

SALE

South Tampa Investment Opportunity

1711 S DALE MABRY HWY

Tampa, FL 33629

PRESENTED BY:

KENNY ANDERSON

O: 813.875.0100

kenny.anderson@svn.com



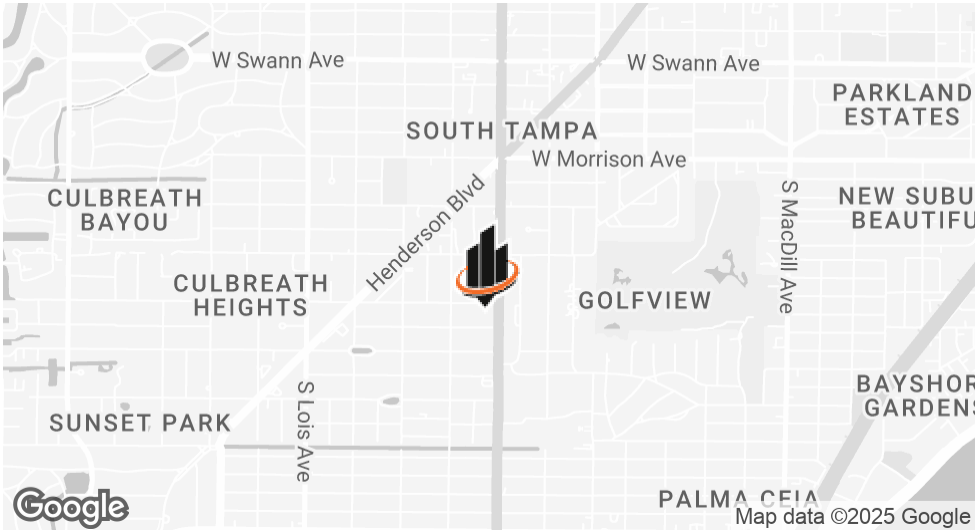
PROPERTY SUMMARY



OFFERING SUMMARY

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

KENNY ANDERSON
O: 813.875.0100
kenny.anderson@svn.com



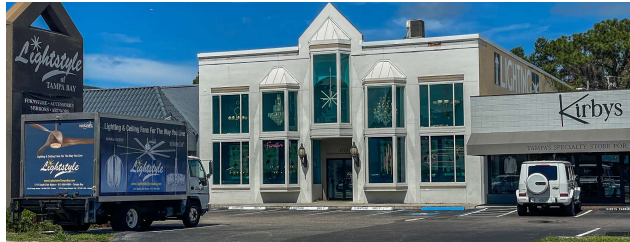
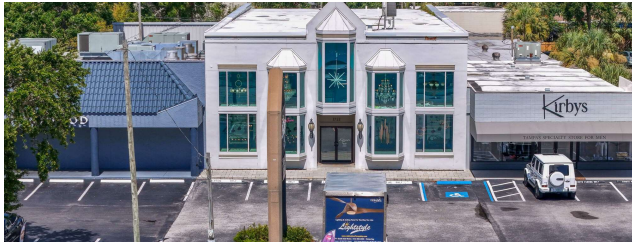
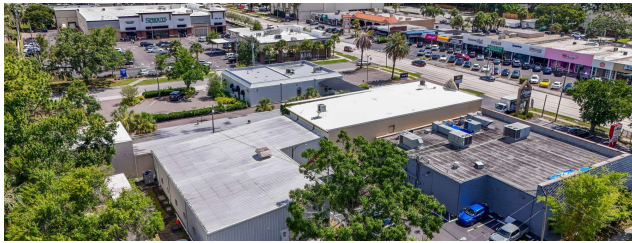
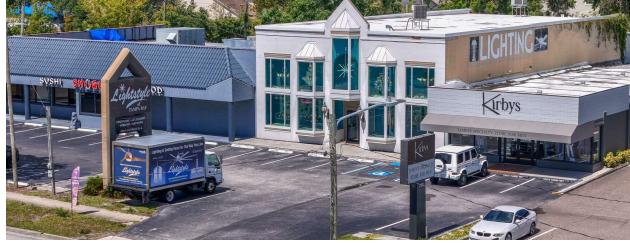
PROPERTY DESCRIPTION

