

FREESTANDING RETAIL SPACE AVAILABLE

11802 N DALE MABRY

Tampa, Florida 33618

CARROLLWOOD | FLORIDA

**± 31,766 SF
BUILDING SIZE**



SPACE DETAILS

POSSESSION

Q1 2024

NEIGHBORS

Synovus Bank, Gordon Food Service Store, Black Rock Bar & Grill

COMMENTS

- Freestanding building with plenty of on-site parking.
- 177 total parking stalls.
- Excellent visibility & signage on Dale Mabry Hwy with 58,000 VPD.
- Strong regional trade area with large daytime population.

LAND

- Size: ± 5.1 AC
- Zoning: PD

DEMOGRAPHICS

POPULATION

1 Mile	7,304
3 Miles	102,374
5 Miles	290,456

DAYTIME POPULATION

1 Mile	11,975
3 Miles	110,976
5 Miles	302,682

TOTAL HOUSEHOLDS

1 Mile	3,170
3 Miles	42,384
5 Miles	115,410

AVERAGE HH INCOME

1 Mile	\$135,455
3 Miles	\$95,975
5 Miles	\$83,080

TOTAL BUSINESSES

1 Mile	900
3 Miles	6,102
5 Miles	14,523

TOTAL EMPLOYEES

1 Mile	8,857
3 Miles	66,007
5 Miles	165,520



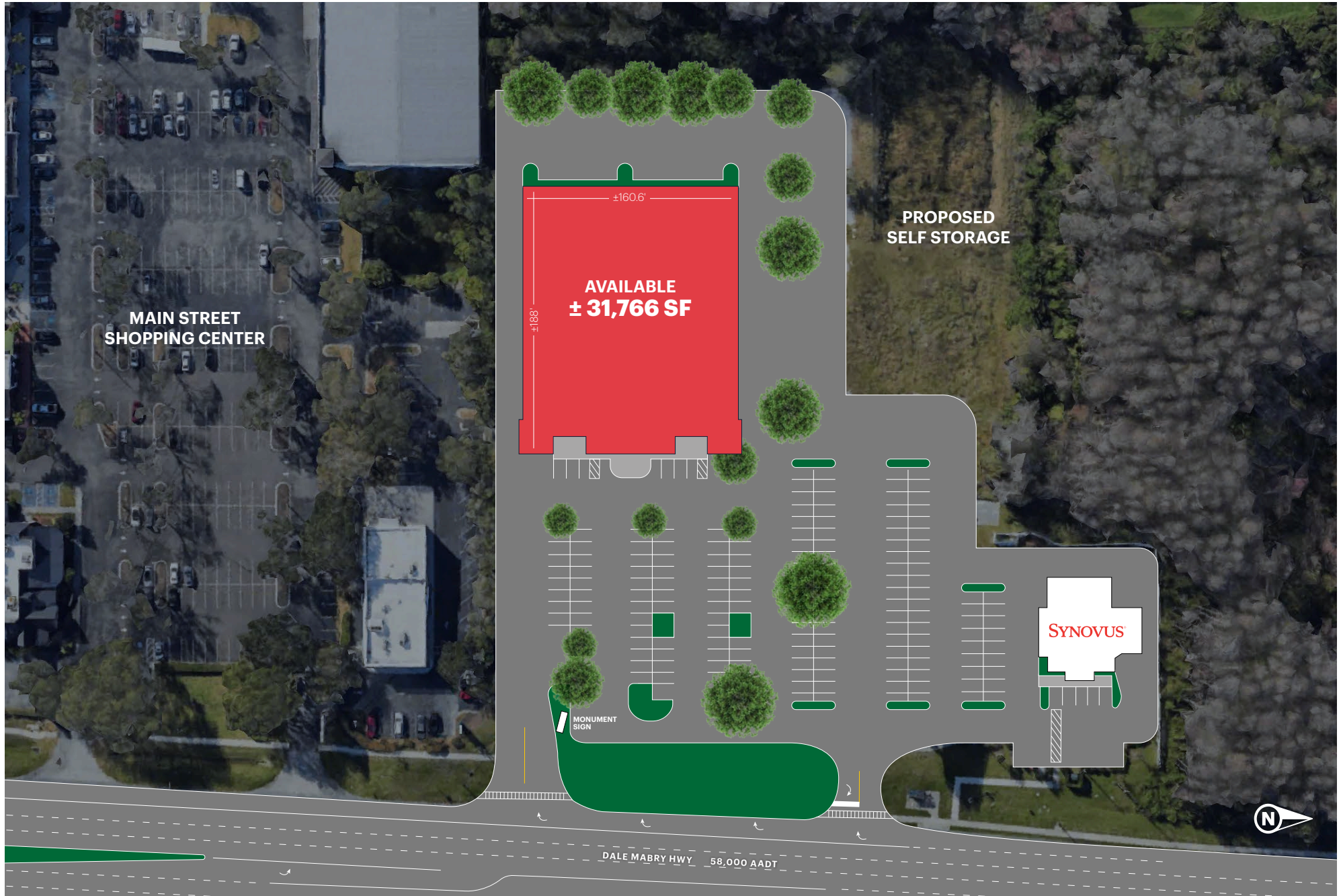
CONTACT EXCLUSIVE AGENT

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This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

SITE PLAN



STREET MAP



- SYNOVUS
- BARNES & NOBLE **SITE**
- BURGER 21
- Sugar & Savings
- Just Grillin Outdoor Living
- The Frame Place & Gallery
- Cardinal Point
- HobbyTown
- RED LOBSTER
- Gordon
- FOOD SERVICE STORE
- PARADISE GRILLS
- CARRABBA'S
- FLORIDA PAINTS
- Pet Super market
- Carrollwood Fine Wine & Spirits
- Domino's
- CVS pharmacy
- SEÑOR TEGUILA
- IHOOP
- Mr. Smoke Shop
- Cheddars
- EYEGLASS WORLD
- OUTBACK STEAKHOUSE
- Culver's
- dfcu FINANCIAL
- TD Bank
- Green House Smoke & Vape Shop
- Cafe Caribe
- LASHANK
- McDonald's
- HealthPoint - Carrollwood
- BayCare Medical Group
- Tracy Chang Burton
- NINI NAILS
- DINNER @ ONE
- AVEDA
- BANK OF AMERICA

POINTS OF INTEREST

