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TINA MARIE ELOIAN, CCIM

TINA@FLORIDACOMMERCIALGROUP.COM

FLORIDA COMMERCIAL GROUP

401 EAST PALM AVENUE, TAMPA, FL 33602

FLORIDACOMMERCIALGROUP.COM

7206 N. DALE MABRY HWY.

TAMPA, FL 33614 :: FOR LEASE: \$10,000/ MO. /NNN

0.48 AC LOT : SIGNALIZED CORNER
EGYPT LAKE- LETO/ PINECREST, WEST PARK

- **NEW BUSINESSES, FRANCHISEES AND INVESTORS** •
GROUND LEASE OPPORTUNITY



This information is from sources deemed to be reliable. We are not responsible for misstatements of facts, errors or omissions, prior sale, change of price and/or terms or withdrawal from the market without notice. Buyer shall verify all information with their own representatives as well as state and local agencies.

ATTENTION: Ambitious Drive-thru Chain Restaurateurs- Your Ground Lease Opportunity Awaits

The owner is seeking a long-term tenant for a 10-year lease, however, will consider a 5-year lease with options to a strong tenant seeking long term occupancy. For qualified tenants, the owner may assist the tenant and build-to-suit.**
Landlord's contribution will take into consideration the scope of tenant's build-out costs.

LEASE HIGHLIGHTS



Florida Commercial Group is please to present a 21,056 SF site for (ground) lease.

- Excellent Ground Lease Opportunity!
- Outstanding, 0.48-acre site
- Highest and best use: New retail or drive thru QSR
- Minimum 5-year+ lease preferred
- Build-to-suit options are flexible and landlord's terms are negotiable
- Average Daily Traffic count of 64,000+ vehicles per day
- Land site offers a huge development/ growth opportunity for the N. Dale Mabry Hwy. corridor
- A great location for new construction of drive thru, in and out, auto service or new retail development
- 150' frontage directly on N. Dale Mabry Hwy



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LISTING DETAILS

FINANCIAL & TERMS

Status: Active
 Lease Price: \$10,000/ month/ NNN
 Lease Options: 10+ year lease (owner may consider a 5-year lease for qualified tenant)
 Lease Terms: NNN
 NNN Expenses: (Property Taxes, Insurance, Utilities, Alarm, Lawn/ Maintenance, Pest Control, etc...)

LOCATION

Street Addresses: 7206 N. Florida Avenue
 City: Tampa
 Zip Code: 33614
 County: Hillsborough
 Traffic Count/ Cross Streets:
 64,000 VTD (2022 AADT) N. Dale Mabry Hwy/ N. Hamilton Avenue
 Market: Tampa-St. Petersburg-Clearwater
 Sub-market: Drew Park/ Pinecrest Area

THE PROPERTY

Folio Number: 026851-0000
 Zoning: CG (General Commercial)
 Current Use: Land/ Retail food sales
 Site Improvement: 860 SF bldg.
 Lot Size: 21,056 SF
 Lot Dimensions: (approx.) 150' x 140'
 Front Footage: (approx.) 150' / N. Dale Mabry Hwy.
 Parking: Onsite
 Total Acreage: .48 acres

UTILITIES

Electricity: TECO
 Water: The City of Tampa
 Waste: The City of Tampa
 Communications: Spectrum, Frontier and Verizon

TAXES

Tax Year: 2022
 Taxes: \$8,746.22

THE COMMUNITY

Community/ Subdivision Name: Drew Park/Pinecrest Area
 Flood Zone Area: X
 Flood Zone Panel: 12057C0194H

THE LISTING

Driving Directions:
 From Hillsborough Avenue, head North on N. Dale Mabry Hwy. 1.3 miles. Arrive at the property on the left at the northwest corner. 7206 N. Dale Mabry Hwy.



