

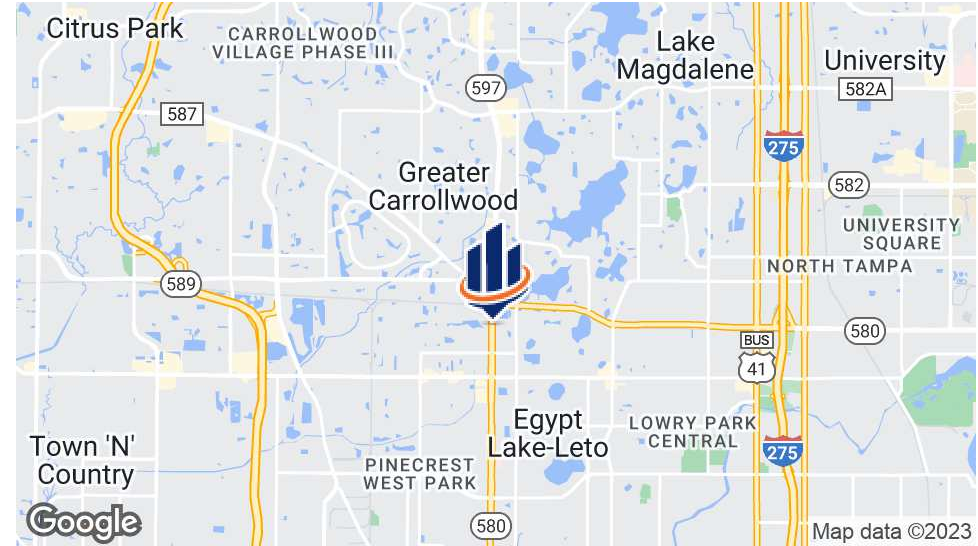


# N DALE MABRY HWY RETAIL OR MEDICAL OFFICE SPACE

8939 NORTH DALE MABRY HIGHWAY  
TAMPA, FL 33614

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# Property Summary



## OFFERING SUMMARY

<b>Sale Price:</b>	<b>\$2,500,000</b>
Building Size:	5,624 ± SF
Lot Size:	0.86 ± AC
Price / SF:	\$444.52
Year Built:	1990
Zoning:	Commercial General
APN:	U-21-28-18-ZZZ-000000-94930.0

