping center
- Landlord prepared to replace windows with new façade

DEMOGRAPHICS

POPULATION

1 Mile	14,018	1 Mile	33,324
3 Miles	107,054	3 Miles	207,523
5 Miles	272,200	5 Miles	422,589

TOTAL HOUSEHOLDS

1 Mile	6,583	1 Mile	\$108,675
3 Miles	47,238	3 Miles	\$148,000
5 Miles	119,791	5 Miles	\$129,137

TOTAL BUSINESSES

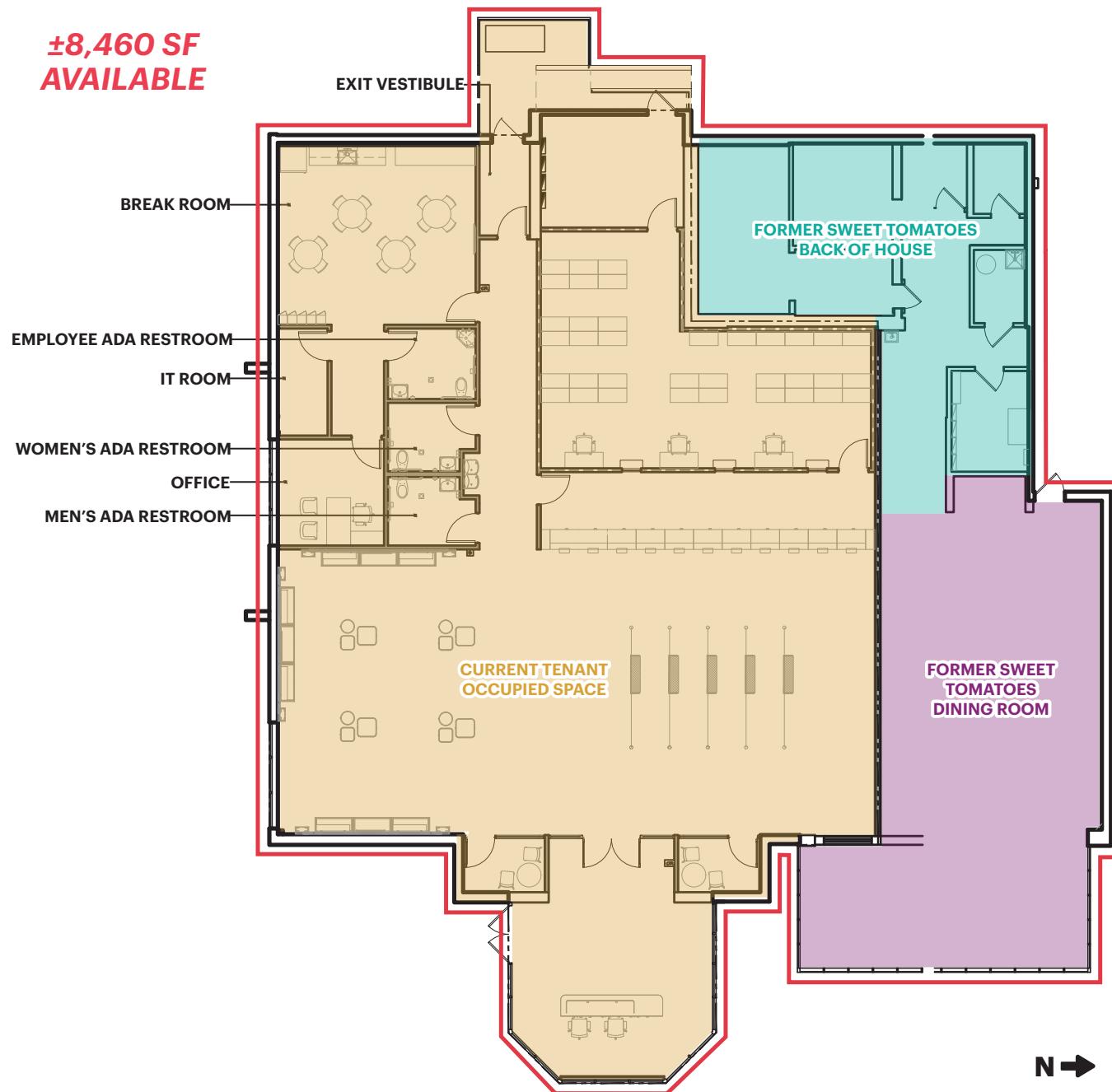
1 Mile	1,565	1 Mile	35,619
3 Miles	12,331	3 Miles	68,873
5 Miles	23,008	5 Miles	107,242