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LISTING AERIAL- North View



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LISTING AERIAL- South View



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QSR CONCEPTUALS



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QSR CONCEPTUALS



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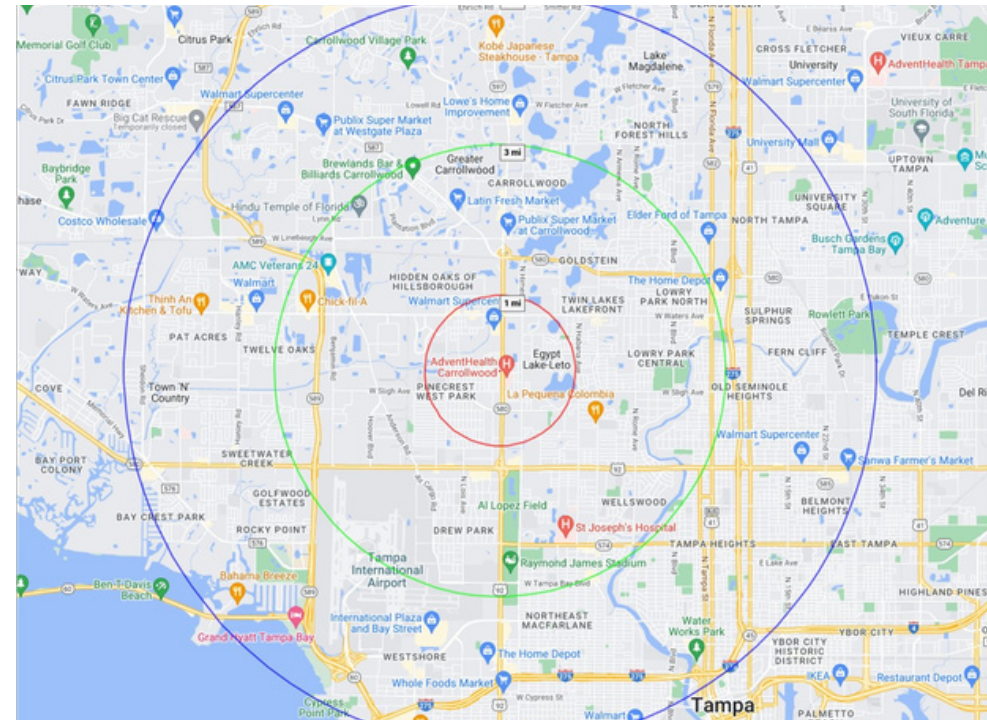
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AREA HIGHLIGHTS | DEMOGRAPHICS

- **PRIME LOCATION-** Directly on busy N. Dale Mabry Hwy.
- Located at the intersection of N. Dale Mabry Hwy and W. Hamilton Avenue.
- The area is exploding with new commercial and residential growth
- Surrounded by countless new developments
- Convenient to highways and major thoroughfares
- 17 minutes (approx.) to Tampa International Airport
- 15 minutes to the Interstate 275 South
- 3.7 miles east of the Veterans Expressway
- Within a 3-mile radius of this site, approximately 107,059 people with an average age of 39.5 and the HH income is over \$59,949
- Minutes from AdventHealth- Carrollwood, Raymond James Stadium, Al Lopez Park, CVS Pharmacy, North Park Professional Center, George Steinbrenner Field, Hillsborough Community College, Dale Mabry Hwy, W. Hillsborough Avenue, Waters Avenue, Sligh Avenue, Town N Country, Carrollwood and Lowry Park Neighborhoods



POPULATION	1 Mile	3 Miles	5 Miles
Total population	18,399	107,059	315,903
Median age	39.7	39.5	38.8
Median age (Male)	38.2	38.2	37.5
Median age (Female)	41.4	41.4	40.4
HOUSEHOLDS & INCOME	1 Mile	3 Miles	5 Miles
Total households	6,728	43,392	132,409
# of persons per HH	2.7	2.5	2.4
Average HH income	\$51,441	\$59,949	\$62,325
Average home value	\$180,633	\$188,752	\$198,627

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COMMUTING HIGHLIGHTS | DIRECTIONS

