

Interbay Commons

A South Tampa
Mixed Use Development



Retail Property For Lease

Interbay Commons Mixed Use Development (Retail Space)

6204 Interbay Blvd, Tampa, FL 33611

For More Information:

813-254-6756 | EXT 26

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





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Executive Summary



OFFERING SUMMARY

Available SF:	3,300 SF
Lease Rate:	\$35.00 SF/yr (NNN)
Lot Size:	4.38 Acres
Year Built:	2025
Building Size:	3,300 SF
Zoning:	PD - Planned Development
Traffic Count:	5,500

PROPERTY OVERVIEW

Up to 3,300 SF of first generation retail space is now available in South Tampa's newest mixed use development, Interbay Commons. The space is ideal for a restaurant, cafe, neighborhood "drinkery", or a variety of other uses and will also have outside seating available. Spaces can be offered as small as 1,100 SF in this exciting new project located along Interbay Boulevard just west of Macdill Avenue on the site of the former Circle C Ranch. This new development features 30 new high end townhomes and will be home to a new Goddard School which will attract over 130 families daily to the new school and an F45 gym in the balance of the retail space.

* Expected delivery date for shell condition estimated 3Q26

Estimated CAM: \$8.50

Initial estimated monthly rent: 1,100 SF: \$35.00 sf/yr NNN + CAM: \$8.50 = \$3,988 or 3,300 SF: \$11,963 (includes base rate + CAM) plus applicable sales tax

LOCATION OVERVIEW

Located east of S. Dale Mabry, south of the Selmon Expressway offering easy access to surrounding areas.



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Renderings

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

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Property Webpage: www.properties.baystreetcommercial.com/1587829-lease

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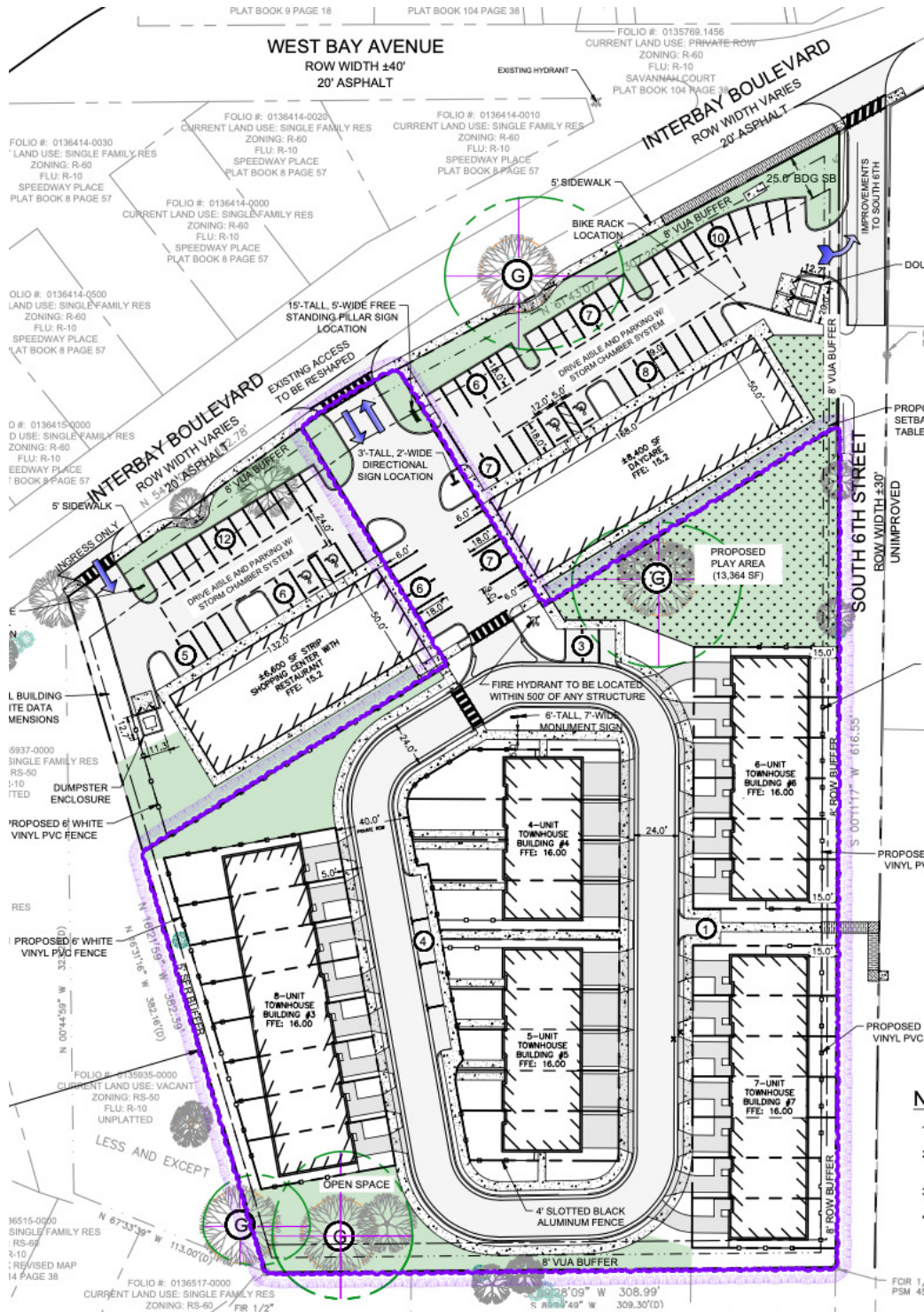




