

# RIPCO

INVESTMENT SALES

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MEMORANDUM



**TAMPA BAY CENTER**  
2915 N Dale Mabry Hwy.  
Tampa, FL 33607

**TROPHY LOCATION | STABILIZED POWER CENTER**  
**ANCHORED BY ASHLEY HOME STORE AND FLOOR & DECOR**

# TAMPA BAY CENTER | TAMPA, FL

**RIPCO REAL ESTATE** is pleased to offer for sale **TAMPA BAY CENTER**, a **±142,350 SF Power Center** anchored by Ashley Furniture and Floor & Décor, located in Tampa, FL. The center is 100% occupied by eight (8) tenants, seven of which are strong national tenants – The Tile Shop, Dollar Tree, T-Mobile, Tropical Smoothie, Floor & Décor, Ashley Furniture, and a Wing House out-parcel. Six of the tenants have been at the center for 6 or more years, showing a strong commitment to the site. The total weighted average lease term remaining (WALT) at the center is 3.5 years.

The center is located on the block south of W Columbus Drive, east of N Dale Mabry Highway, and west of N Himes Avenue, all primary thoroughfares within Tampa. Combined, these three roads have an AADT of over 90,000, giving the center great exposure and access to a significant amount of Tampa’s residents. Tampa Bay Center is well positioned within the Westshore Business District which is the largest commercial market in the Tampa Bay region with over 6,500 businesses, 100,000 employees, and 13.2 million square feet of office space. Within four miles of the site, there are destinations such as Tampa International Airport, International Plaza, Westshore Plaza, and Midtown Tampa.

Tampa Bay Center offers an investor the opportunity to acquire a trophy asset in the Tampa MSA that is 100% occupied in an irreplaceable location where investment opportunities rarely become available.



## PROPERTY SUMMARY

### ADDRESS

2915 N. Dale Mabry Hwy.  
Tampa, FL 33607

### SIZE

±142,350 SF

### LAND AREA

± 11.13 Acres (Estimate  
less outparcels)

### OCCUPANCY

100%

### YEARS BUILT

Building 1 - 1972 / 2016  
Building 2 - 1974 / 2014  
Outparcel (OP) - 2016

### VEHICLES PER DAY

N Dale Mabry - 57,000  
W Columbus - 30,500

### 3-MILE POPULATION

107,995

### 3-MILE AVG HH INCOME

\$104,191

**OFFER PRICE**  
**\$36,938,544**

**\$/SF**  
**\$259**

**NOI**  
**\$2,308,659**

TAMPA BAY CENTER | TAMPA, FL  
FOR SALE





**STRONG NATIONAL AND CREDIT RATED TENANTS**

- Seven of the eight tenants are national tenants – Ashley Furniture, Floor & Décor, Dollar Tree, The Tile Shop, Tropical Smoothie Café, and Wing House
- 62.6% of the Gross Leasable Area (GLA) of the center is occupied by publicly traded companies: Floor & Decor (NYSE: FND), Dollar Tree (NASDAQ: DLTR), the Tile Shop (NASDAQ: TTSH), and T-Mobile (NASDAQ: TMUS).
- Ashley Furniture is the top furniture and mattress retailer in the United States with over 1,200 locations.



**STRONG DEMOGRAPHICS**

- 3-Mile Population: 107,995
- 3-Mile Avg. HH Income: \$104,191
- 3-Mile Daytime Population: 204,620



**100% OCCUPIED, STABLE CASH FLOW**

- 100% occupied power center with eight tenants.
- The property is anchored by Ashley Furniture and Floor & Décor. There are also junior boxes consisting of the Tile Shop and Dollar Tree.
- Six of the tenants have been at the center for six or more years.
- Wing House is a 5,687 SF outparcel that provides investors with the ability to carve out and create additional cash flow through a disposition.



**STRATEGIC LOCATION**

- The property is located on the southeast corner of the signalized intersection of N Dale Mabry Highway and W Columbus Drive within Tampa’s Westshore Business District.
- The Westshore Business District is the largest business district on Florida’s west coast and includes over 6,500 businesses, 100,000 employees, and 13.2 million square feet of office space.
- Within the Westshore Business District are popular destinations such as Tampa International Airport, International Plaza, Westshore Plaza, and Midtown Tampa.
- North Dale Mabry Highway is the primary retail thoroughfare in Tampa with an AADT of 57,000. Other nearby retailers include Best Buy, Home Depot, Nordstrom Rack, Target, HomeGoods, Walmart Supercenter, REI, and Whole Foods.





To St. Petersburg & Beaches

To Clearwater & Beaches

Rocky Point Office / Hotel Residential Units

Courtney Campbell Cswy



WESTSHORE PLAZA

DICK'S SPORTING GOODS H&M macy's

MAGGIANO'S Bath & Body Works

PF CHANG'S CHINA BISTRO

International Plaza AND BAY STREET

NORDSTROM Neiman Marcus

Dillard's Rococo & Tacos

The Cheesecake Factory

MetWest INTERNATIONAL

Tampa International Airport

TARGET THE HOME DEPOT

DSW HomeGoods Total Wine & More

MATTRESS FIRM NORDSTROM Rack

CIGAR CITY BREWING

THAI PRIME COOPER'S HAWK WINE & RESTAURANTS

TEXAS de BRAZIL DEL FRISCO'S GRILLE

AC HOTELS MARRIOTT

BOY SCOUT BLVD

Grady Square Apartments 300 Units

43,000 AADT

SITE

TAMPA BAY CENTER

ASHLEY FURNITURE HOMESTORE DOLLAR TREE

FLOOR & DECOR

tropical CAFE SMOOTHIE

WH WING HOUSE metro by T-Mobile

The Tile Shop

Westshore Honda

Westshore Mazda

ROOMS TO GO

N DALE MABRY HWY

57,000 AADT

BEST BUY

Denny's

SONIC

EoS FITNESS

Chick-fil-A

chili's

Walmart Supercenter

7 ELEVEN

F/B

W. COLUMBUS DR 30,500 AADT

LA TERESITA CUBAN RESTAURANT

**TAMPA BAY CENTER | TAMPA, FL**  
**MARKET OVERVIEW**



**THE WESTSHORE BUSINESS DISTRICT** is the largest commercial market in the Tampa Bay region with more than 6,500 businesses, 100,000 employees, and offering more than 13.2M SF in commercial office space. It is home to a thriving 24/7 community with 15,000 residents and growing. It boasts some of Tampa’s finest restaurants, world-class shopping, entertainment venues, extraordinary hotels and vibrant neighborhoods.

Today, the Westshore District is a hub not only for Tampa Bay, but the West Coast of Florida. The Westshore District will continue to grow and expand with many projects focused on infrastructure and investments in a variety of industries. The top-rated Tampa International Airport (TPA) is within the district, as are much of the region’s hospitality offerings with 40+ hotels providing 7,000+ hotel rooms, 350 retail stores within the Westshore Plaza and Internatioinal Plaza & Bay Street, and more than 250 restaurants to choose from.

# CONTACT EXCLUSIVE AGENTS

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