

Interbay Commons

A South Tampa
Mixed Use Development



Retail Property For Lease

Interbay Commons Mixed Use Development (Retail Space)

6204 Interbay Blvd, Tampa, FL 33611

For More Information:

813-254-6756 | EXT 36

Michael Braccia, P.A. | mike@baystreetcommercial.com





Interbay Commons Mixed Use Development (Retail Space)

6204 Interbay Blvd, Tampa, FL 33611

Executive Summary



OFFERING SUMMARY

Available SF:	6,600 SF
Lease Rate:	\$35 SF/yr (NNN)
Lot Size:	4.38 Acres
Year Built:	2025
Building Size:	6,600 SF
Zoning:	PD - Planned Development
Traffic Count:	5,500

PROPERTY OVERVIEW

From 1,110 SF up to 6,600 SF of first generation retail space is now available in South Tampa's newest mixed use development, Interbay Commons. The spaces are ideal for a restaurant, cafe, neighborhood "drinkery", exercise user, or a variety of other uses. 11 ft ceiling. There will also be outside seating available. This exciting new project is located along Interbay Boulevard just west of Macdill Avenue on the site of the former Circle C Ranch. This new development features 30 new high end townhomes and will be home to a new Goddard School which will attract over 130 families daily to the new school.

* Expected delivery date for shell condition estimated 3Q26

Estimated CAM: \$8.50

1,100 SF: \$35.00 sf/yr NNN + CAM: \$8.50 = \$3,988 (includes base rate + CAM) plus applicable sales tax

3,300 SF: \$35.00 sf/yr NNN + CAM: \$8.50 = \$11,963 (includes base rate + CAM) plus applicable sales tax

LOCATION OVERVIEW

Located east of S. Dale Mabry, south of the Selmon Expressway offering easy access to surrounding areas.



Interbay Commons Mixed Use Development (Retail Space)

6204 Interbay Blvd, Tampa, FL 33611

Interbay Commons

A South Tampa
Mixed Use Development



LEASE RATE:	-	TOTAL SPACE:	1,100 - 6,600 SF
LEASE TYPE:	NNN	LEASE TERM:	-

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
Suite A	Strip Center	\$35.00 SF/yr	NNN	3,300 - 6,600 SF	Negotiable	3,300 SF: \$35.00 sf/yr NNN + CAM: \$8.50 = \$11,963 (includes base rate + CAM) plus applicable sales tax
Suite B	Strip Center	\$35.00 SF/yr	NNN	1,100 - 6,600 SF	Negotiable	1,100 SF: \$35.00 sf/yr NNN + CAM: \$8.50 = \$3,988 (includes base rate + CAM) plus applicable sales tax
Suite C	Strip Center	\$35.00 SF/yr	NNN	1,100 - 6,600 SF	Negotiable	1,100 SF: \$35.00 sf/yr NNN + CAM: \$8.50 = \$3,988 (includes base rate + CAM) plus applicable sales tax

For More Information:

813-254-6756 | EXT 36

Property Webpage: www.properties.baystreetcommercial.com/1587829-lease

Michael Braccia, P.A. | mike@baystreetcommercial.com





Interbay Commons Mixed Use Development (Retail Space)
 6204 Interbay Blvd, Tampa, FL 33611



Interbay Commons

A South Tampa
 Mixed Use Development

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
Suite D	Strip Center	\$35.00 SF/yr	NNN	1,100 - 6,600 SF	Negotiable	Perfect for exercise user 1,100 SF: \$35.00 sf/yr NNN + CAM: \$8.50 = \$3,988 (includes base rate + CAM) plus applicable sales tax

For More Information:

813-254-6756 | EXT 36

Property Webpage: www.properties.baystreetcommercial.com/1587829-lease

Michael Braccia, P.A. | mike@baystreetcommercial.com





Interbay Commons Mixed Use Development (Retail Space) 6204 Interbay Blvd, Tampa, FL 33611

During Construction



For More Information:

813-254-6756 | EXT 36

Property Webpage: www.properties.baystreetcommercial.com/1587829-lease

Michael Braccia, P.A. | mike@baystreetcommercial.com



Interbay Commons Mixed Use Development (Retail Space) 6204 Interbay Blvd, Tampa, FL 33611

Renderings

Interbay Commons

A South Tampa
Mixed Use Development



Bay Street Commercial | 611 West Bay Street | Tampa, FL 33606 | 813.625.2375 | www.baystreetcommercial.com

