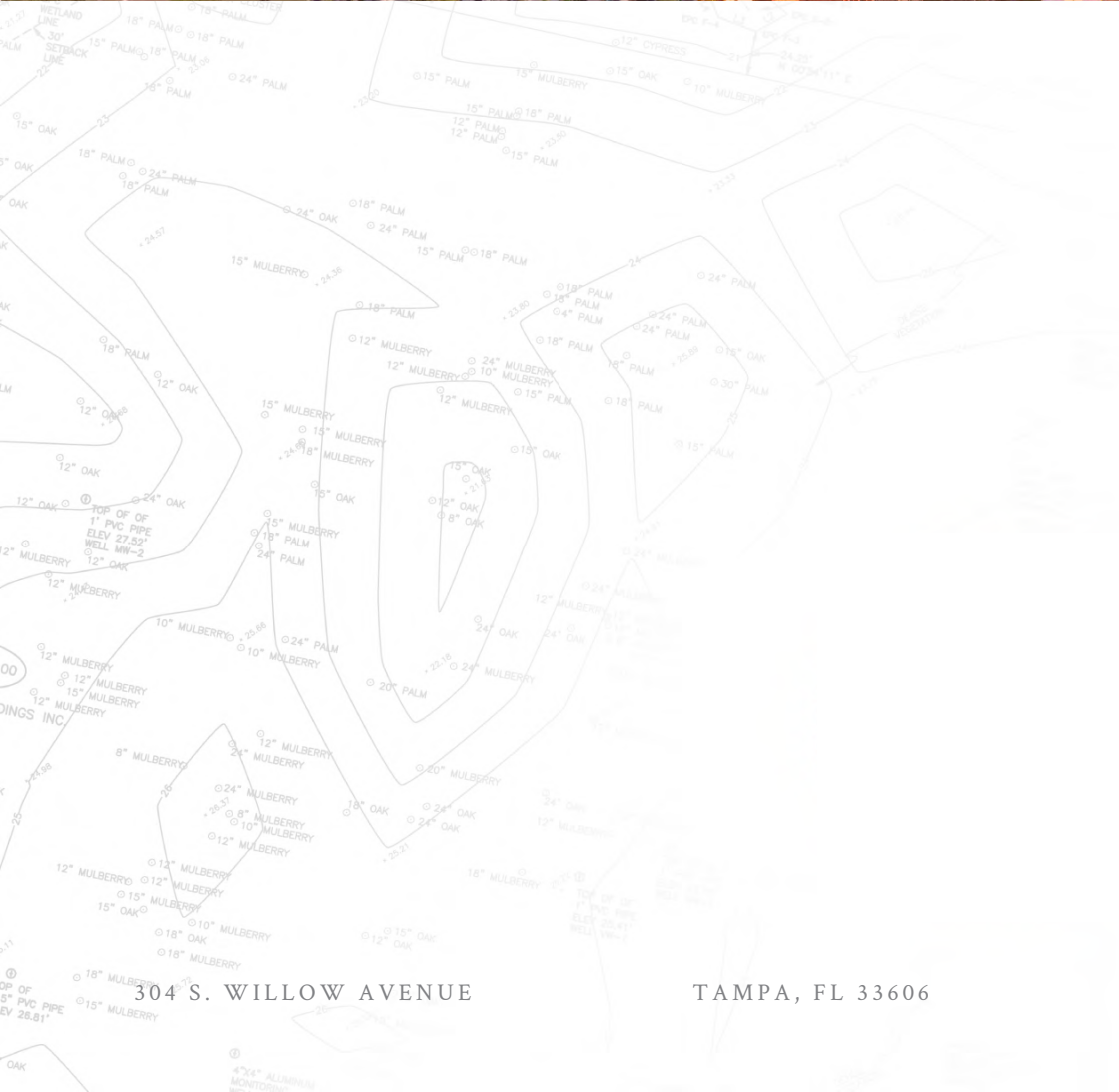
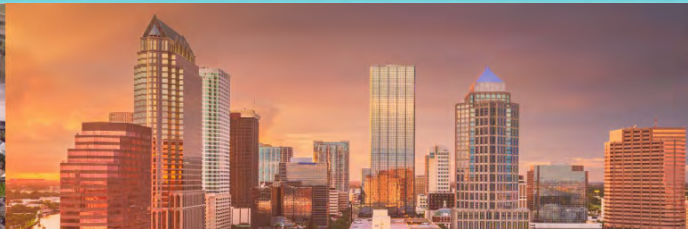


We know this land.



