



BROKERAGE DONE DIFFERENTLY

live
work
& play

IN TAMPA BAY!!

813.935.9600

TINA MARIE ELOIAN, CCIM

TINA@FLORIDACOMMERCIALGROUP.COM

FLORIDA COMMERCIAL GROUP

401 EAST PALM AVENUE, TAMPA, FL 33602

FLORIDACOMMERCIALGROUP.COM

8205 N. DALE MABRY HWY.
TAMPA, FL 33605 | FOR LEASE

PRIME DALE MABRY HWY. LOCATION!
EGYPT LAKE- LETO/ PINECREST, WEST PARK

- **4,941 SF LOUNGE/ BAR/ PUB/ EVENT VENUE** •
RELOCATE, EXPAND OR START YOUR BUSINESS
WET-ZONED. HIGH TRAFFIC CORRIDOR



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.

LEASE HIGHLIGHTS

CG (Commercial General) This district provides areas where a variety of retail and commercial service activities can be conducted compatible with surrounding uses and residential districts. Minimum lot size is 10,000 square feet. Maximum FAR is 1.0-1.5. Maximum height is 45 feet.



LEASE HIGHLIGHTS

- Now leasing 4,941 SF
- Wet-zoned
- Ideal for inspired entrepreneurs, restaurateurs, retailers, expansion or relocation projects
- Highest and best use includes Upscale lounge, Wine bar, Espresso bar, Café, Bistro, Bakery, Restaurant, Tea house, Gastropub, Microbrewery, Meadery, Retail and more
- 2-5 year lease preferred
- Buildout options are flexible and landlord may negotiate terms
- TREMENDOUS LOCATION
- Outstanding visibility along 7th Avenue
- Located immediately south of W. Waters Avenue at the N. Dale Mabry Hwy intersection boasting tremendous branding and signage opportunities
- Tampa International Airport is 7 miles away
- Downtown Tampa is 1.5 miles away
- Traffic: 69,000 VTD (W. Waters Avenue and N. Dale Mabry Hwy) AADT, 2023
- Quick access to W. Waters Avenue, W. Busch Blvd., W. Sligh Avenue, Veteran's Expressway, W. Hillsborough Avenue and Interstate 275
- Within a 3-mile radius of this site, approximately 104,299 people with an average age of 42 and the HH income is over \$78,705/



BROKERAGE DONE DIFFERENTLY

LISTING AGENT: TINA MARIE ELOIAN, CCIM | 813.935.9600 | TINA@FLORIDACOMMERCIALGROUP.COM

401 EAST PALM AVENUE, TAMPA, FL 33602 FLORIDACOMMERCIALGROUP.COM

LISTING DETAILS

FINANCIAL & TERMS

Status: Active

Lease Price: \$7,000/month+ sales tax

Lease Provisions: Absolute NNN

Expenses: Available Upon Request

T.I. Available: TBD, Contact Broker

LOCATION

Street Number: 8205

Street Name: N. Dale Mabry Hwy.

Street City: Tampa

Zip Code: 33614

County: Hillsborough

Traffic Count/ Cross Streets: 69,000 VPD (W. Waters Ave & N. Dale Mabry Hwy.) AADT, 2023

Market: Tampa/St. Petersburg- Clearwater

Sub-Market: Drew Park/ Pine Crest

THE PROPERTY

Folio Number: 025923-4050

Zoning: CG- Commercial General

Property Use: Bar/ Lounge

Available SF: 4,941 SF

Lot Size: approx. .71 acres

Front Footage: 67'