6

For More Information:

813-254-6756 | EXT 36

Property Webpage: www.properties.baystreetcommercial.com/1587829-lease

Michael Braccia, P.A. | mike@baystreetcommercial.com

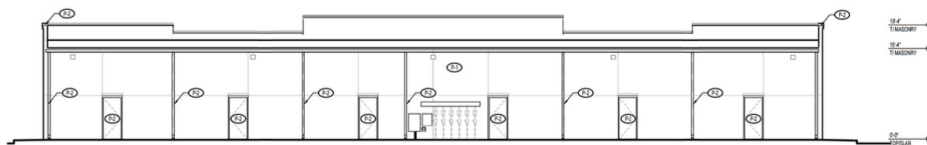
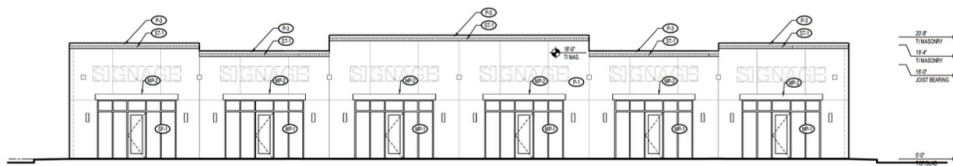
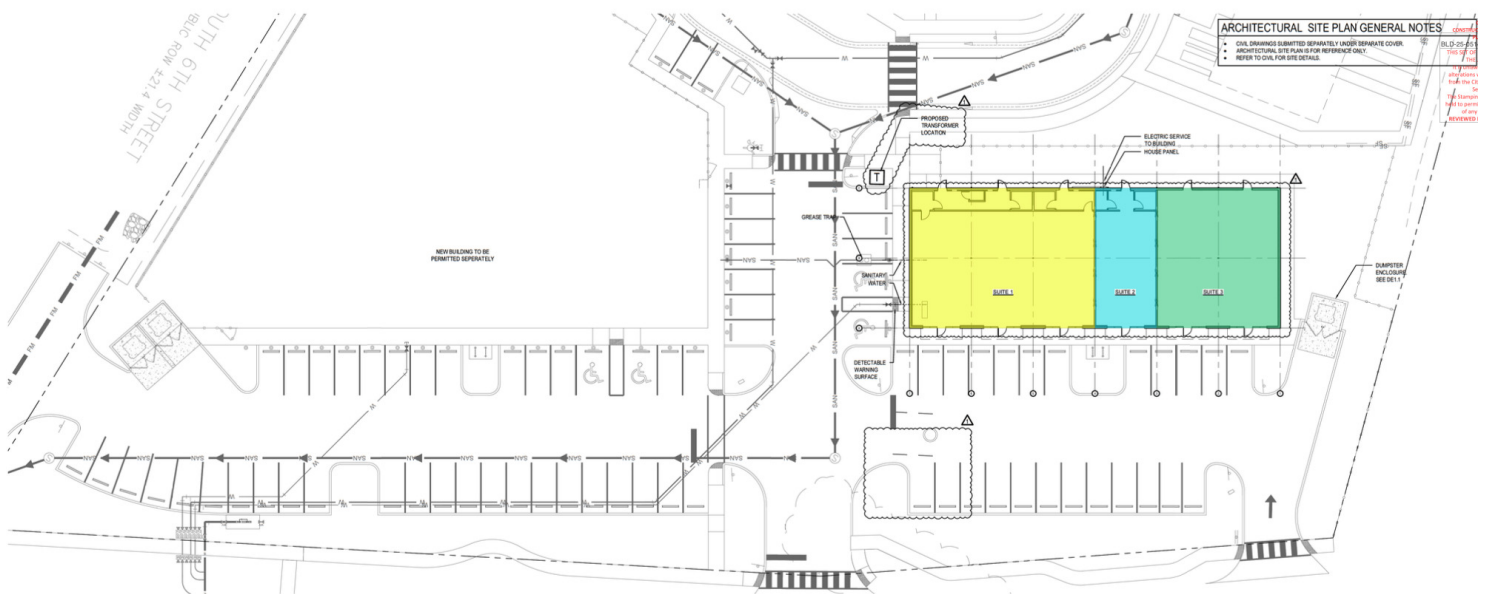




Interbay Commons Mixed Use Development (Retail Space)

