



REAVES REAL ESTATE PROFESSIONALS

5251 S. DALE MABRY HIGHWAY TAMPA, FL. 33611

MADDOX PLAZA



REAVES REAL ESTATE PROFESSIONALS
2510 S MacDill Ave Tampa FL 33629
813-415-1548 / David@Reavesrep.com



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Property Description:

Reaves Real Estate Professionals is pleased to offer a Five-Unit Retail Property located on S Dale Mabry Highway in the South Tampa Market.

The Property totals 4,000 SF of leasable space and is situated on 0.30 acres. Terrific traffic count and excellent signage on South Dale Mabry Highway!

- **Currently 100% occupied** by two tenants
- **One Lease** provides flexibility for a new owner and the opportunity to retain current tenants
- **Excellent Demographics**
- **S Dale Mabry Highway Frontage / MacDill Airforce Base (1.0 mi)**
- **Proximity** to all the emidines South Tampa market has to offer
- **Nearby Retailers** include Publix, Home Depot, Walmart (2.6 mi), Target (2.5 mi).
- **Florida has no state income tax**

The Property is zoned CG "General Commercial", allowing for a broad range of retail, medical and office uses.

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OFFERING SUMMARY

Sale Price:	\$1,675,000.00	
Building Size:	4,000 SF	
Zoning:	CG	Use: Retail
Parking:	24 Spaces	
Available SF:	100% Occupied	
Lot Size:	13,095 SF	
Number of Units:	5	
Cap Rate:	6.5%	

**Rent roll upon request*

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