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Site Plan



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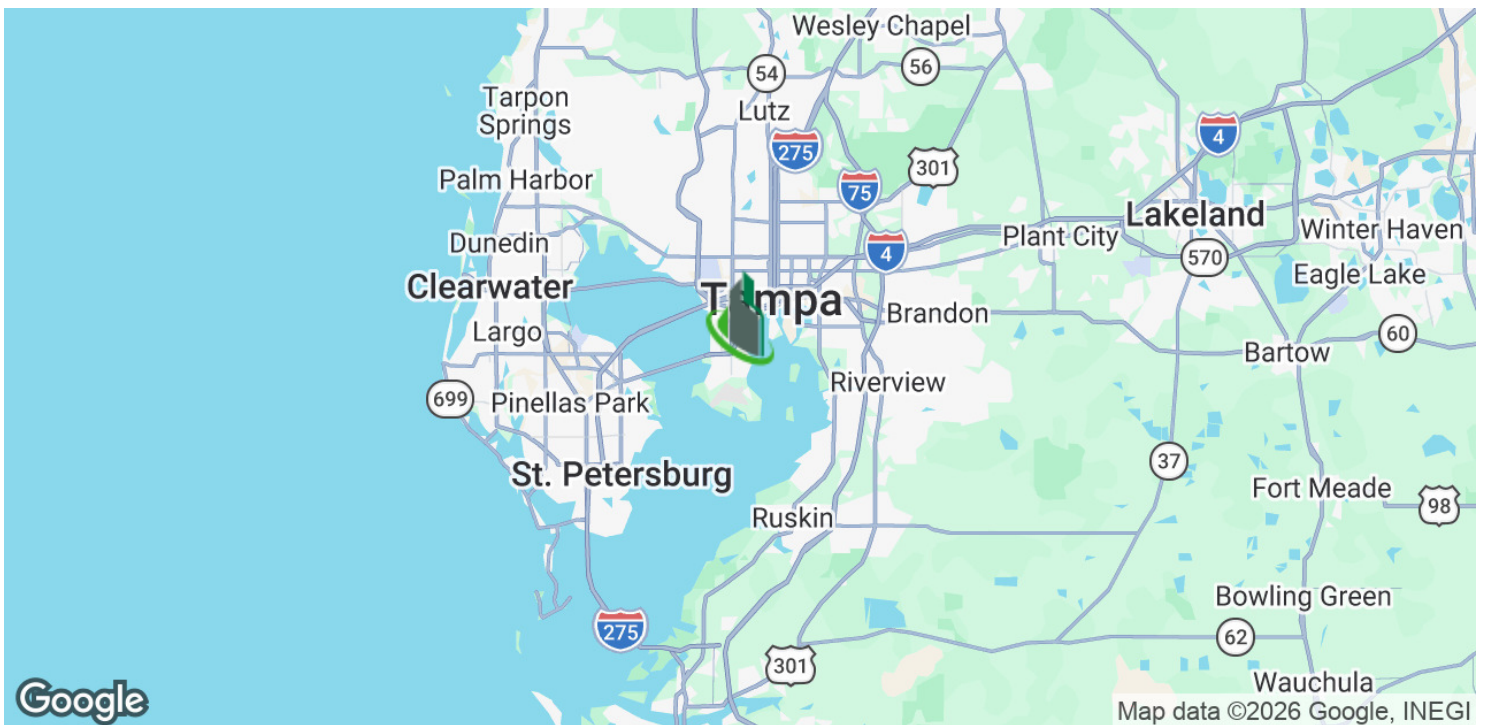
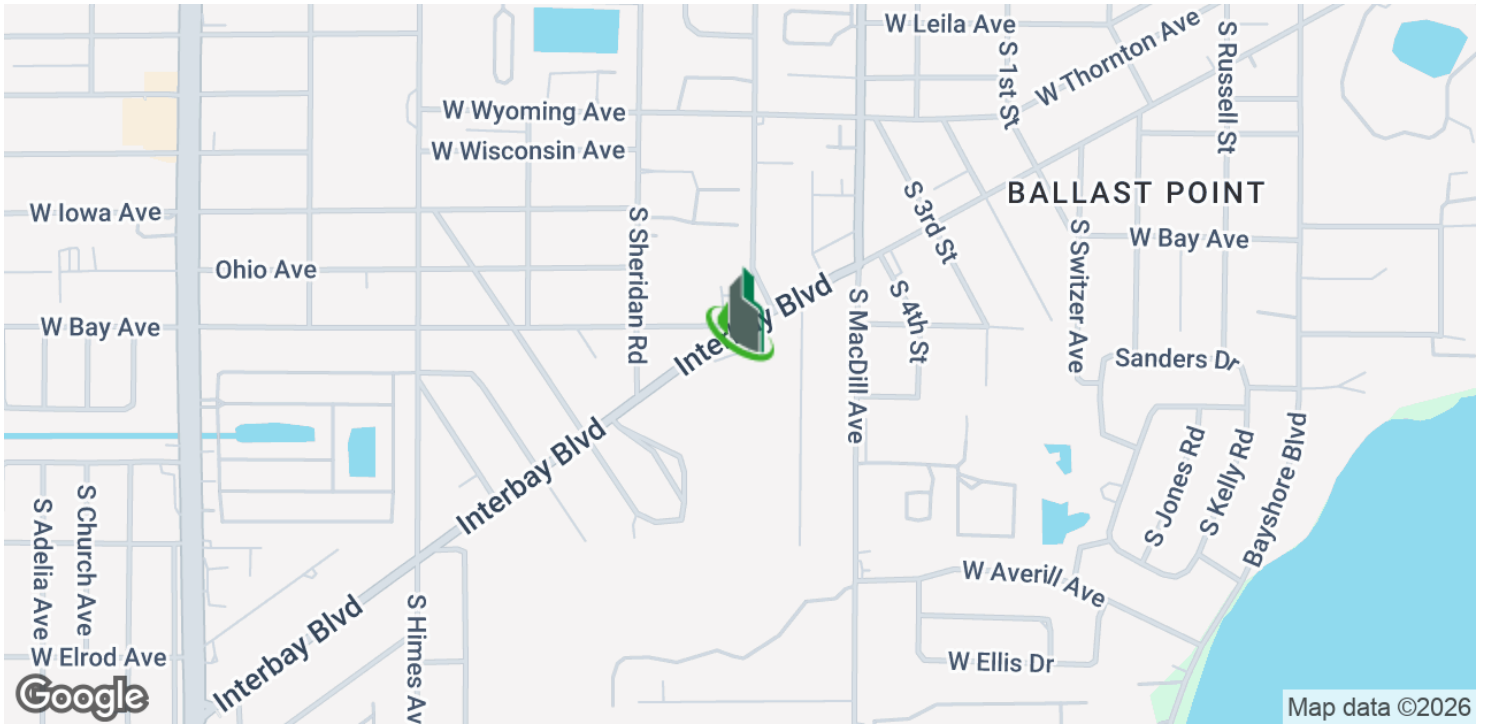




