

FOR LEASE



PROPERTY DESCRIPTION

Gandy Shoppes are strategically located on the corner of West Gandy Blvd. and S. Dale Mabry Highway about a half mile away from the MacDill Air Force Base. The site location provides easy access to both Tampa and St. Petersburg. It is anchored by Q'doba Mexican Eats, Mattress Firm, Domino's and offers a wide variety of uses that serve the general area.

PROPERTY HIGHLIGHTS

- Lighted Intersection - Corner of Dale Mabry & Gandy Blvd.
- Dale Mabry - 45k VPD : Gandy Blvd - 35k VPD
- Great access, visibility, signage on highly trafficked arteries in Tampa

OFFERING SUMMARY

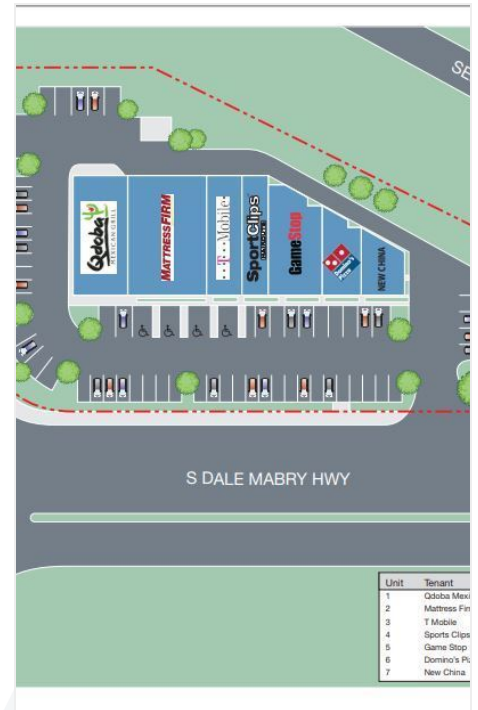
Lease Rate:	Negotiable
Number of Units:	7
Available SF:	1,581 - 2,023 SF
Building Size:	12,655 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	8,124	36,163	68,090
Total Population	17,835	79,148	147,334
Average HH Income	\$96,697	\$127,985	\$118,181