Eshenbaugh

LAND COMPANY



The Dirt Dog

304 S. WILLOW AVENUE

TAMPA, FL 33606

813.287.8787

www.thedirtdog.com

Aerial



Property Description

PROPERTY DESCRIPTION

Located in the northeast quadrant of Dale Mabry Highway and Van Dyke in Lutz, FL. Multiple parcels available. All parcels along Dale Mabry are available for ground lease only. It is just east of the Veterans Expressway exit to N. Dale Mabry which is the main entrance to a 200+ gated residential housing community called The Promenade at Lake Park being developed by Lennar in addition to a 336 unit luxury apartment complex, Atlis Promenade. All mass grading including all wetland impacts, stormwater ponds and off site improvements have been completed.

LOCATION DESCRIPTION

Northeast corner of N. Dale Mabry Highway and Van Dyke Road just east to the Veterans Expressway exit to N. Dale Mabry Hwy. Businesses within the development include Wendy's, Tidal Wave Auto Spa, Extra Space Storage, Encompass Health inpatient rehabilitation hospital, White Duck Espresso, and The Woman's Group.

PROPERTY SIZE

1± - 3.62± Acres-Parcels can be subdivided to accommodate a users needs.

ZONING

PD for Commercial Uses

GROUND LEASE RATE

Contact Broker for Ground Lease Rates

BROKER CONTACT INFO

Chris Bowers, CCIM

Senior Broker

813.287.8787 x8

chris@thedirtdog.com

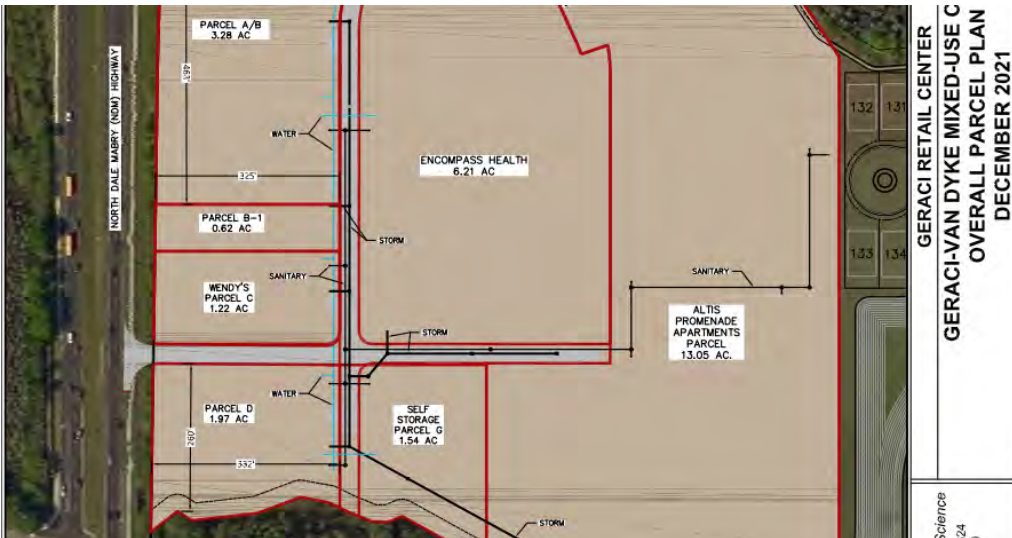
Bill Eshenbaugh, CCIM, ALC

President, Lic. Real Estate Broker

813.287.8787 x1

Bill@TheDirtDog.com

Parcels Available



LEASE INFORMATION

Lease Type: Ground Lease Term: Negotiable
 Total Space: 1.1 - 3.62 Acres Lease Rate: \$95,000 - \$295,000 per year

