



FOR MORE INFORMATION
WWW.SOUTH-DALE-MABRY.COM

Property Overview

Address: 202 South Dale Mabry Highway, Tampa

Site Size: ±0.84 acres (±36,600 SF)

Offering: Long-Term, Build-to-Suit Ground Lease

Market: South Tampa / Dale Mabry Corridor

Contact: www.south-dale-mabry.com

Location Fundamentals

- **±0.84 acres** (±36,600 SF) positioned along South Dale Mabry Highway
- **Prominent frontage** within a mature, high-visibility retail corridor
- **High daily traffic (37,500 daily)** exposure along a primary north-south connector
- **Direct access to South Tampa** and the Westshore business district, including proximity to International Plaza

Demographic Strength

- **Over 210,000 consumers** within a 3-mile radius
- **Median age of approximately 37.5**, slightly younger than the national average
- **Median household income of approximately \$87,000**
- **More than 30% of households earn \$100,000+** annually, supported by above-average educational attainment and home values

Daytime Demand

- **11,400+ businesses** and approximately **211,000 employees** within three miles
- **\$13.4 billion in annual payroll**, supporting consistent weekday activity