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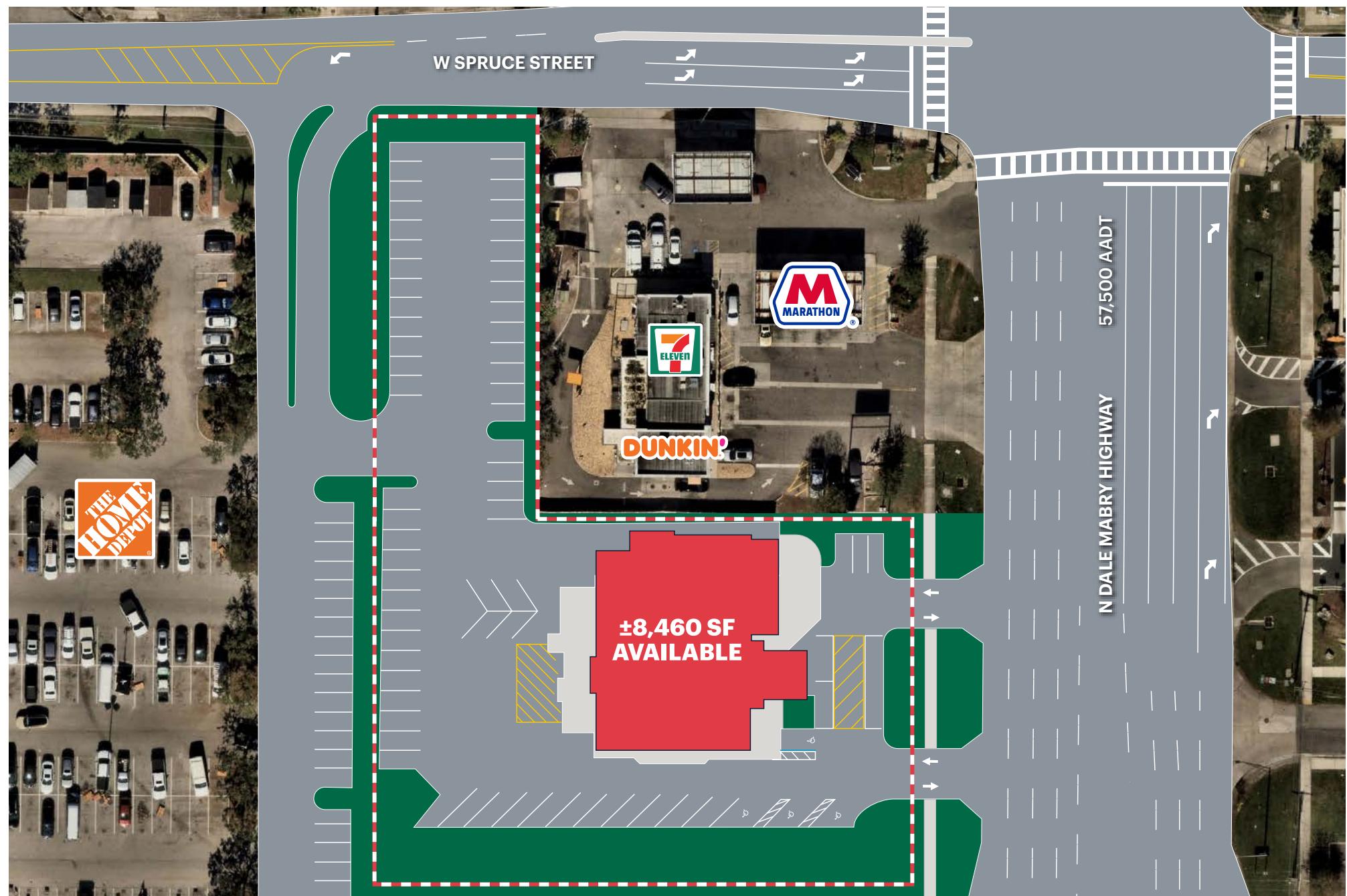
This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

FLOOR PLAN

**±8,460 SF
AVAILABLE**



SITE PLAN



RETAIL CORRIDOR



MARKET AERIAL

