

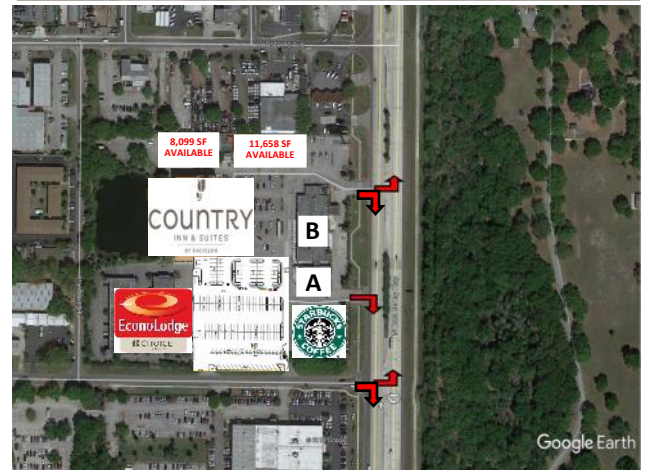
# STADIUM CENTER

## 4732 - 4752 North Dale Mabry Highway

### Tampa, FL 33614



- Join the existing tenants: GuideWell Emergency Doctors/Florida Blue/BCBS, AT&T, Poke Poke Sushi unrolled & boba bar bubbles & treats, and Potbelly Sandwich Shop.
- Buildings at 4750A and 4752 N.Dale Mabry are 8,099 SF and 11,658 SF and are both available for lease.
- Building C, south outparcel, will be a freestanding Starbucks with a large patio and a double drive thru.
- Join a new Country Inn & Suites by Radisson (147 rooms), and EconoLodge by Choice Hotels (121 rooms).
- Owner is also considering adding a third flagged mid-rise hotel at the southwestern area of the property near the EconoLodge.
- 650+ Parking spaces.
- Existing impact fees and water/sewer capacity fee credits available for use.
- Great visibility and access to North Dale Mabry, and pylon signage available.
- Excellent location on N. Dale Mabry just north of Raymond James Stadium, home of the Tampa Bay Buccaneers, and Steinbrenner Field, Spring training site for the New York Yankees. Minutes from the Tampa International Airport, I-275, and the Veterans Expressway.
- Located near the Westshore Business District which contains over 14 M+ SF office space, 7,521 hotel rooms, more than 150,000 employees, and 2 regional malls.
- Traffic Count: 65,000 VPD on Dale Mabry.

