

# 6920 NORTH DALE MABRY

NNN MEDICAL FACILITY

TAMPA, FLORIDA 33614

[CLICK HERE FOR FULL OFFERING MEMORANDUM](#)



MEDICAL MAN CAVE

NORTH PARK PROFESSIONAL CENTER

JAIME E. SANCHEZ MD, FACS, FASCRS  
DANIEL DRIES MD, FACC

THE PERFORMANCE LAB  
(SUBJECT PROPERTY)



NORTH DALE MABRY HWY  
AADT 64,000



IRREPLACEABLE LOCATION  
MEDICAL BUILDING ON TAMPA BAY'S LARGEST RETAIL CORRIDOR

AVAILABLE FOR SALE  
ASKING PRICE \$10,024,924

RIPCO  
INVESTMENT SALES



## TABLE OF CONTENTS

Investment Overview	3
Investment Highlights	4
Retail Aerial	5
Site Plan	6

### EXCLUSIVE AGENTS

**ARI RAVI** (LEAD)

aravi@ripcofl.com  
727.452.6864

**NATHAN TIMMONS**

ntimmons@ripcofl.com  
407.304.7119

**JOE SIMPSON**

jsimpson@ripcofl.com  
904.378.6228

**EDWARD KEMP**

ekemp@ripcofl.com  
863.289.0387

**CHRIS LUKE**

cluke@ripcofl.com  
813.921.5638

**ALEC KRENISKY**

akrenisky@ripcofl.com  
440.679.9459

### CONFIDENTIALITY AGREEMENT

Your receipt of this Memorandum constitutes your acknowledgement that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or RIPCO Real Estate, LLC., and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or RIPCO Real Estate, LLC. If after reviewing this Memorandum you have no further interest in purchasing the Property, kindly return it to RIPCO Real Estate, LLC.

### DISCLAIMER

This Memorandum contains select information pertaining to the Property and the Owner and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete, nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither RIPCO Real Estate LLC nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

## INVESTMENT OVERVIEW

RIPCO Real Estate is pleased to offer for sale 6920 N Dale Mabry Hwy, a 21,484 SF commercial property located on the westside of N Dale Mabry Hwy in Tampa, FL. The property was recently leased to Harley Davidson and served as a motorcycle dealership. Harley Davidson vacated the property in 2023 and The Performance Lab recently signed a 10-year lease which includes significant renovations to the property, including the installation of a new roof, new HVAC units, code improvements, and a buildout of more than \$4 million to be paid for by the tenant. This stretch of N Dale Mabry Hwy where the property is located has an AADT of 64,000. Within 3 miles of 6920 N Dale Mabry Hwy, there is a population of 100,872 and an average household income of \$75,214.




The asset would be an attractive investment opportunity for investors looking for minimal landlord responsibilities, a newly-renovated commercial property, occupied by a tenant with strong dedication to the location, located on North Dale Mabry, Tampa's largest retail corridor.

### PROPERTY SUMMARY

Address	6920 North Dale Mabry Hwy, Tampa, FL 33614
Building Size	±21,484 SF GLA
Land Area	±2.06 AC
Year Built/Renovated	1986/2024
Traffic Counts	64,000 AADT on N Dale Mabry Hwy.
Population <i>within a 1-mile radius</i>	19,521
Average Household Income <i>within a 1-mile radius</i>	\$131,089



### THE OFFERING

 <b>LISTING PRICE</b> <b>\$10,024,924</b>	 <b>NOI</b> <b>\$601,495</b>	 <b>BUILDING SIZE</b> <b>21,484 SF</b>
--	---	---

## INVESTMENT HIGHLIGHTS

#1

### MULTI-DISCIPLINARY MEDICAL TENANT

- The Performance Lab is a multi-faceted medical tenant focused on the rehabilitation of patients who have undergone MSK (musculoskeletal) and brain injuries.
- The practice includes five (5) Medical Doctors with focuses in Sports Medicine, Interventional Pain, Functional Medicine, and Physical Therapy.
- The breadth of services provided puts The Performance Lab on par with a hospital setting, providing a wide array of patient care throughout the rehabilitation process, all under one roof.

#2

### SIGNIFICANT RECENT CAPITAL IMPROVEMENTS

- Tenant will complete a minimum of \$4 million in buildout, showing strong dedication to the location.
- \$650,000 in replacements to the roof and HVAC units to take place in 2024.
- An additional \$650,000 in improvements to be made to the property to finalize code improvements.

#3

### MINIMAL LANDLORD RESPONSIBILITIES

- NNN lease where the tenant is responsible for CAM, property taxes, and insurance.
- Tenant is also responsible for HVAC repairs/maintenance/replacement as well as maintaining an HVAC service contract.
- Landlord is responsible for the roof and structure.

#4

### STABILIZED CASH FLOW

- Tenant recently signed a new ten (10) year lease, with three 5-year options.
- Lease includes 10% rent increases every five (5) years through the initial term and option periods.

#5

### STRATEGIC LOCATION

- The property is located on North Dale Mabry, Tampa's largest retail corridor, with an average daily traffic count of 64,000 vehicles per day.
- The property is located 3 miles from Interstate 275, a primary thoroughfare serving Tampa with 165,000 vehicles per day.

#6

### DESIRABLE DEMOGRAPHICS

Within 1-mile radius

- Population: 19,521 • Households: 10,714 • Avg. HH Income: \$131,089

Within 3-mile radius

- Population: 108,710 • Households: 52,712 • Avg. HH Income: \$105,390

#### ADDITIONAL DEMOGRAPHICS (WITHIN A 1-MILE RADIUS)

16,287

DAYTIME POPULATION

629

BUSINESSES

\$34,129,162

HEALTH CARE SPENDING

RETAIL AERIAL





# SITE PLAN



CLICK HERE FOR  
**FULL OFFERING  
MEMORANDUM**

# CONTACT EXCLUSIVE AGENTS

**ARI RAVI** (LEAD)

aravi@ripcofl.com  
727.452.6864

**EDWARD KEMP**

ekemp@ripcofl.com  
863.289.0387

**JOE SIMPSON**

jsimpson@ripcofl.com  
904.378.6228

**NATHAN TIMMONS**

ntimmons@ripcofl.com  
407.304.7119

**CHRIS LUKE**

cluke@ripcofl.com  
813.921.5638

**ALEC KRENISKY**

akrenisky@ripcofl.com  
440.679.9459

**RIPCO**  
INVESTMENT SALES

4211 WEST BOY SCOUT BLVD., SUITE 690, TAMPA, FL 33607 | RIPCOFL.COM

This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.