6204 Interbay Blvd, Tampa, FL 33611

Floor Plan and Elevations

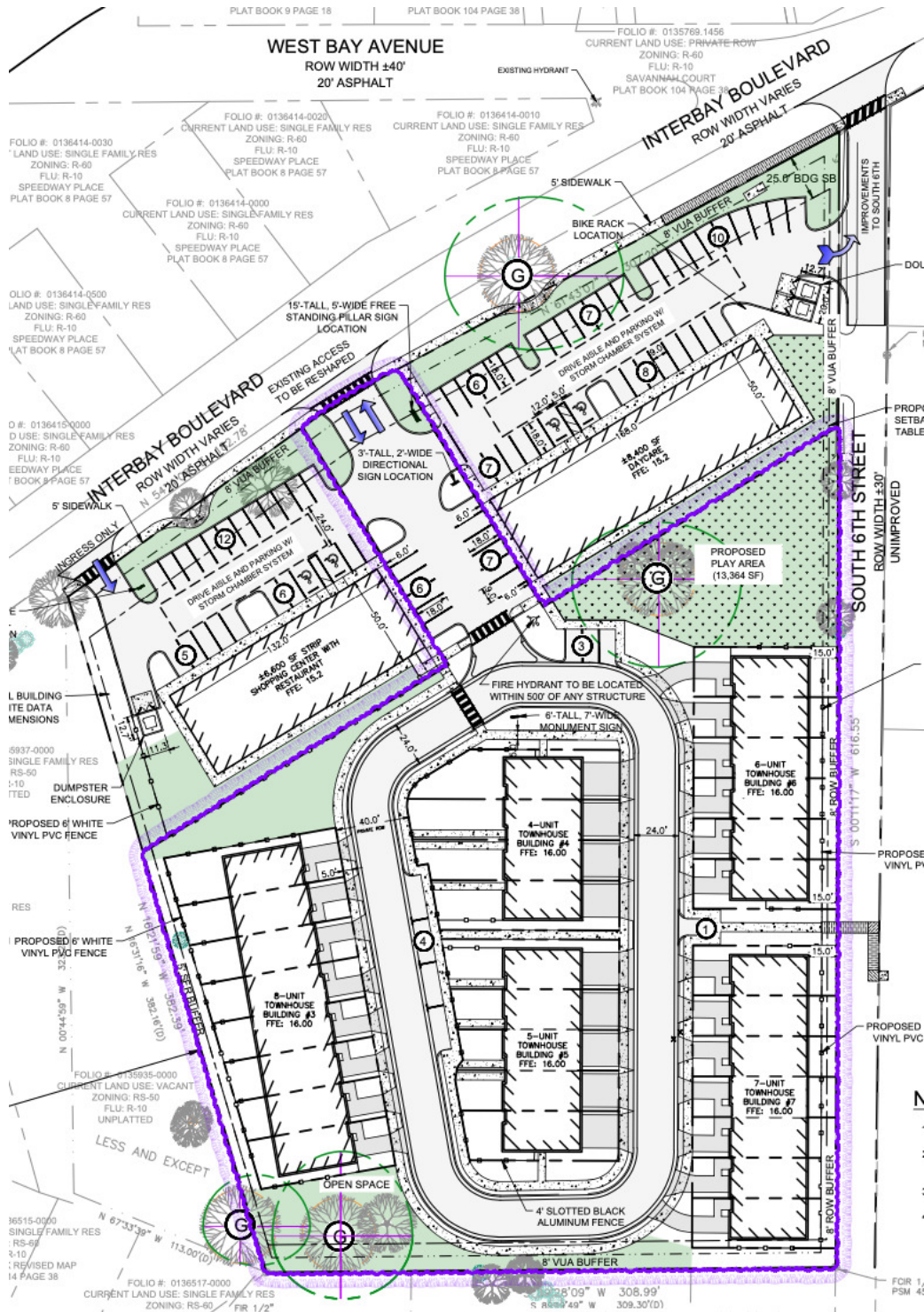




Interbay Commons Mixed Use Development (Retail Space)

6204 Interbay Blvd, Tampa, FL 33611

Site Plan



For More Information:

813-254-6756 | EXT 36

Property Webpage: www.properties.baystreetcommercial.com/1587829-lease

Michael Braccia, P.A. | mike@baystreetcommercial.com

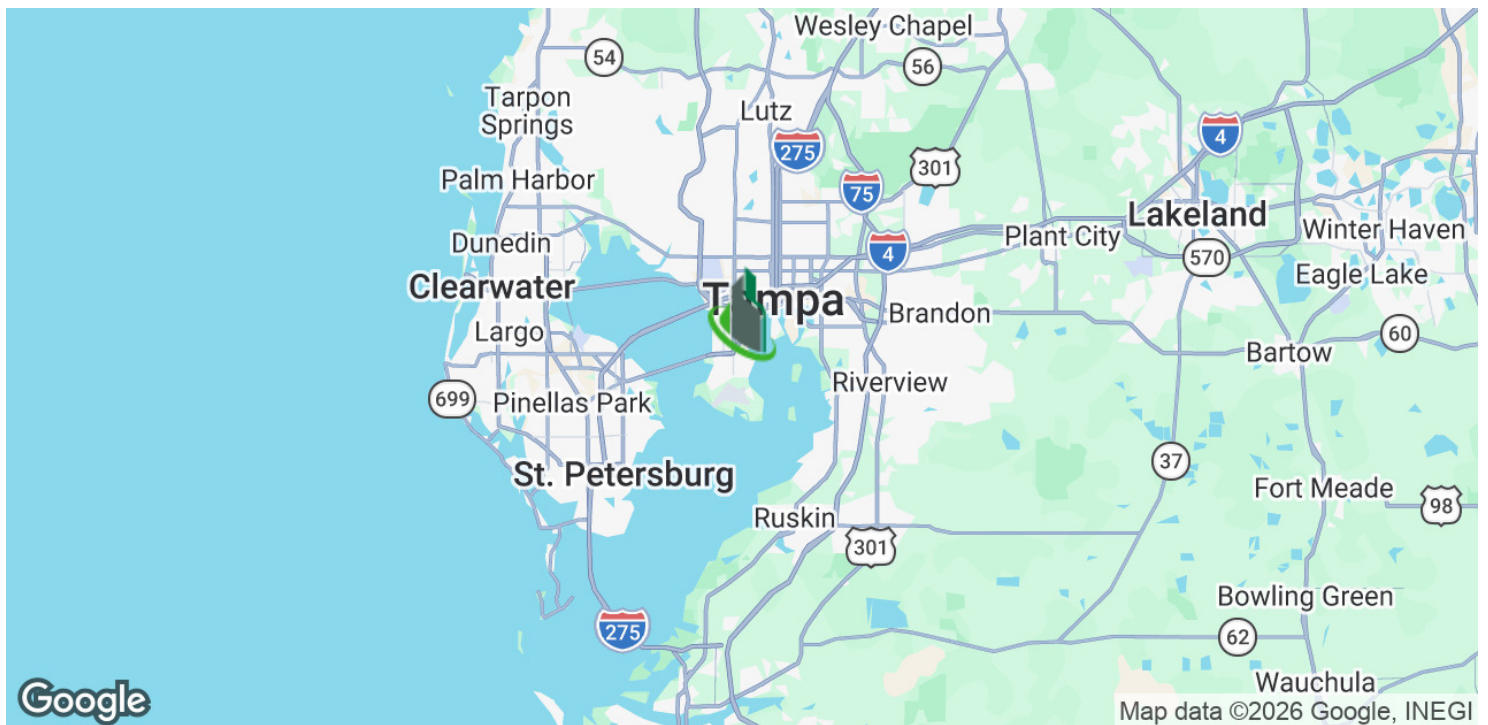
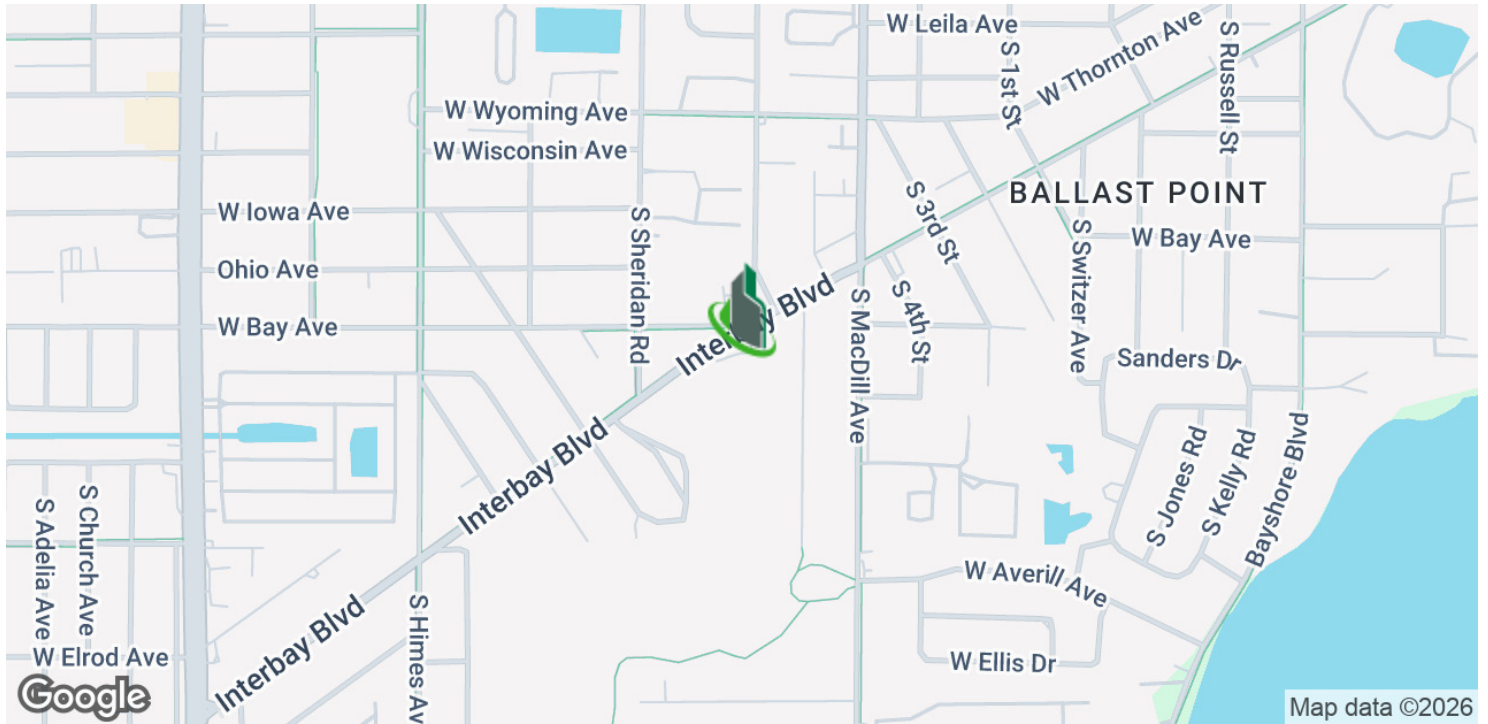