Parking: Onsite/ approx. 18 spaces

TAXES

Tax Year: 2024

Tax total: \$11,005.63

UTILITIES

Electricity: TECO

Water/ Waste: City of Tampa Utilities

Communications: Frontier Communications/ Verizon/ Spectrum

THE COMMUNITY

Community/ Subdivision Name: Seminole Heights/Stadium North Area

Flood Zone Area: AE

Flood Zone Panel: 12057C0194H



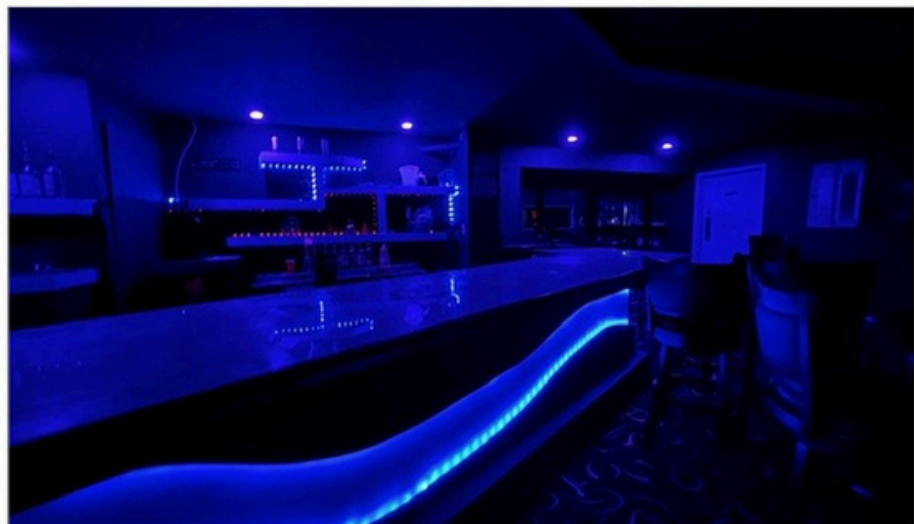
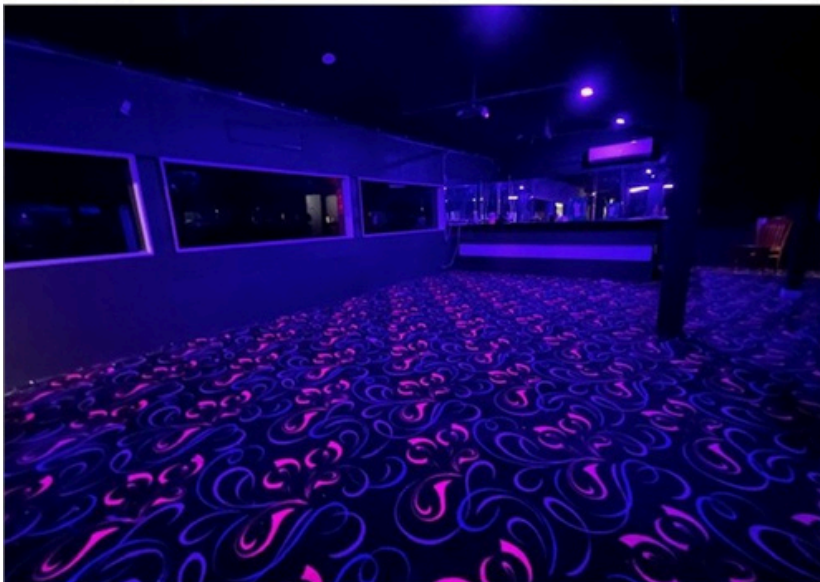
BROKERAGE DONE DIFFERENTLY