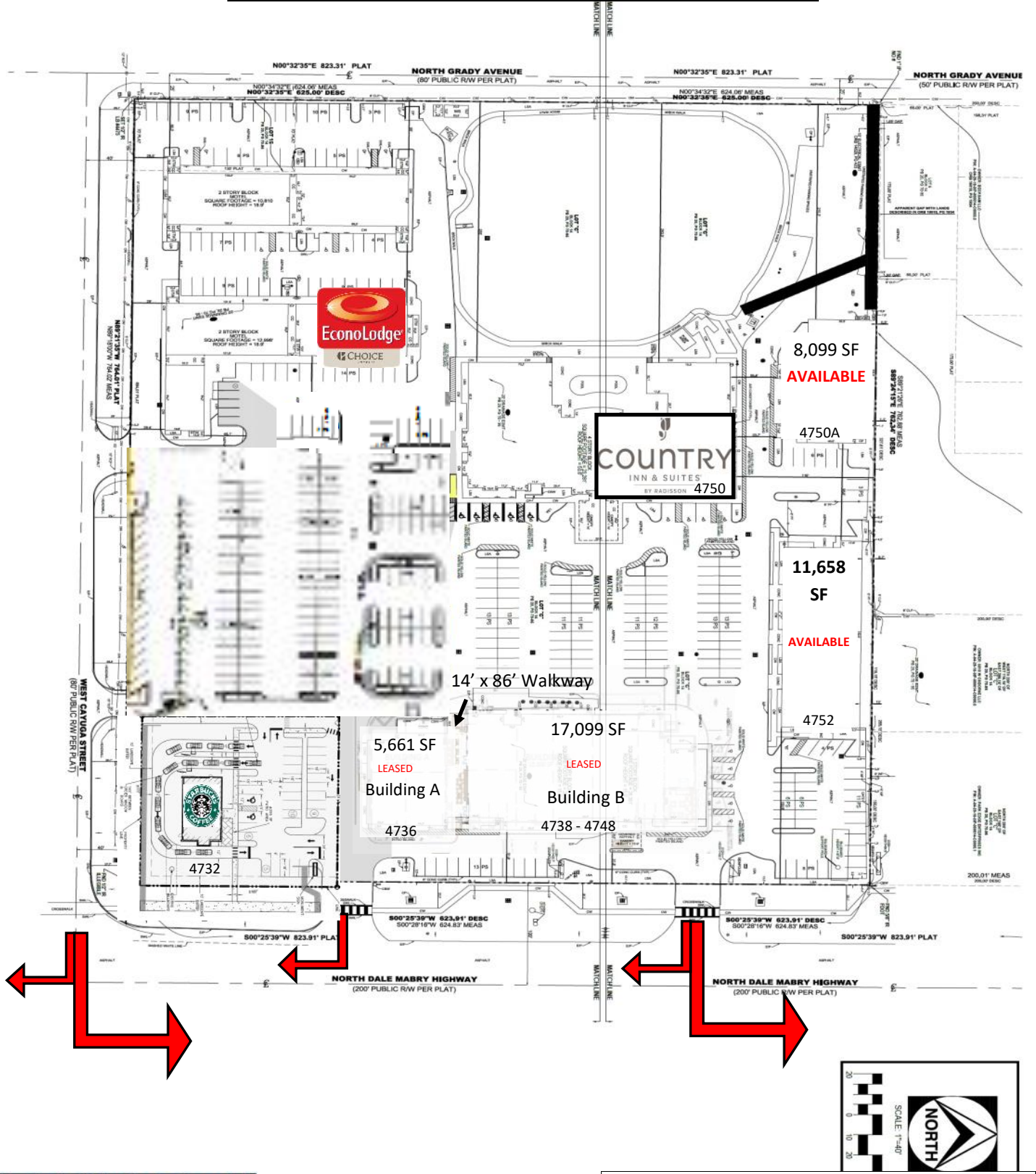


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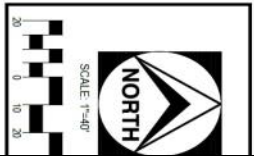
### 2023 Demographics

	<u>3 Miles</u>	<u>5 Miles</u>	<u>7 Miles</u>
<b>Population</b>	99,768	300,015	503,790
<b>Average HH Income</b>	\$64,965	\$86,537	\$83,439
<b>Households</b>	39,746	124,594	208,530
<b>Employment</b>	105,427	269,934	355,749