AVAILABLE SPACES

PARCEL	STATUSES	SIZE (AC)	LEASE TYPE	LEASE RATE	DESCRIPTION
Parcel A/B	Available	3.28 Acres	Ground Lease	Contact Broker	Hard Corner off the Veterans Express Way
Parcel I	Available	3.62 Acres	Ground Lease	Contact Broker	Hard Corner at signalized intersection of DM & VD
Parcel J	Available	1.1 Acres	Ground Lease	Contact Broker	On Van Dyke with shared access from Parcel I

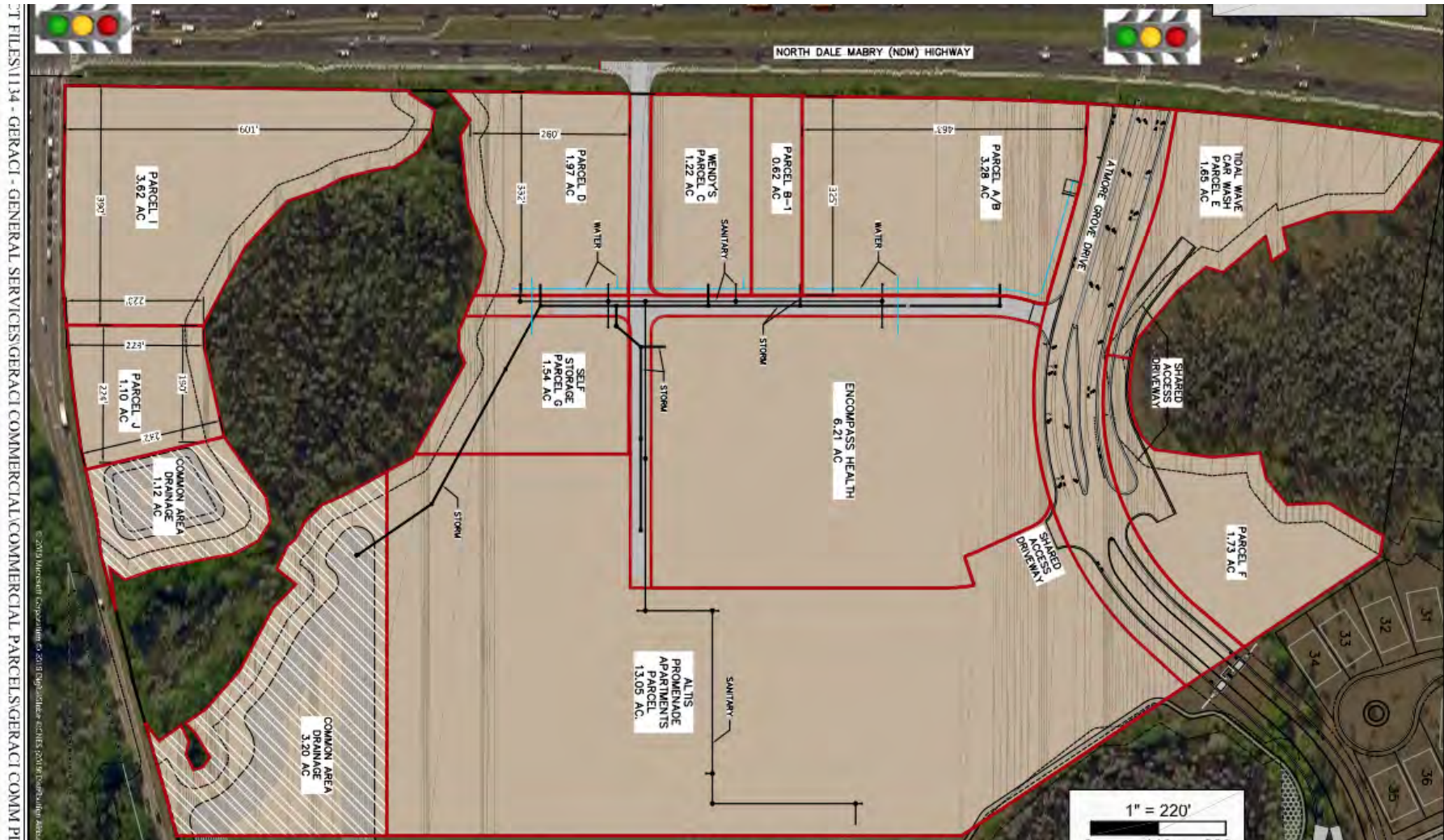
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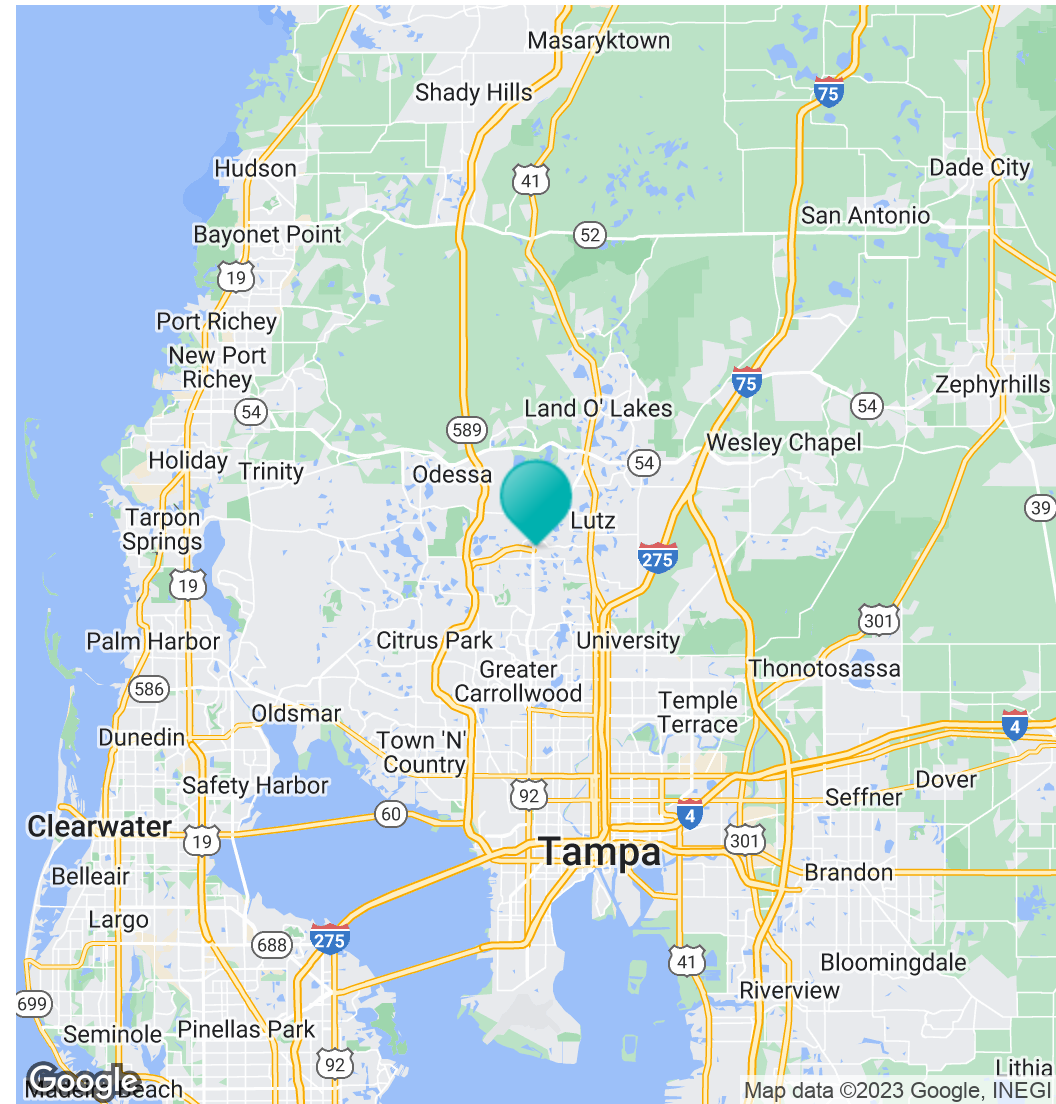