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

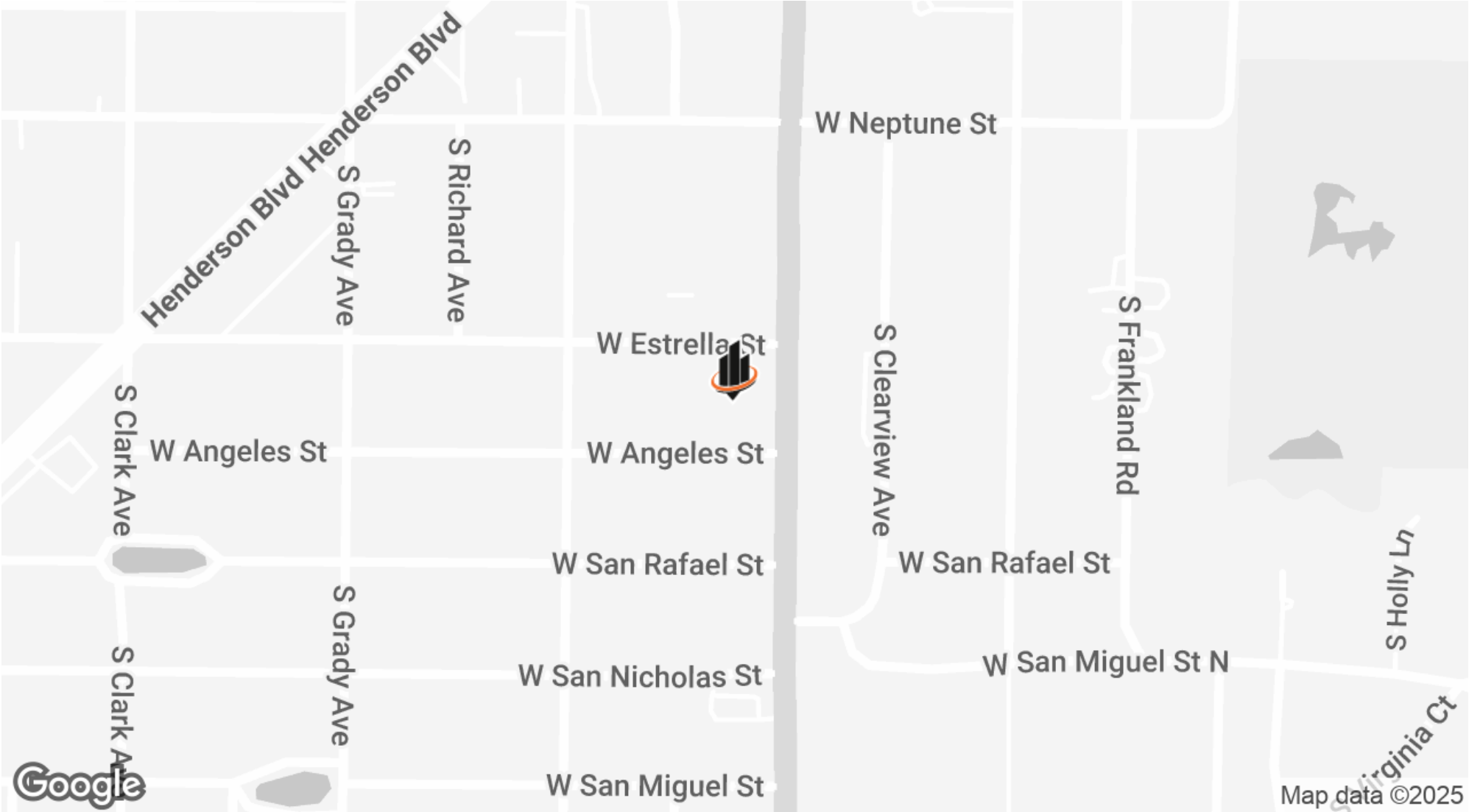


KENNY ANDERSON

O: 813.875.0100

kenny.anderson@svn.com

LOCATION MAP



KENNY ANDERSON
O: 813.875.0100
kenny.anderson@svn.com