Interbay Commons Mixed Use Development (Retail Space)

6204 Interbay Blvd, Tampa, FL 33611

Location Map



For More Information:

813-254-6756 | EXT 36

Property Webpage: www.properties.baystreetcommercial.com/1587829-lease

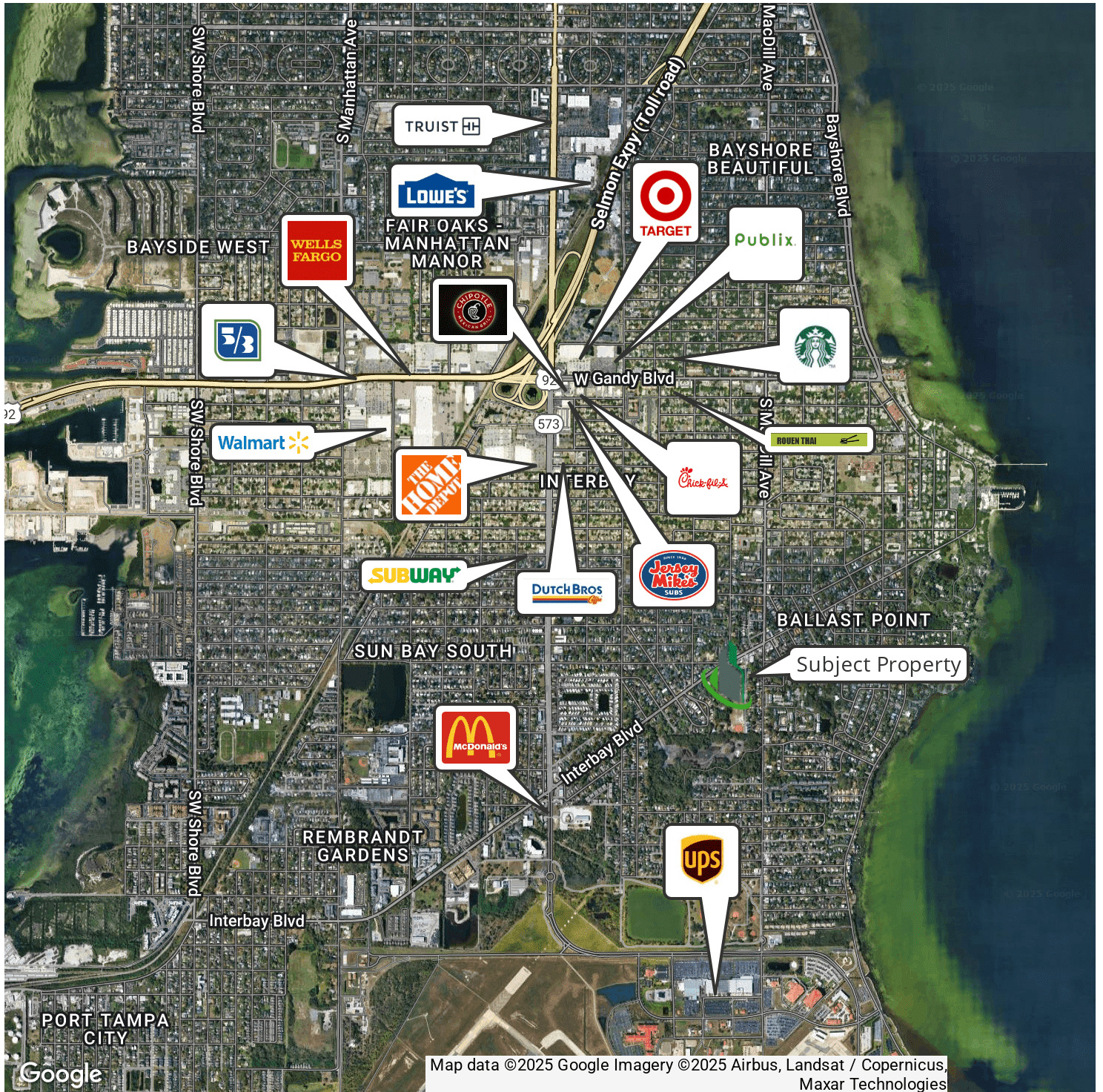
Michael Braccia, P.A. | mike@baystreetcommercial.com





Interbay Commons Mixed Use Development (Retail Space) 6204 Interbay Blvd, Tampa, FL 33611

Retailer Map



For More Information:

813-254-6756 | EXT 36

Property Webpage: www.properties.baystreetcommercial.com/1587829-lease

Michael Braccia, P.A. | mike@baystreetcommercial.com





Interbay Commons Mixed Use Development (Retail Space)
6204 Interbay Blvd, Tampa, FL 33611



