



**SALE**

# South Tampa Investment Opportunity

**1711 S DALE MABRY HWY**

Tampa, FL 33629

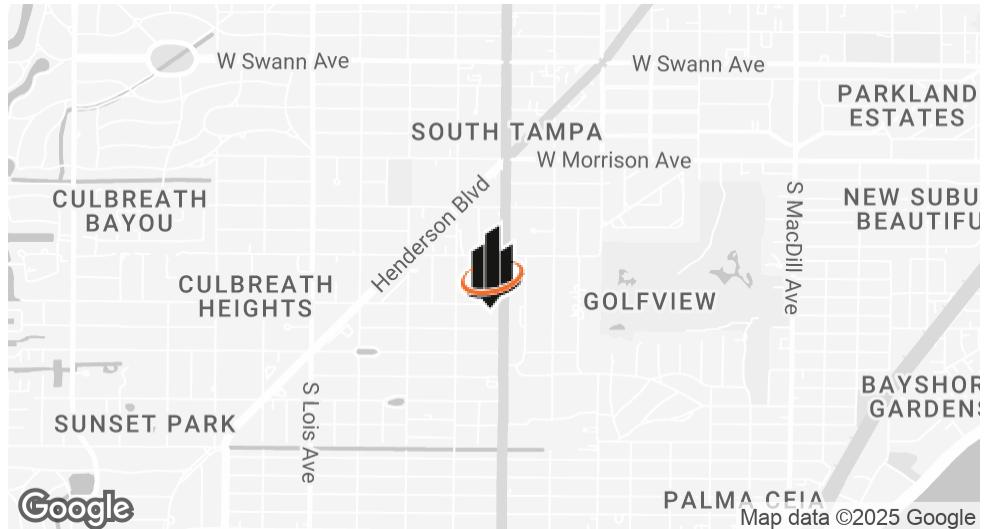
**PRESENTED BY:**

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# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>SALE PRICE:</b>	Price Upon Request
<b>NUMBER OF UNITS:</b>	1
<b>LOT SIZE:</b>	23,191 SF
<b>BUILDING SIZE:</b>	13,946 SF
<b>NOI:</b>	\$301,626.96
<b>CAP RATE:</b>	6.16%

## KENNY ANDERSON

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## PROPERTY DESCRIPTION

Exceptional investment opportunity featuring below-market rent, built-in annual increases, high underlying land value, and unlimited future upside. A truly irreplaceable asset with long-term potential. Home to Lightstyle of Tampa Bay, this well-respected lighting gallery has thrived here for over 20 years.

## PROPERTY HIGHLIGHTS

- Rental rate increases 2.5% on annual basis
- Current rent at \$22.50/sf Mod. Net, with retail market rents closer to \$40/sf NNN
- Population Growth: 5-mile radius hosts over 208,000 residents and is expected to grow nearly 10% by 2029
- Affluent Market: Median household incomes near twin six-figures; median home values in South Tampa exceed \$700K

## ADDITIONAL PHOTOS

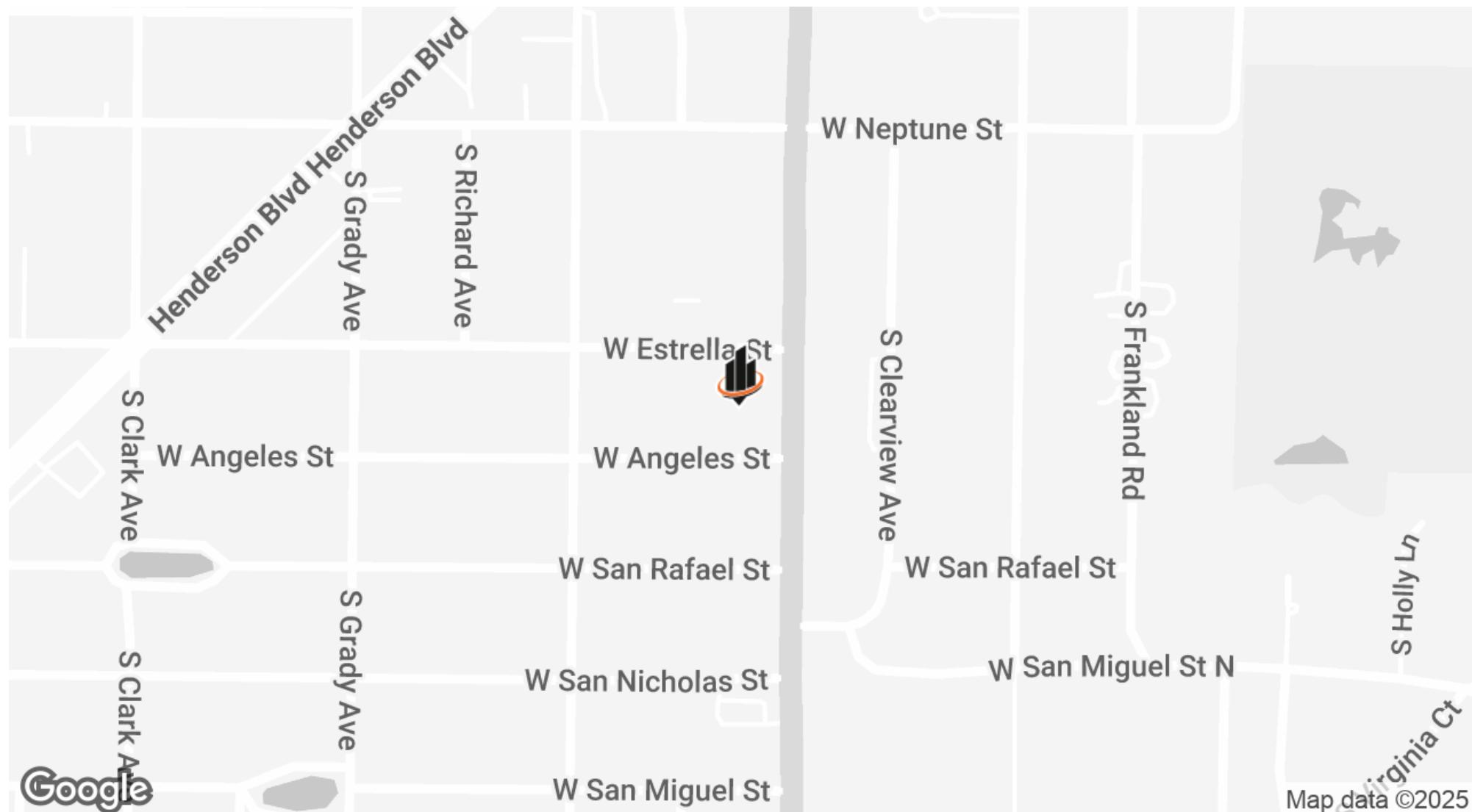


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## LOCATION MAP



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