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Location Map



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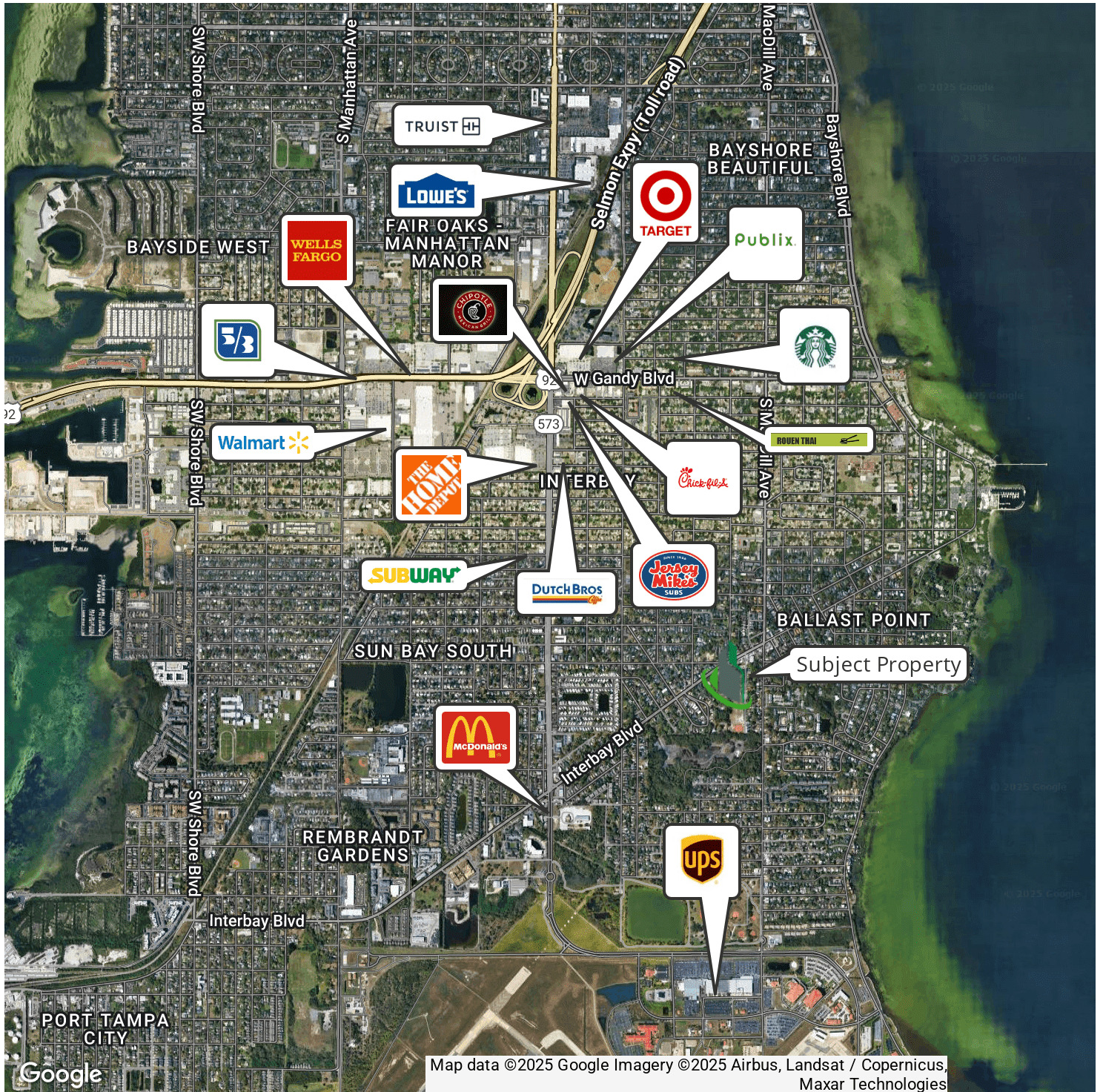
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Retailer Map