## PROPERTY OVERVIEW

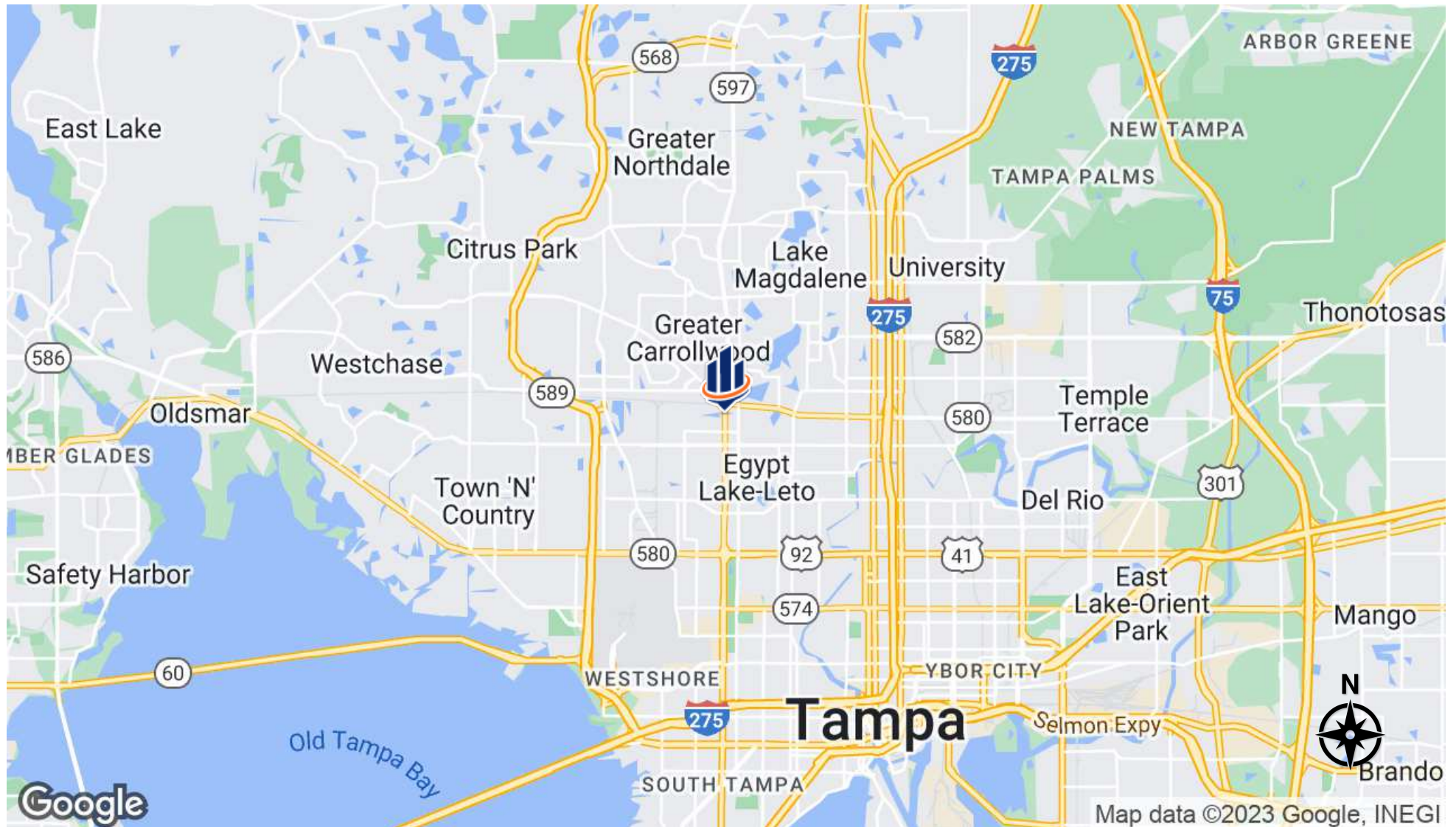
This 5,624 square foot freestanding retail property, situated on a spacious 0.86-acre lot, represents a highly promising commercial investment. The 2013 addition, expanding its square footage, greatly amplifies its potential for accommodating a wide range of businesses, making it ideal for retail ventures or medical office usage. The ample parking available, including 26 spaces with 2 designated handicap spots, ensures convenience for customers and ease of access for employees.

Its strategic location, boasting excellent visibility from the busy Dale Mabry Highway where approximately 65,000 vehicles pass daily, presents a remarkable advantage for any business seeking high exposure and a steady stream of potential customers. Furthermore, the recent installation of a new air conditioning system in 2021 underscores the commitment to maintaining a modern and comfortable environment within the property. Being less than 15 minutes away from Tampa International Airport adds to its appeal, facilitating accessibility for clients and partners. Situated in the robust Central Florida Market, known for its economic strength and growth potential, this property stands as a prime opportunity for investors looking to secure a valuable asset in a thriving commercial landscape.