LISTING AGENT: TINA MARIE ELOIAN, CCIM | 813.935.9600 | TINA@FLORIDACOMMERCIALGROUP.COM

401 EAST PALM AVENUE, TAMPA, FL 33602 FLORIDACOMMERCIALGROUP.COM



PROPERTY PHOTOS



BROKERAGE DONE DIFFERENTLY

LISTING AGENT: TINA MARIE ELOIAN, CCIM | 813.935.9600 | TINA@FLORIDACOMMERCIALGROUP.COM

401 EAST PALM AVENUE, TAMPA, FL 33602 FLORIDACOMMERCIALGROUP.COM

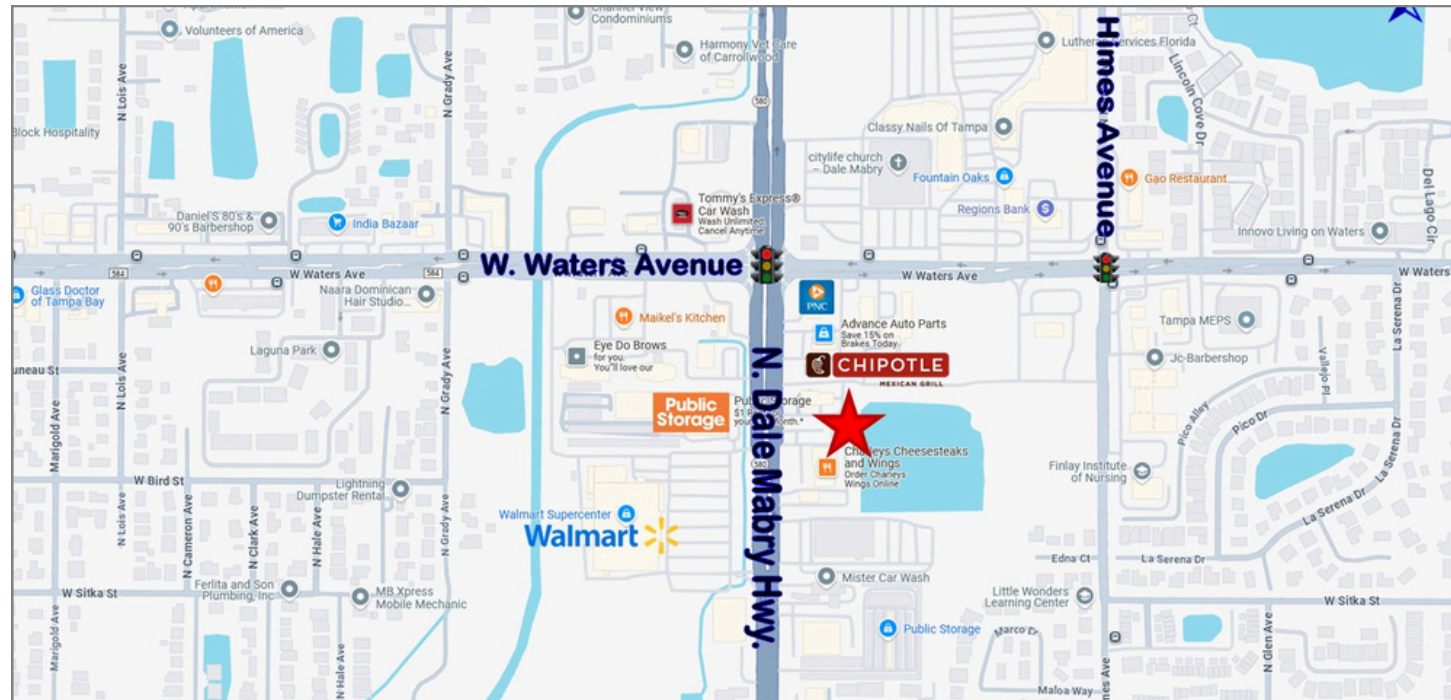
AREA HIGHLIGHTS | MAPS & DIRECTIONS

AREA HIGHLIGHTS

- The area is exploding with new commercial and residential growth
- Surrounded by a diverse mix of commercial commerce, schools and residential communities
- Convenient to highways and major thoroughfares, ie... Dale Mabry Hwy., Waters Avenue, Hillsborough Avenue Busch Blvd. N. Himes Avenue and the Veterans Expressway

DRIVING DIRECTIONS

From Downtown Tampa: Take E. Madison Street to US-41/N. Florida Avenue, head north on N. Florida Avenue to Kay Street. Turn left. Take the ramp onto Interstate 275 S. Exit 41A for US-92 E./ N. Dale Mabry Hwy. Turn right onto US-92 E. /N. Dale Mabry Hwy. Head north on N. Dale Mabry Hwy. Continue to follow N. Dale Mabry Hwy through the W. Hillsborough Avenue intersection. Drive approximately two miles and your destination will be on the right- 8205 N. Dale Mabry Hwy.



BROKERAGE DONE DIFFERENTLY

LISTING AGENT: TINA MARIE ELOIAN, CCIM | 813.935.9600 | TINA@FLORIDACOMMERCIALGROUP.COM

401 EAST PALM AVENUE, TAMPA, FL 33602 FLORIDACOMMERCIALGROUP.COM



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?

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

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.

CALL OUR TEAM TODAY!
813.935.9600



THE MOST ADVANCED COMMERCIAL REAL ESTATE INVESTMENT SPECIALISTS ANYWHERE!
CERTIFIED COMMERCIAL INVESTMENT MEMBER 2021



BROKERAGE DONE DIFFERENTLY

401 EAST PALM AVENUE, TAMPA, FL 33602

FLORIDACOMMERCIALGROUP.COM

OFFICE: 813.935.9600

TINA MARIE ELOIAN
CCIM & BROKER

MOBILE: 813.997.4321

TINA@FLORIDACOMMERCIALGROUP.COM

