

OFFERING MEMORANDUM

6251 N DALE MABRY

TAMPA, FL 33614

RMC

PROPERTY GROUP

EXECUTIVE SUMMARY

RMC Property Group is pleased to present 6251 N Dale Mabry Highway, Tampa, Florida.

This modern freestanding retail building is located along one of Tampa's most established commercial corridors. Built in 2008, the property features quality construction, contemporary architecture, and a highly functional layout suited for a variety of retail, service, medical, or owner-user uses.

The building consists of approximately 7,560 square feet and sits on a 1.29-acre (56,250 SF) parcel, providing abundant parking, excellent visibility, and room for future site developments. Its prominent frontage along North Dale Mabry Highway positions the property in the heart of a thriving retail corridor with strong consumer traffic and surrounding residential sustainability.

North Dale Mabry Highway carries approximately 98,000 vehicles per day, providing outstanding exposure and brand visibility. The property benefits from its proximity to national retailers, restaurants, professional services, and established neighborhoods, creating convenient access for both customers and employees.

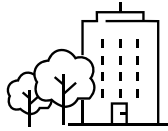
This offering presents a unique opportunity for investors and owner-users alike. Investors can capitalize on the ability to lease the property to a strong long-term tenant in a highly desirable location, while owner-users have the chance to acquire a well-maintained asset and establish a presence in one of Tampa's most sought-after commercial markets. With its strong visibility, modern construction, and irreplaceable location, 6251 N Dale Mabry represents a rare opportunity to own a quality asset in a premier Tampa corridor.



PROPERTY SPECIFICATIONS

Address	6251 N Dale Mabry Hwy, Tampa, FL 33614
Building Size	7,560 SF
Lot Size	56,250 SF (1.29-Acres)
Year Built	2008
TRACT BEG 150 FT N OF INTER OF S BDRY OF N 1/4 OF S 1/2 OF SE 1/4 OF NE 1/4 AND E R/W LINE OF DALE MABRY HWY AND RUN N 225 FT E 250 FT S 225 FT AND W 250 FT TO BEG	

EXECUTIVE SUMMARY



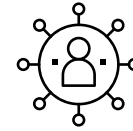
STONG INCOME & VALUE-ADD POTENTIAL

- ✓ Opportunity to lease the property to a long-term or credit tenant in a market with limited comparable newer inventory.
- ✓ Flexible investment structure suitable for passive ownership or owner occupancy.
- ✓ Built in 2008, minimizing capital expenditures and deferred maintenance concerns.
- ✓ Large 56,250-square-foot site with ample parking and potential for future development, signage upgrades, or additional value creation.