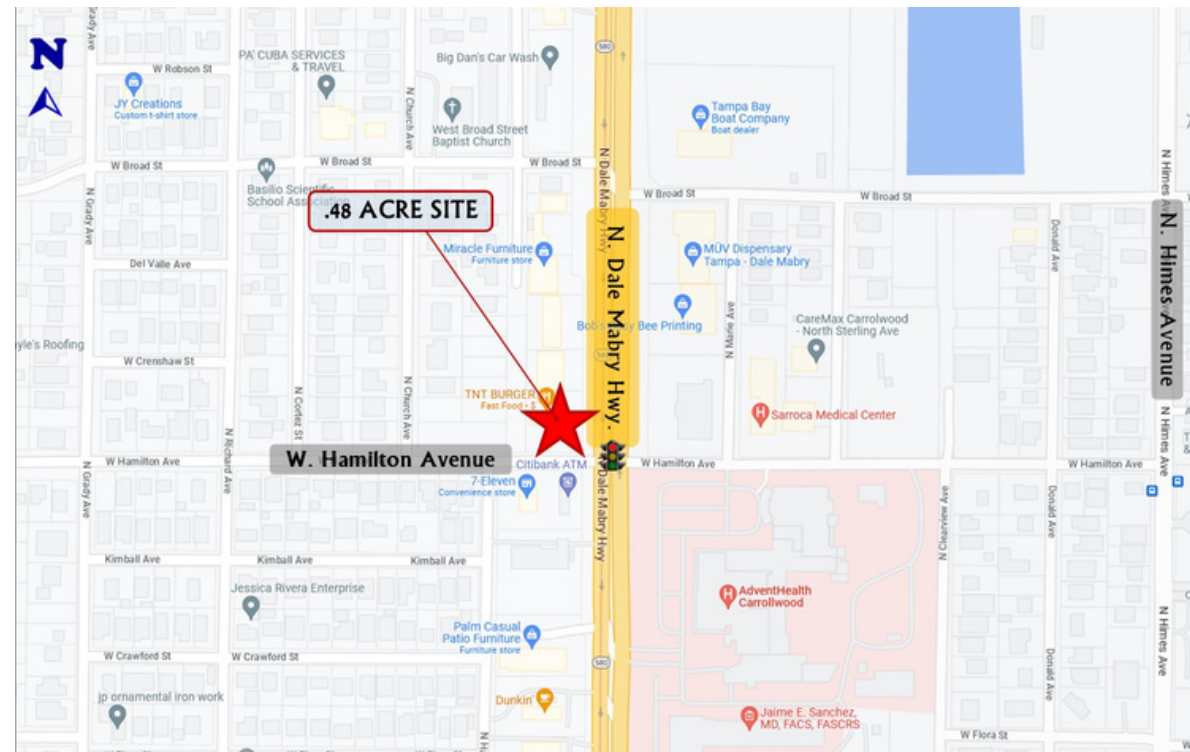


COMMUTING HIGHLIGHTS

Within a ½ mile radius of the subject site, are regional and national businesses that include: AdventHealth-Carrollwood, Walmart, Family Dollar, CVS, 7-Eleven, Hudson Furniture, Lazy Boy Furniture, Domino's Pizza, McDonalds, Taco Bell, Dunkin, Peter Glenn Ski Sports, Harley Davidson, Triumph Motorcycles, AutoZone, O'Reilly's, Meineke, NAPA, Enterprise Car Rental and Avis Car Rental to name a few.

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**CALL TODAY FOR ADDITIONAL
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Your Tampa Bay and Beyond Commercial Real Estate Experts

SALES • INVESTMENTS • LEASING • PROPERTY MANAGEMENT

When you're looking to engage in any commercial real estate transaction – including buying, selling, leasing, financing, or even developing real estate – using a CCIM for your transaction is the best investment you'll make. Backed by **knowledge, stability, and resources**, Florida Commercial Group is uniquely equipped to assist you in all your real estate needs.

Our boutique brokerage is recognized in the Tampa Bay area as an **authority on all types of properties** with a **commitment to excellence and exceptional service**. With over 20 years of experience in residential and commercial real estate brokerage, leasing, property management, development, and investment services our team of specialists offers you a full suite of comprehensive services.

How Can We Help?

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- TENANT & LANDLORD REPRESENTATION
- PROPERTY MANAGEMENT FOR OWNERS & FINANCIAL INSTITUTIONS
- VALUATION & ADVISORY SERVICES
- COMMERCIAL & RESIDENTIAL

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