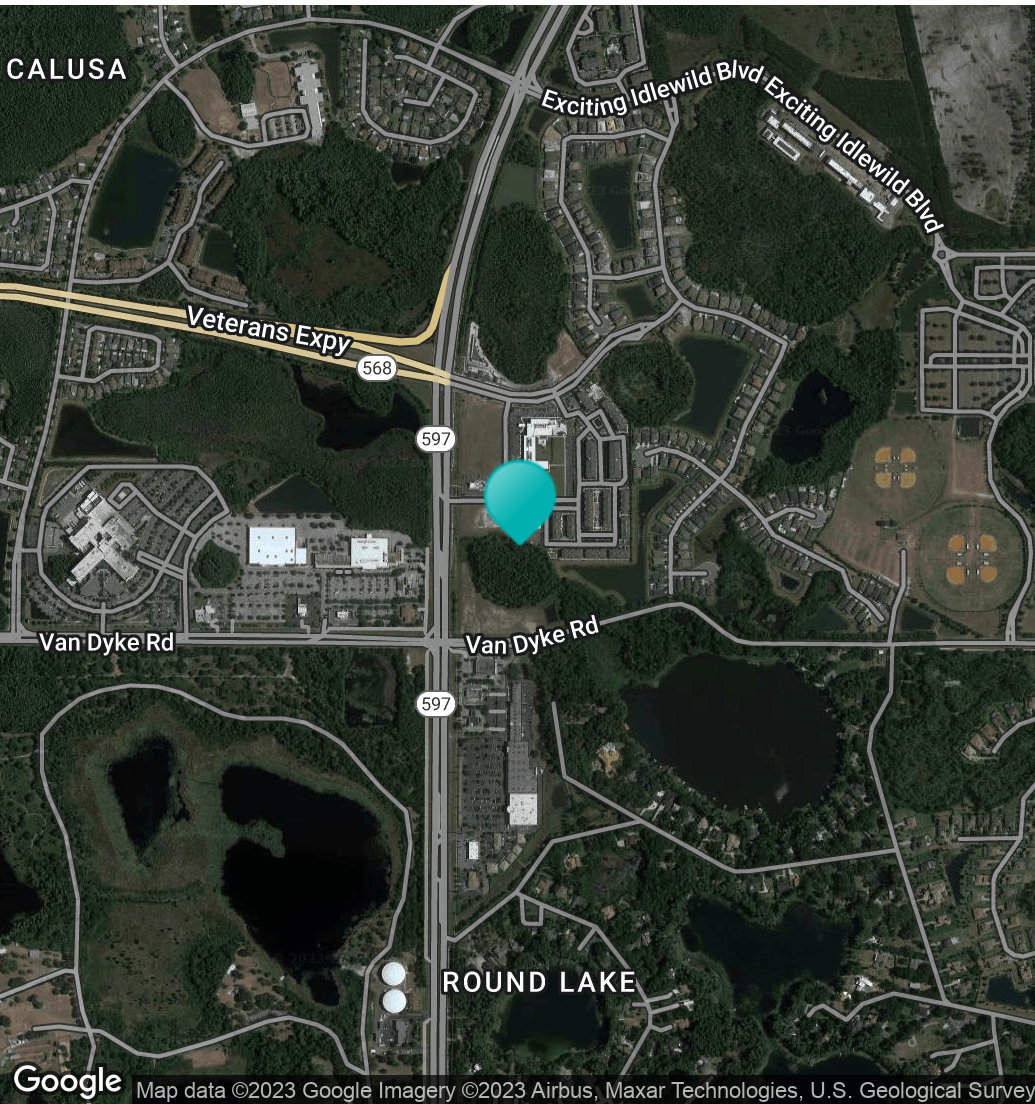
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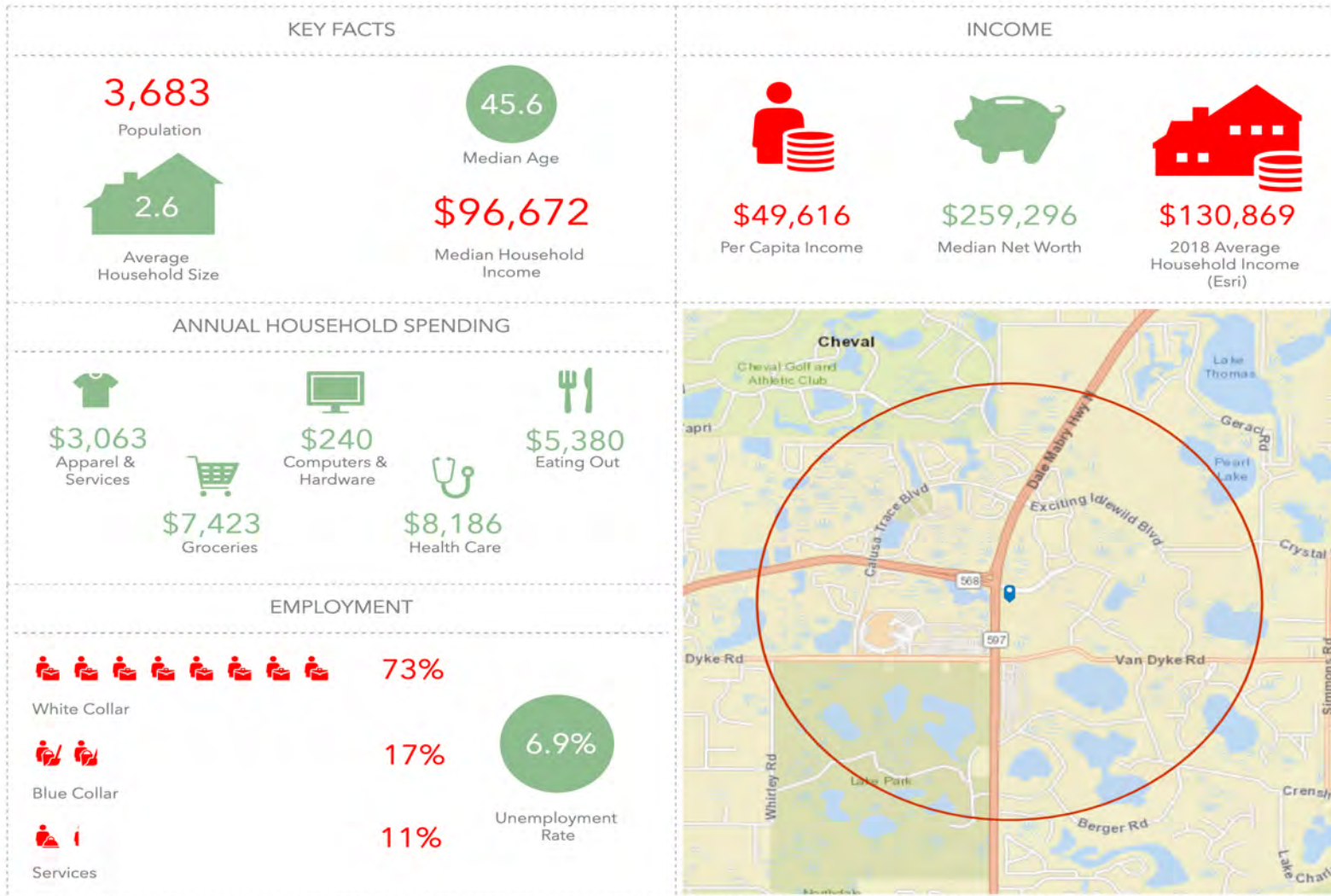
Site Plan