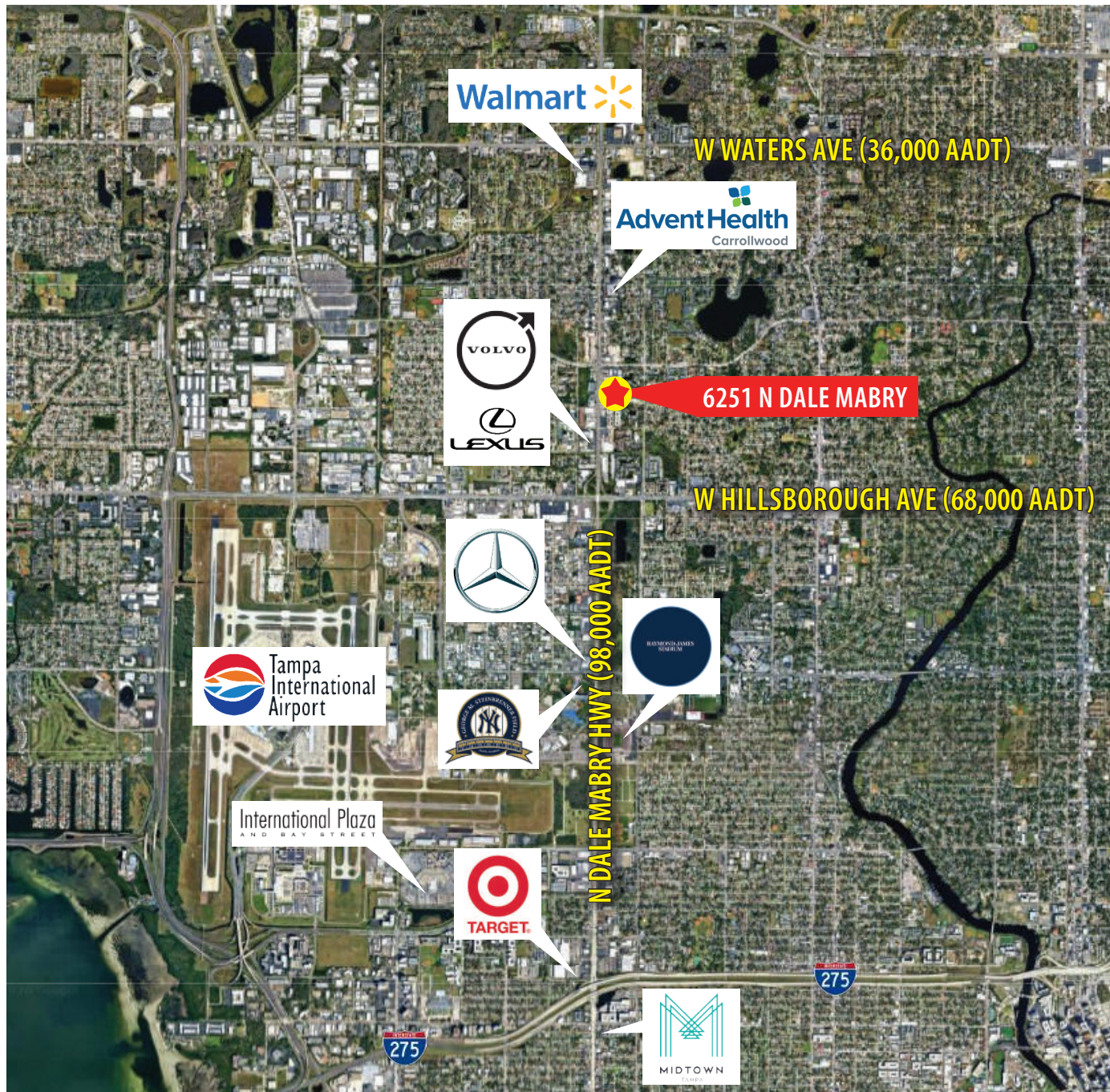
PRIME DALE MABRY HIGHWAY LOCATION

- ✓ Approximately 98,000 vehicles per day provide exceptional visibility and exposure.
- ✓ Direct frontage on North Dale Mabry Hwy.
- ✓ Surrounded by a strong mix of national retailers, restaurants, and service-oriented businesses that generate consistent traffic.
- ✓ Convenient access to major employment centers, residential communities, Tampa International Airport, and the region's major highways.