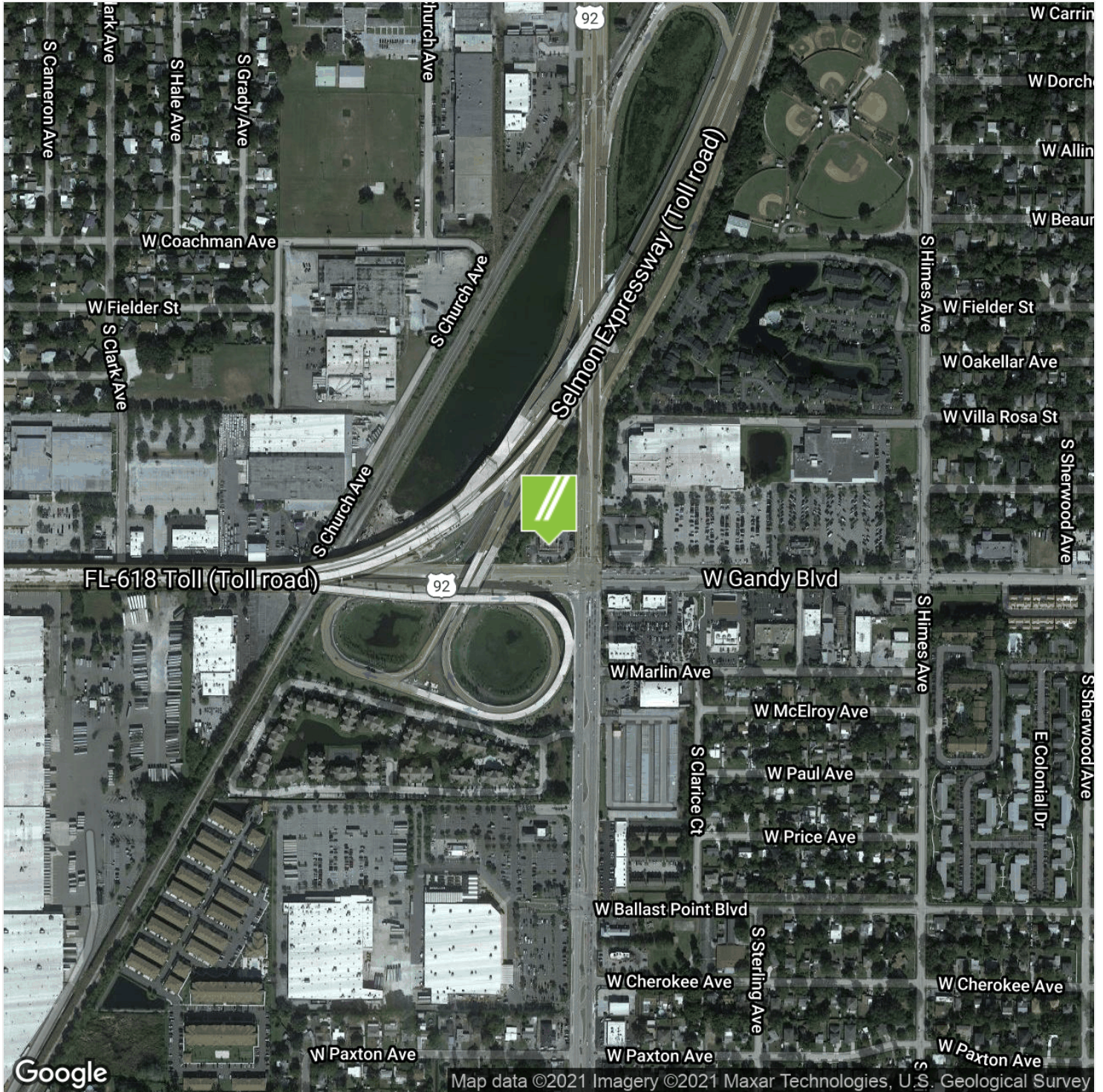
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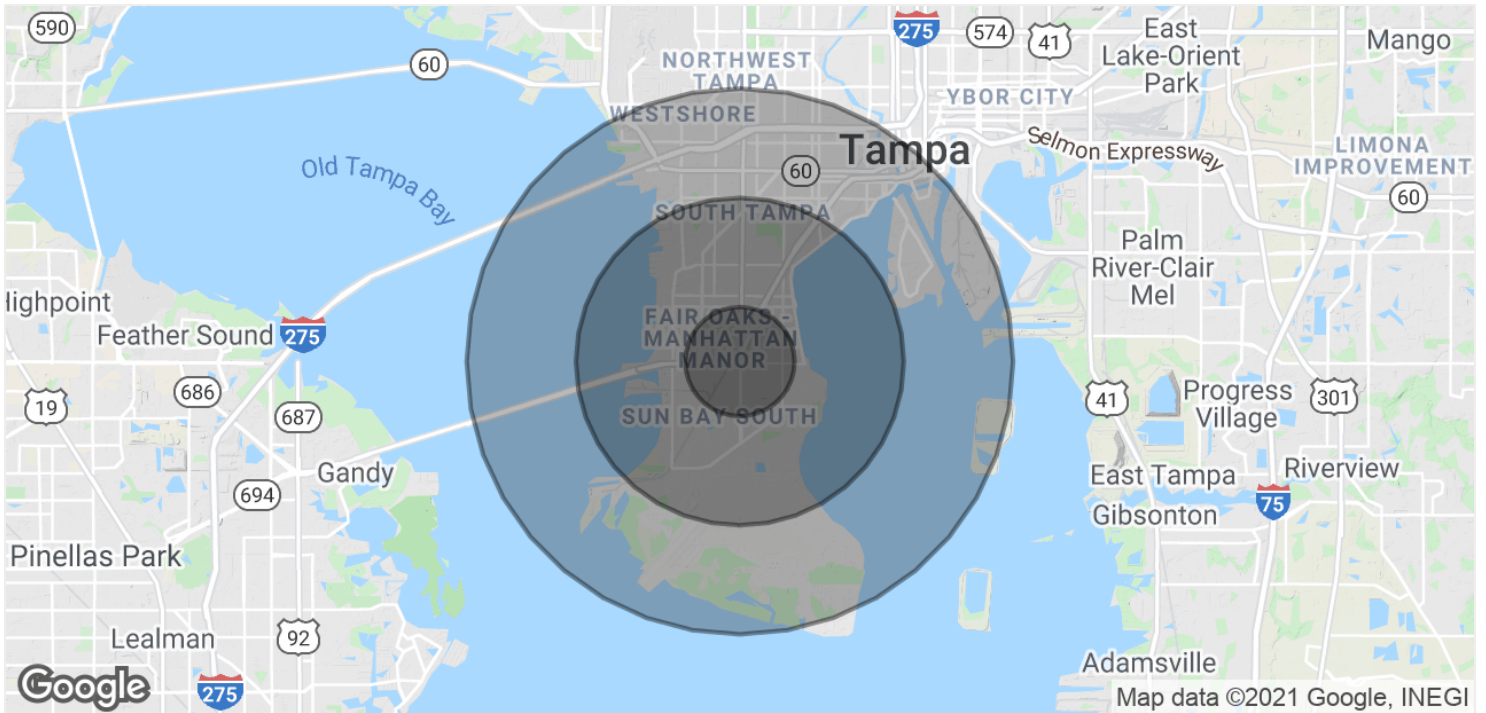
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	17,835	79,148	147,334
Average age	40.3	40.1	38.2
Average age (Male)	39	39	37.2
Average age (Female)	41.9	41.3	39.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	8,124	36,163	68,090
# of persons per HH	2.2	2.2	2.1
Average HH income	\$96,697	\$127,985	\$118,181

* Demographic data derived from 2021 US Census