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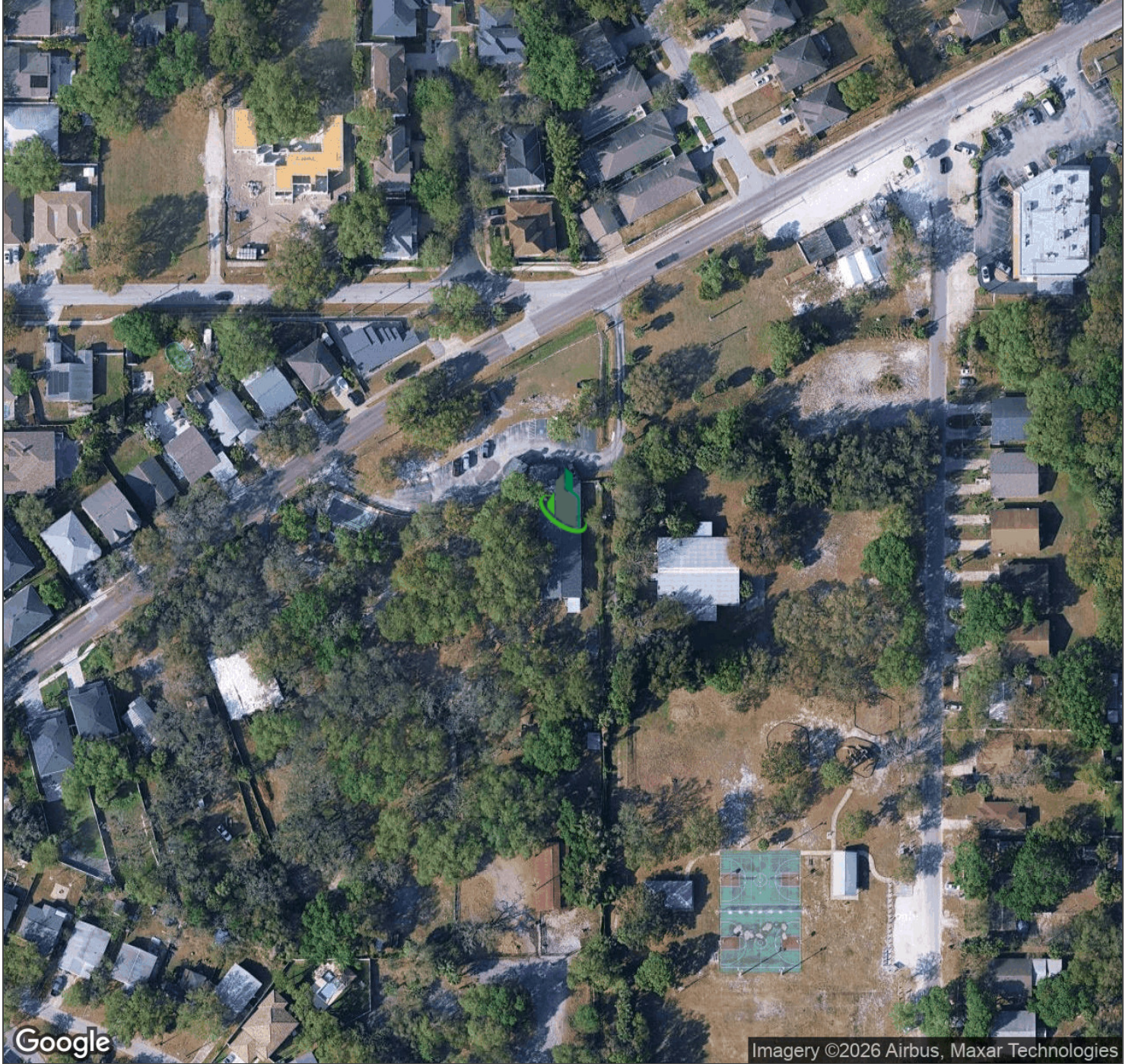