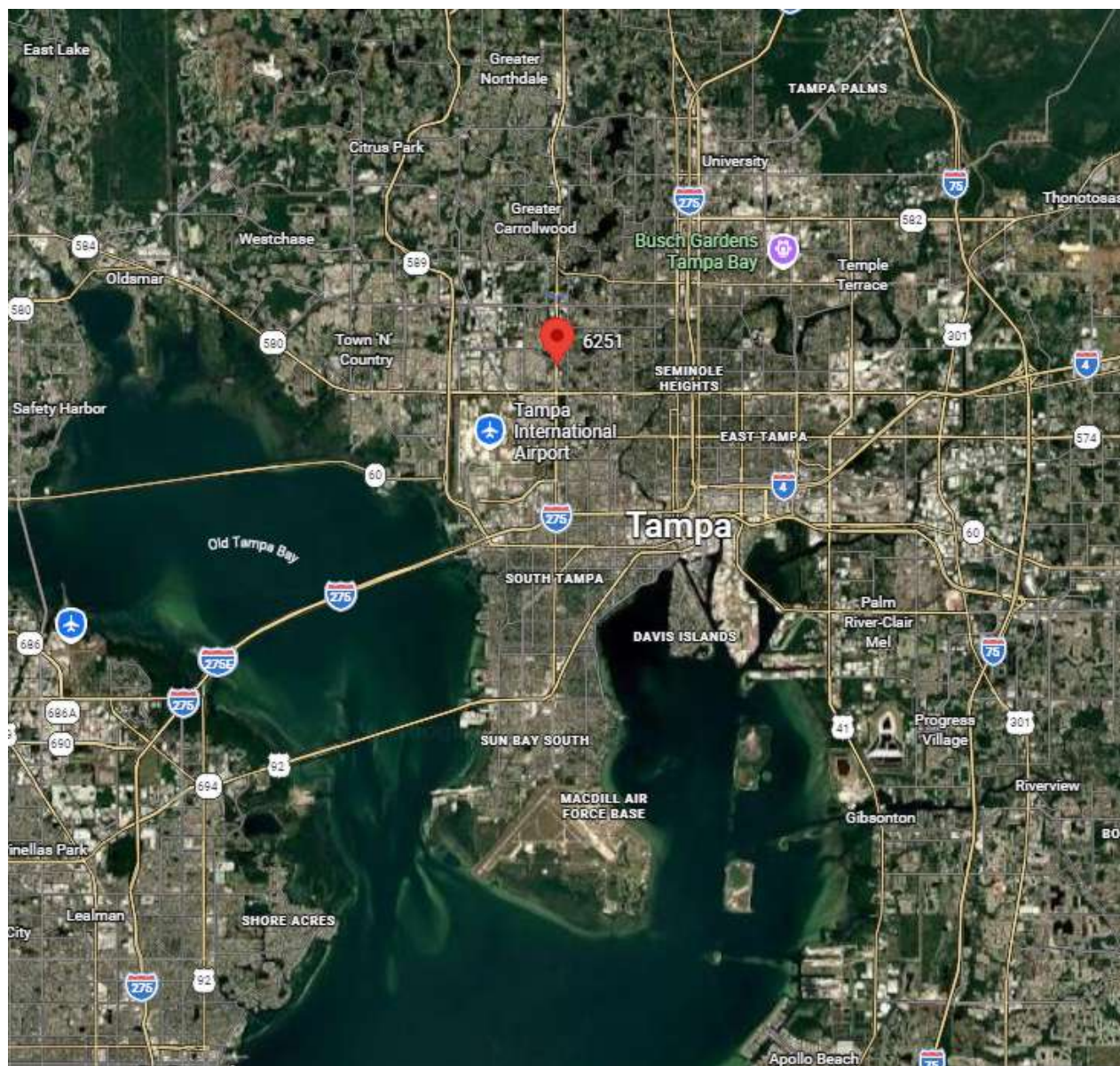


ESTABLISHED DEMOGRAPHICS & CONSUMER BASE

- ✓ More than 326,000 residents and over 138,000 households within a five-mile radius.
- ✓ Average household incomes exceeding \$111,000 within five miles, supporting strong consumer spending.
- ✓ Strong long-term fundamentals driven by continued residential growth and sustained retail demand.



DEMOGRAPHICS



Population

3 Miles: 101,926

5 Miles: 326,601

7 Miles: 577,627

Total Households

3 Miles: 42,965

5 Miles: 138,887

7 Miles: 244,800

Avg Household Income

3 Miles: \$101,999

5 Miles: \$111,876

7 Miles: \$122,419

Total Employees

3 Miles: 81,624

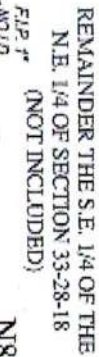
5 Miles: 255,227

7 Miles: 384,123

The floor plan shows a building layout with the following features and dimensions:

- Overall Dimensions:** 119'-4" wide by 140'-0" deep.
- Rooms and Areas:**
 - RECEPTION DESK:** Located near the entrance.
 - CLASSROOMS:** Multiple rooms, some labeled with numbers like 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 8

N. DALE MABRY HIGHWAY
TOTAL R/W WIDTH UNKNOWN (ASPHALT)



SURVEY NOTES

- REARWALL BASIS OF A 20'19" PAGE 240.
- ASPHALT CONCRETE DRIVE CROSSING THE WEST SIDE OF LOT.
- CONCRETE WALK CROSSING THE WEST SIDE OF LOT.
- THERE ARE FENCES NEAR THE BOUNDARY OF THE PROPERTY AND CROSS THE EAST AND SOUTH LOT LINES.

N89°58'04"W 250.00'

SLR 112
LB #7003

N00°59'07"E 225.00'

PORTION OF THE S.E. 1/4 OF THE
N.E. 1/4 OF SECTION 33-28-18
(INCLUDED)

S89°58'04"E 250.00'

REMAINDER THE S.E. 1/4 OF TH
N.E. 1/4 OF SECTION 33-28-18
(NOT INCLUDED)

THE S. LINE OF THE N. $\frac{1}{4}$ OF THE
S. $\frac{1}{2}$ OF THE S.E. $\frac{1}{4}$ OF THE NE. $\frac{1}{4}$
OF SECTION 22, T. 38 N.

SCALE
1" = 40'

BOUNDARY SURVEY

SURVIVORS CERTIFICATE

IT BEARS DESIGNATING THE SQUARE SURVEY
AS A TITLE AND CORRECT REPRESENTATION OF A
SURVEY PREPARED UNDER MY CRECHION.
NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC
SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL.
CRA RUSSO ELABORATED SEAL AND SIGNATURE.

Clyde O

McNeal

Digitally signed by Clyde C McNeal

Date: 20160425 17:59:20
-04'07"

(SIGNED) Clyde O. McNeal
CLYDE O. MCNEAL, PROFESSIONAL SUPERVISOR AND MASTER WRO

PAGE 2 OF 2 PAGES
FOR OFFICIAL USE ONLY

TARGET
SURVEYING, LLC
LB#7893

LB #7893

SERVING FLORIDA

WEST PALM BEACH, FL 33407

PHONE (951) 691-4550
STATEWIDE PHONE (800) 726-4800

STATEWIDE PHONE (800) 226-4607
STATEWIDE FACSIMILE (800) 741-6275
WEBSITE: <http://largesunwe.org>

8902 N Dale Mabry Hwy
Tampa, FL 33614
800.728.5379
www.RMCPG.com

EXTERIOR PHOTOS