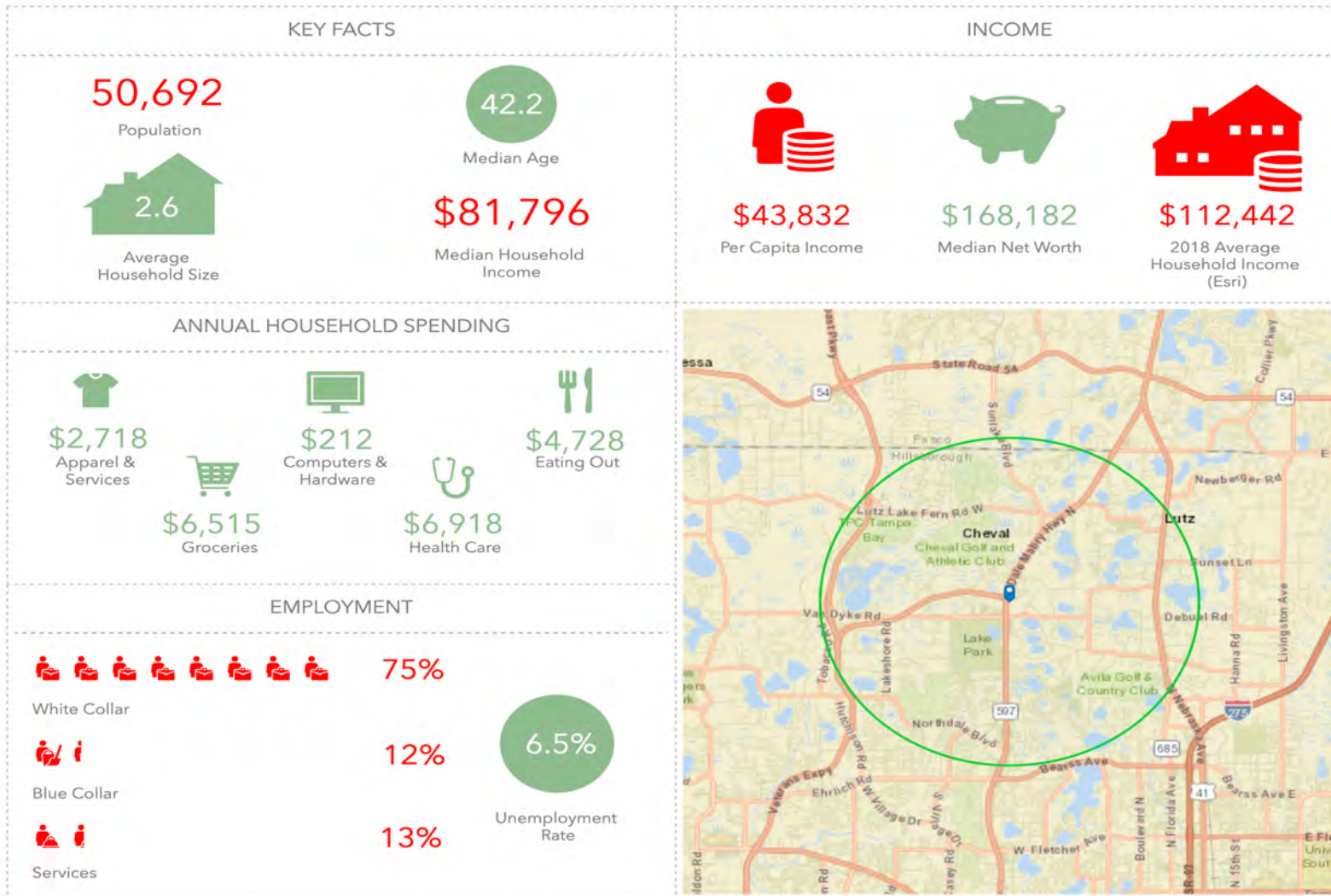
Location Maps



1 Mile Demographics



3 Mile Demographics



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Eshenbaugh Land Company, LLC in compliance with all applicable fair housing and equal opportunity laws.

Eshenbaugh Land Company is a licensed real estate brokerage firm in Florida and William A. Eshenbaugh is the broker of record.