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Aerial Map



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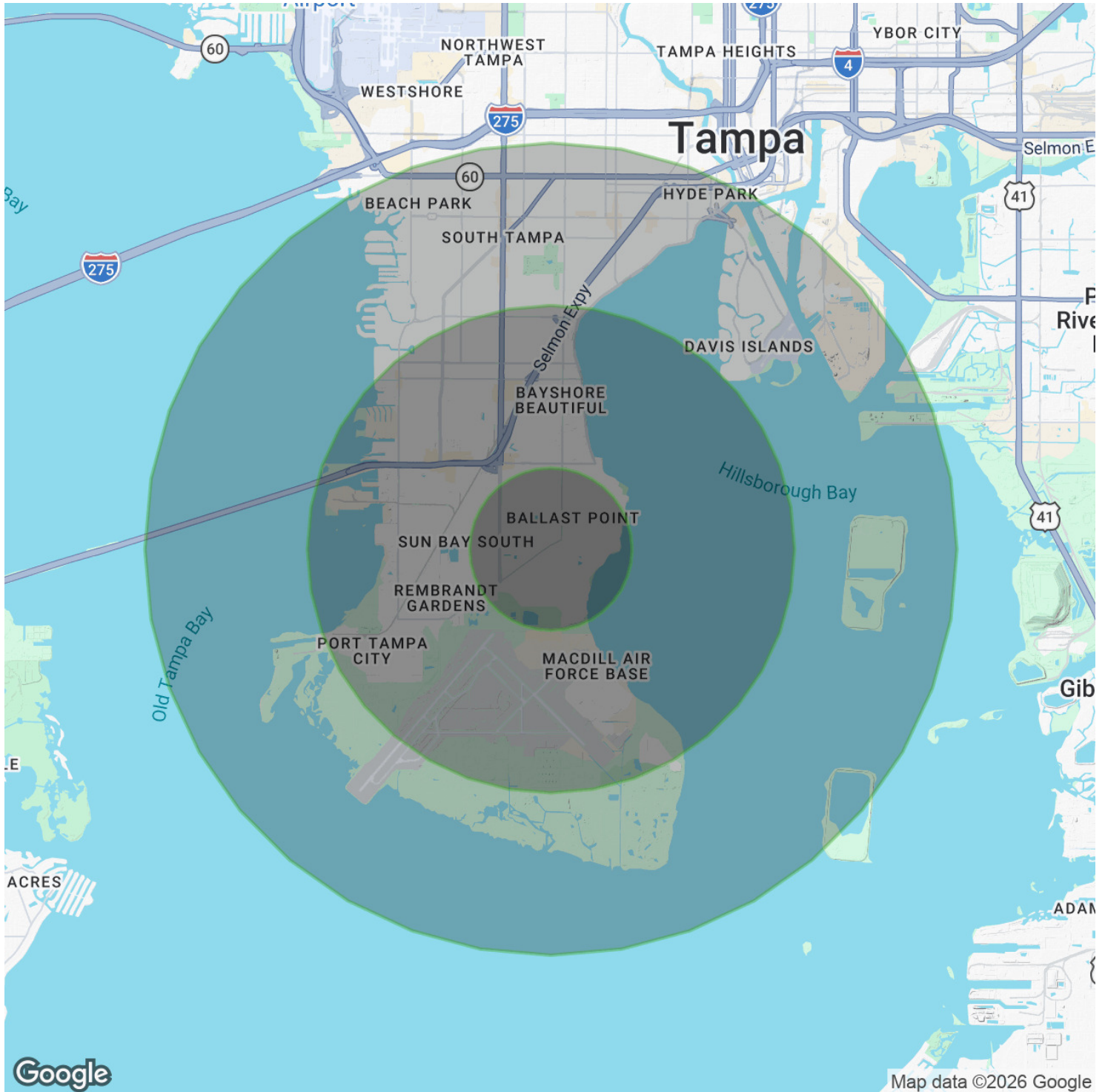




Interbay Commons Mixed Use Development (Retail Space)

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Demographics Map & Report



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Demographics Map & Report

POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	16,158	66,141	115,760
Average Age	42	41	40
Average Age (Male)	41	40	39
Average Age (Female)	42	42	41

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	7,134	29,958	51,048
# of Persons per HH	2.3	2.2	2.3
Average HH Income	\$131,379	\$144,618	\$159,584
Average House Value	\$546,017	\$618,320	\$731,589

ETHNICITY (%)

	1 MILE	3 MILES	5 MILES
Hispanic	17.1%	17.3%	16.0%

RACE

	1 MILE	3 MILES	5 MILES
Total Population - White	10,985	46,312	84,653
% White	68.0%	70.0%	73.1%
Total Population - Black	1,311	4,777	6,896
% Black	8.1%	7.2%	6.0%
Total Population - Asian	772	2,844	4,642
% Asian	4.8%	4.3%	4.0%
Total Population - Hawaiian	27	115	135
% Hawaiian	0.2%	0.2%	0.1%
Total Population - American Indian	69	230	360
% American Indian	0.4%	0.3%	0.3%
Total Population - Other	655	2,443	3,705
% Other	4.1%	3.7%	3.2%

TRAFFIC COUNTS

Interbay Blvd & S MacDill Ave 5,500/day

Demographics data derived from AlphaMap

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