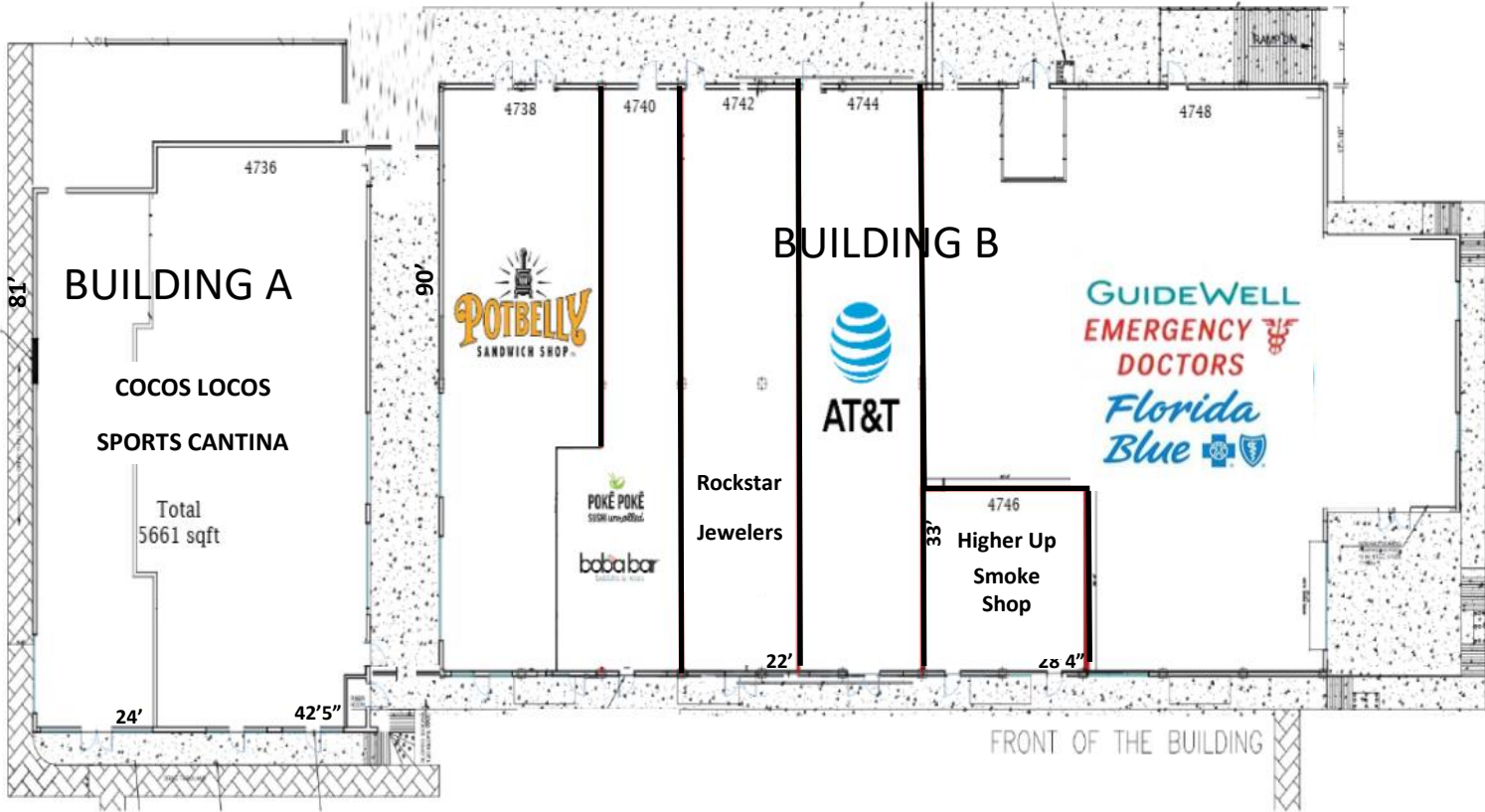
# STADIUM CENTER SITE PLAN



**STADIUM CENTER**  
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Tampa, FL 33614



**STADIUM CENTER**  
**FLOOR PLAN - Buildings A & B**  
**4734 - 4748 North Dale Mabry Highway, Tampa, FL 33614**



North Dale Mabry Highway



Suite #	Tenant	SF	Suite #	Tenant	SF
4736	COCOS LOCOS	5,661	4742	ROCKSTAR JEWELERS	1,980
			4744	AT&T	2,228
4738	POTBELLY SANDWICH SHOP	2,970	4746	HIGHER UP SMOKE SHOP	936
4740	POKE POKE SUSHI unrolled & boba bar bubbles & treats	1,485	4748	GUIDEWELL EMERGENCY DOCTORS - FLORIDA BLUE	7,500
<b>TOTAL SQ. FOOTAGE</b>					<b>22,760</b>



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# STADIUM CENTER RETAIL MAP



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