

## 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
3 Miles	107,054
5 Miles	272,200

#### DAYTIME POPULATION

1 Mile	33,324
3 Miles	207,523
5 Miles	422,589

#### TOTAL HOUSEHOLDS

1 Mile	6,583
3 Miles	47,238
5 Miles	119,791

#### AVERAGE HH INCOME

1 Mile	\$108,675
3 Miles	\$148,000
5 Miles	\$129,137

#### TOTAL BUSINESSES

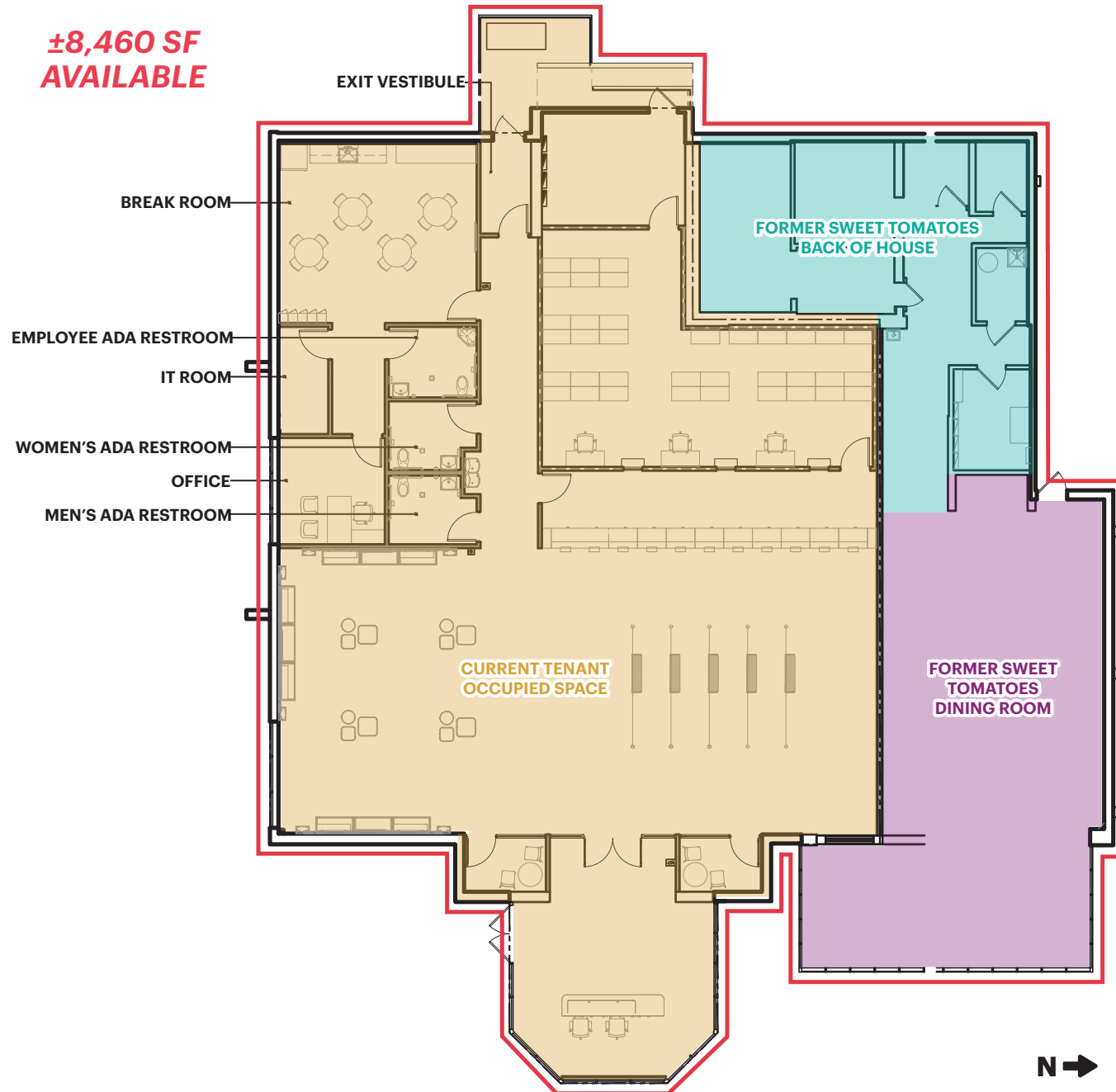
1 Mile	1,565
3 Miles	12,331
5 Miles	23,008

#### TOTAL EMPLOYEES

1 Mile	35,619
3 Miles	68,873
5 Miles	107,242

# FLOOR PLAN

**±8,460 SF  
AVAILABLE**



## SITE PLAN





## RETAIL CORRIDOR





# MARKET AERIAL

