## 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.



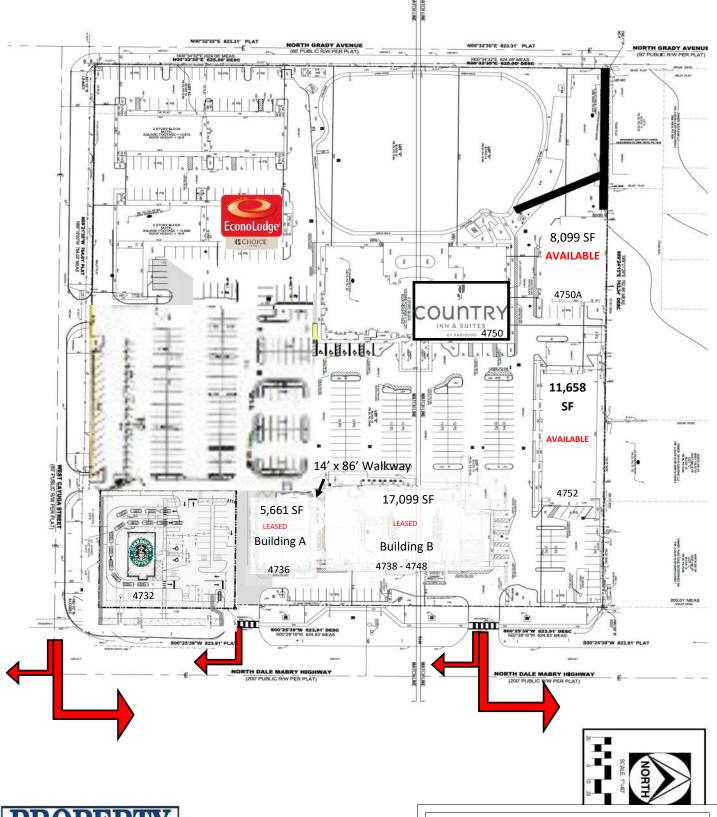
332 South Plant Ave. Tampa, FL 33606-2346 (813) 835-7747 Phone www.propertrypro.com





#### 2023 Demographics 3 Miles 5 Miles 7 Miles **Population** 99,768 300,015 503,790 **Average HH Income** \$64,965 \$86,537 \$83,439 Households 39,746 124.594 208,530 269,934 355,749 **Employment** 105,427

# STADIUM CENTER SITE PLAN



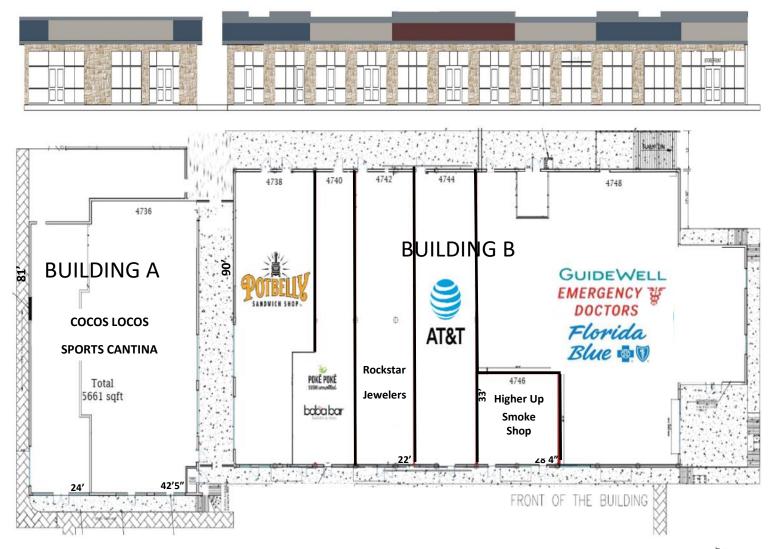
PROPERTY PRO

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#### **STADIUM CENTER**

#### FLOOR PLAN - Buildings A & B

4734 - 4748 North Dale Mabry Highway, Tampa, FL 33614





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 &	1,485	4748	GUIDEWELL EMERGENCY DOCTORS -	7,500
	boba bar bubbles & treats			FLORIDA BLUE	



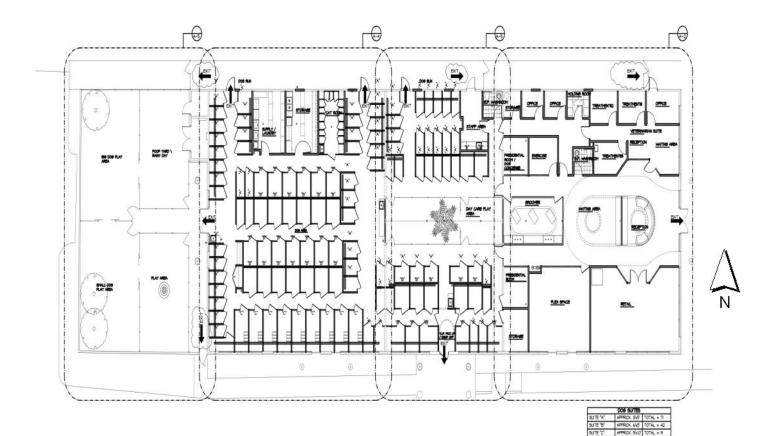
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22,760

**TOTAL SQ. FOOTAGE** 

### STADIUM CENTER FLOOR PLAN - Unit #4752

4752 North Dale Mabry Highway, Tampa, FL 33614



1	D	OVERALL SCALE: 1/8" = 1-0"	FLOOR	PLAN	/	EGRESS	PLAN
1	U	SCALE: 1/8" = 1-0"					

USE SROUP	B - BUSINESS		
CONSTRUCTION TYPE:	w		
GROSS FLOOR AREA	6380 (ROSS SQUARE FEET		
BULDING HAS FIRE SUPPRESSIO	N		
ALLOWALE AREA PER CHART • 9,000 SF AREA INCREMSE PROVINCE • 4/2 / 6/94 • 5/9			
* 9,000 + 8,59-25 × 9,00 • 9,000 + 8,59-25 × 9,00 • 9,000 + 3,060 + 27000 • 39,060 SF	CI + (5 X 9,000)		
OCCUPANT LOAD BY CODE:	OFFICE NET CLINIC OFFICE)  \$86 \$F / 100  \$10 \$F / 100  \$25 \$F / 30  \$25 \$F / 30  \$35 \$F / 30  \$45 \$F / 5  \$45 \$F /		
EXITS REQUIRED:	TWO EXITS REQUIRED SIX EXITS PROVIDED		
H99025 SSURE	ANTICIPATED OCCUPANCY = 40 PEOPLE THO BARRIER FREE TOLET ROOMS REQUIR		
WHENCO'S PROVIDED	THO SARRIER PREE TOLET ROOMS		
DRINKING FOLKTAIN REQUIRED	DIE PAIR PROVIDED DIE HISH FOR STINIDHIS DIE LOH FOR HIEBLOHIR ACCESSIBLIT		
SERVICE SAY DROUGED.	OM RECORD		

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### STADIUM CENTER

#### **RETAIL MAP**





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