

# 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 |           |           |



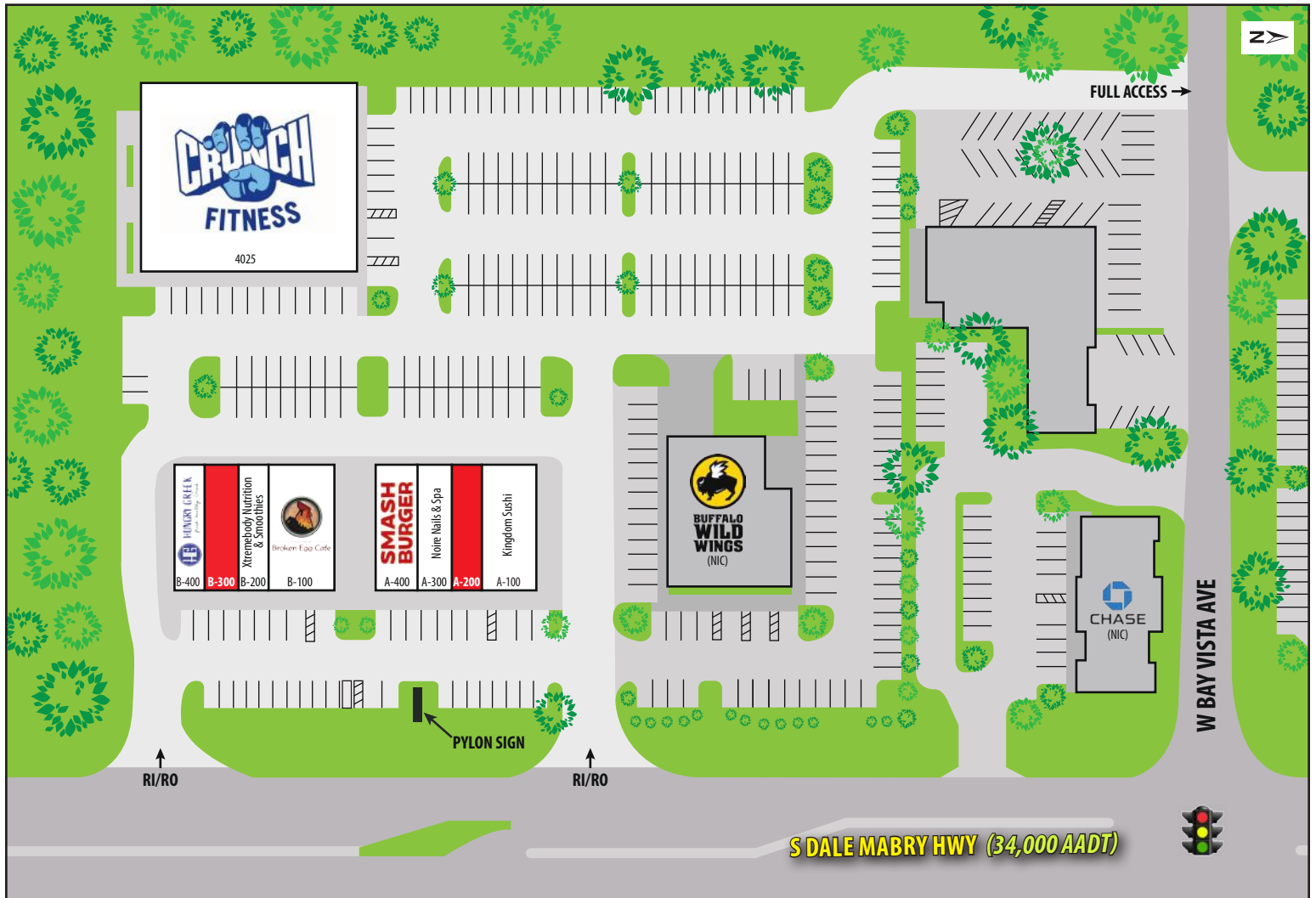
## FOR LEASING INFORMATION:

David Moskovitz  
813.928.0394  
david@rmcpg.com

8902 N Dale Mabry Hwy  
Tampa, FL 33614  
800.728.5379  
www.RMCPG.com

# SHOPPES OF SOUTH DALE

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



| UNIT                | TENANT             | SF           |
|---------------------|--------------------|--------------|
| 4025                | Crunch Fitness     | 20,000       |
| 4027 (A-100)        | Kingdom Sushi      | 2,550        |
| <b>4031 (A-200)</b> | <b>AVAILABLE</b>   | <b>1,200</b> |
| 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>   |

All information given herein is obtained from sources considered reliable. However, we are not responsible for misstatement of facts, errors, omissions, prior sale, withdrawal from market, modification of mortgage commitment, terms and considerations, or change in price without notice. The information supplied herein is for informational purposes only and shall not contain a warranty or assurance that said information is correct. Any person intending to rely upon the information supplied herein should verify said information independently. **UPDATED: 022326**



### FOR LEASING INFORMATION:

David Moskovitz  
813.928.0394  
david@rmcpg.com

8902 N Dale Mabry Hwy  
Tampa, FL 33614  
800.728.5379  
www.RMCPG.com