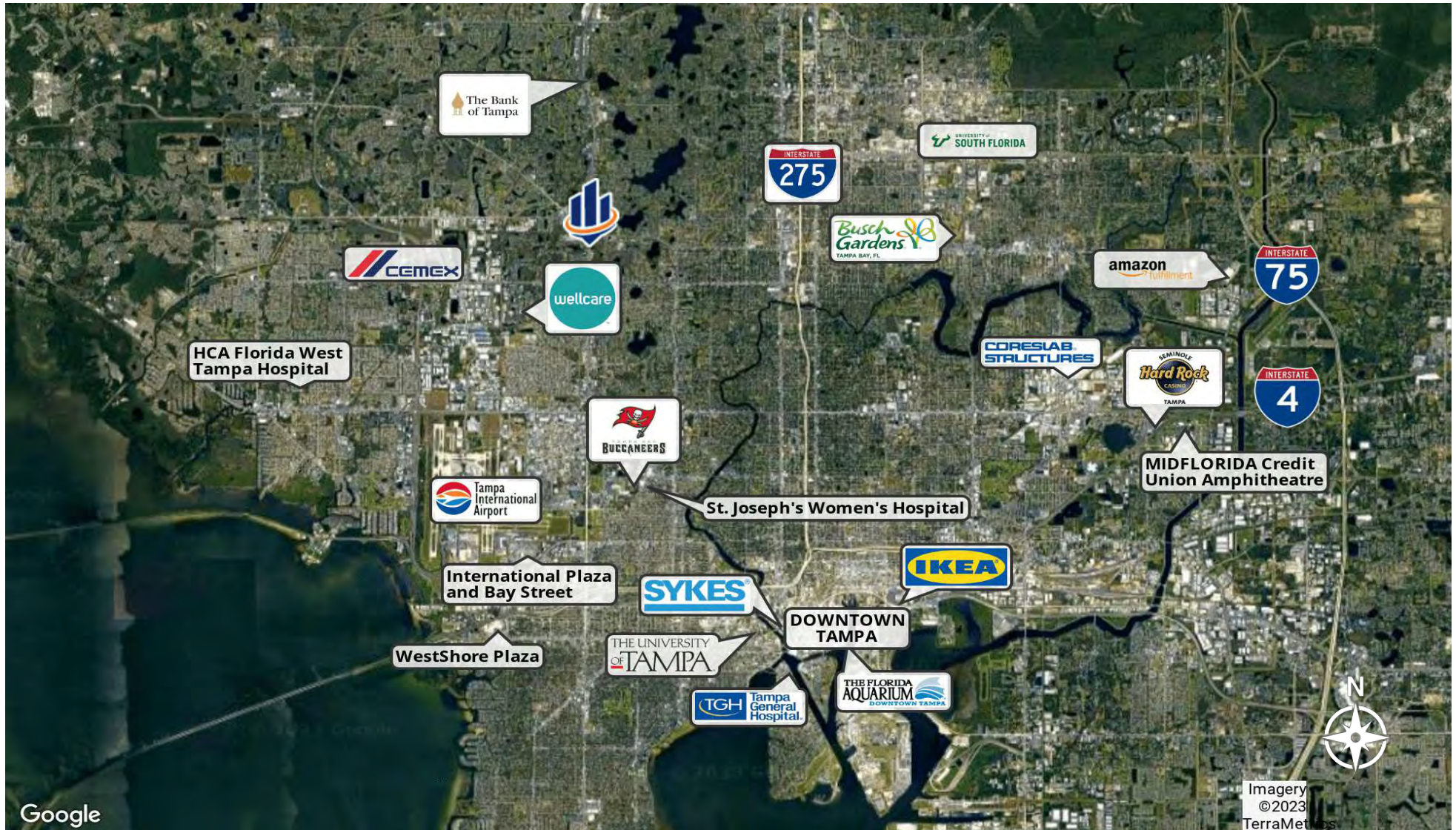
# Additional Photos



# Location Map



# Market Area Map



# Trade Area Map



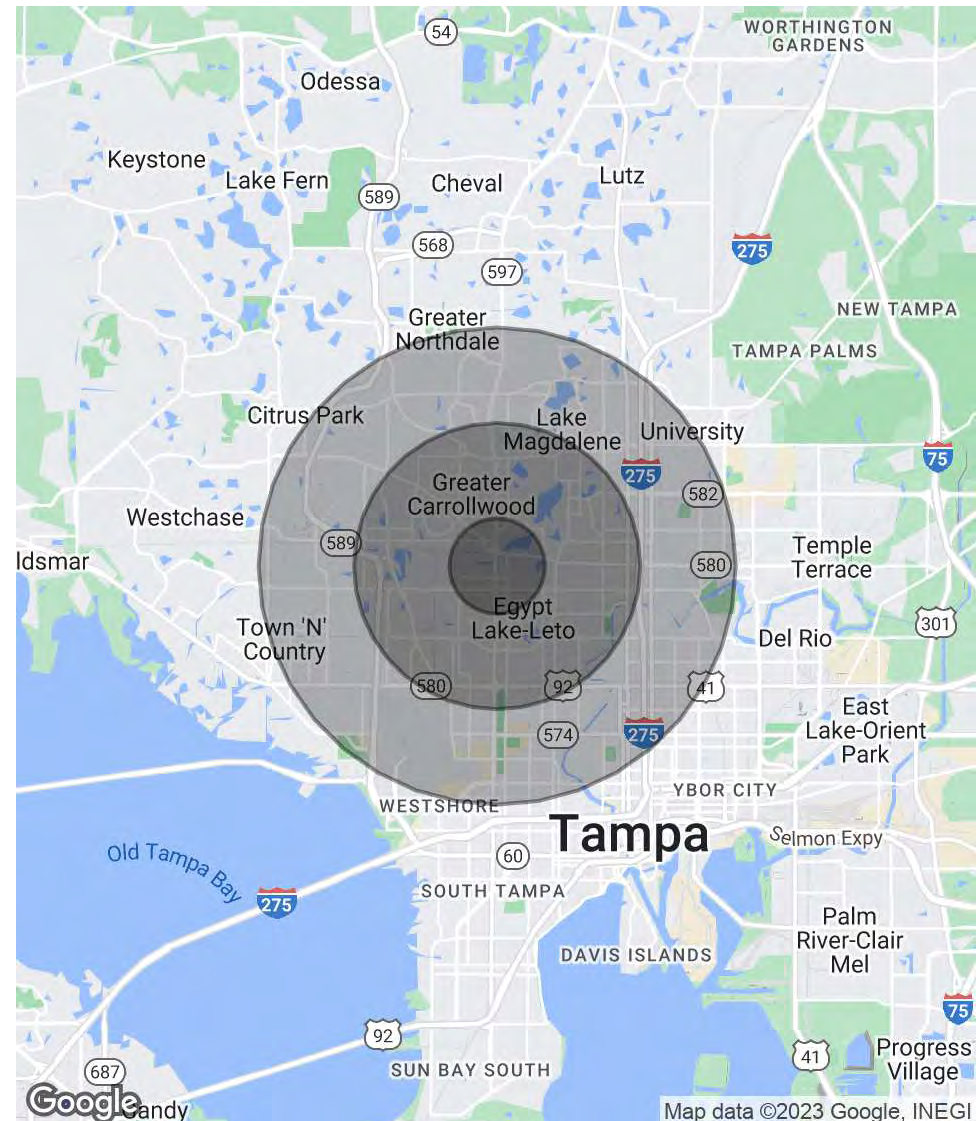
# Aerial Map



# Demographics Map & Report

<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	14,837	113,980	318,102
Average Age	36.9	40.1	38.9
Average Age (Male)	36.0	38.8	37.5
Average Age (Female)	39.6	42.1	40.4
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	6,377	45,981	130,389
# of Persons per HH	2.3	2.5	2.4
Average HH Income	\$61,110	\$65,121	\$63,205
Average House Value	\$149,425	\$198,253	\$187,956

\* Demographic data derived from 2020 ACS - US Census





# Additional Photos



# Additional Photos





**LIZ MENÉNDEZ, CCIM**

Senior Advisor

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## PROFESSIONAL BACKGROUND

Liz Menéndez, CCIM is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate operating out of Tampa, Florida.

Liz expertly serves her commercial real estate clients by providing superior service and thoughtful knowledge throughout every stage of the real estate process. Her personal approach and service commitment to clients enables Liz to create meaningful, positive relationships with clients while helping them close on successful real estate transactions.

She has been a REALTOR® since 2005. Her experience in both residential and commercial sales and leasing provides Liz with a wealth of knowledge capable of tackling any transaction. In her previous roles, Liz has served as a Certified Short Sales Specialist, Commercial Leasing Agent, Commercial Sales Agent, and a Residential Sales Agent.

Liz also earned the designation of Certified Commercial Investment Member [CCIM] in 2008. Prior to working in real estate, her seventeen-year career in banking included: financial areas of banking administration, commercial and consumer lending, business banking, and financial consulting - Series 6 and 63 licenses. She also graduated from the University of South Florida with her BA in Finance.

She is a proud, lifetime resident of South Tampa and is very familiar with the entire Tampa Bay region. As a full-time professional real estate advisor, it is more than just her career, it is her passion.

Liz specializes in:

- Office
- Industrial
- Retail
- Leasing & Tenant Representation
- Medical Office



For more information visit [SVNsaunders.com](http://SVNsaunders.com)

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