Google

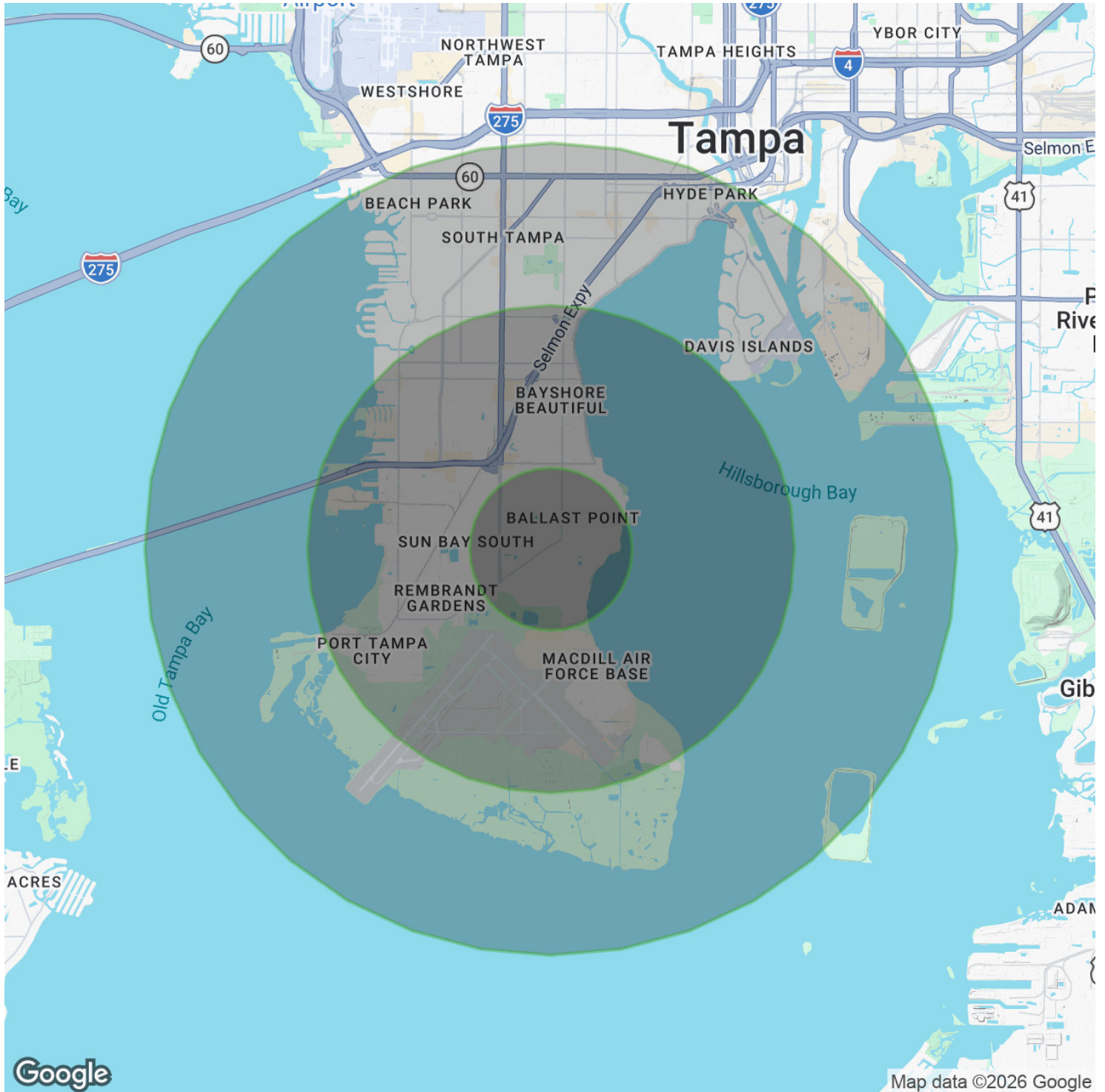
Imagery ©2026 Airbus, Maxar Technologies



Interbay Commons Mixed Use Development (Retail Space)

6204 Interbay Blvd, Tampa, FL 33611

Demographics Map & Report



For More Information:

813-254-6756 | EXT 36

Property Webpage: www.properties.baystreetcommercial.com/1587829-lease

Michael Braccia, P.A. | mike@baystreetcommercial.com





Interbay Commons Mixed Use Development (Retail Space)

6204 Interbay Blvd, Tampa, FL 33611

Demographics Map & Report

POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	16,158	66,141	115,760
Average Age	42	41	40
Average Age (Male)	41	40	39
Average Age (Female)	42	42	41

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	7,134	29,958	51,048
# of Persons per HH	2.3	2.2	2.3
Average HH Income	\$131,379	\$144,618	\$159,584
Average House Value	\$546,017	\$618,320	\$731,589

ETHNICITY (%)

	1 MILE	3 MILES	5 MILES
Hispanic	17.1%	17.3%	16.0%

RACE

	1 MILE	3 MILES	5 MILES
Total Population - White	10,985	46,312	84,653
% White	68.0%	70.0%	73.1%
Total Population - Black	1,311	4,777	6,896
% Black	8.1%	7.2%	6.0%
Total Population - Asian	772	2,844	4,642
% Asian	4.8%	4.3%	4.0%
Total Population - Hawaiian	27	115	135
% Hawaiian	0.2%	0.2%	0.1%
Total Population - American Indian	69	230	360
% American Indian	0.4%	0.3%	0.3%
Total Population - Other	655	2,443	3,705
% Other	4.1%	3.7%	3.2%

TRAFFIC COUNTS

Interbay Blvd & S MacDill Ave 5,500/day

2020 American Community Survey (ACS)

For More Information:

813-254-6756 | EXT 36

Property Webpage: www.properties.baystreetcommercial.com/1587829-lease

Michael Braccia, P.A. | mike@baystreetcommercial.com