

FOR SALE  
OR LEASE

8,874 RSF AVAILABLE  
1.19 ACRES

# VACANT SWEET TOMATOES

1902 North Dale Mabry Highway  
Tampa, FL 33607



## WESTSHORE BUSINESS DISTRICT

- A+ Location in the Westshore Submarket - the Largest Commercial Market in Tampa
- Frontage on Dale Mabry Highway with Three Points of Ingress / Egress from Dale Mabry Highway, and Spruce Street via Home Depot
- Easy Access to Interstate I-275
- High Traffic Counts: 61,000 AADT (FDOT)
- Abundant Parking: 69 Spaces or 7.8 per 1,000 SF, cross parking easement with The Home Depot

### CONTACT:

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**CBRE**

# DEMOGRAPHICS

## POPULATION — 1 MILE — 3 MILES — 5 MILES

2019 POPULATION CURRENT ESTIMATE	13,677	103,382	259,096
2024 POPULATION PROJECTION	15,499	112,483	279,122
2019 - 2024 POPULATION GROWTH	2.53%	1.70%	1.50%

## DAYTIME POPULATION — 1 MILE — 3 MILES — 5 MILES

32,570	203,547	415,592
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# SWEET TOMATOES

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**\$89,310**

3-MILES  
Average  
Household Income



**45,536**

3-MILES  
Number of  
Households



**1.70%**

3-MILES  
Projected Population  
Growth Over Next  
5 Years

Location	1902 North Dale Mabry Tampa, FL 33607
Year Built	1968 / 2004
Gross Leasable Area	8,874 SF
Land (AC)	1.19 Acres
Parking	69 Spaces (7.8:1,000 SF)
Flood Zone	X
Zoning	C I - Commercial Intensive
Future Land Use	RMU 100 - Regional Mixed Use 100
Max Height	45 Feet Can Potentially be Adjusted 5 to 24 Stories with PD

## SEEK BROKER GUIDANCE

FOR SALE

**\$40.00 PSF + NNN**

FOR LEASE

**A+ LOCATION LESS THAN 1/2 MILE TO MIDTOWN TAMPA, A \$500M MIXED-USE PROJECT CURRENTLY UNDER CONSTRUCTION, AND WITHIN TAMPA'S LARGEST TAMPA'S LARGEST BUSINESS DISTRICT WITH MORE THAN 97,000 DAYTIME WORKERS**

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