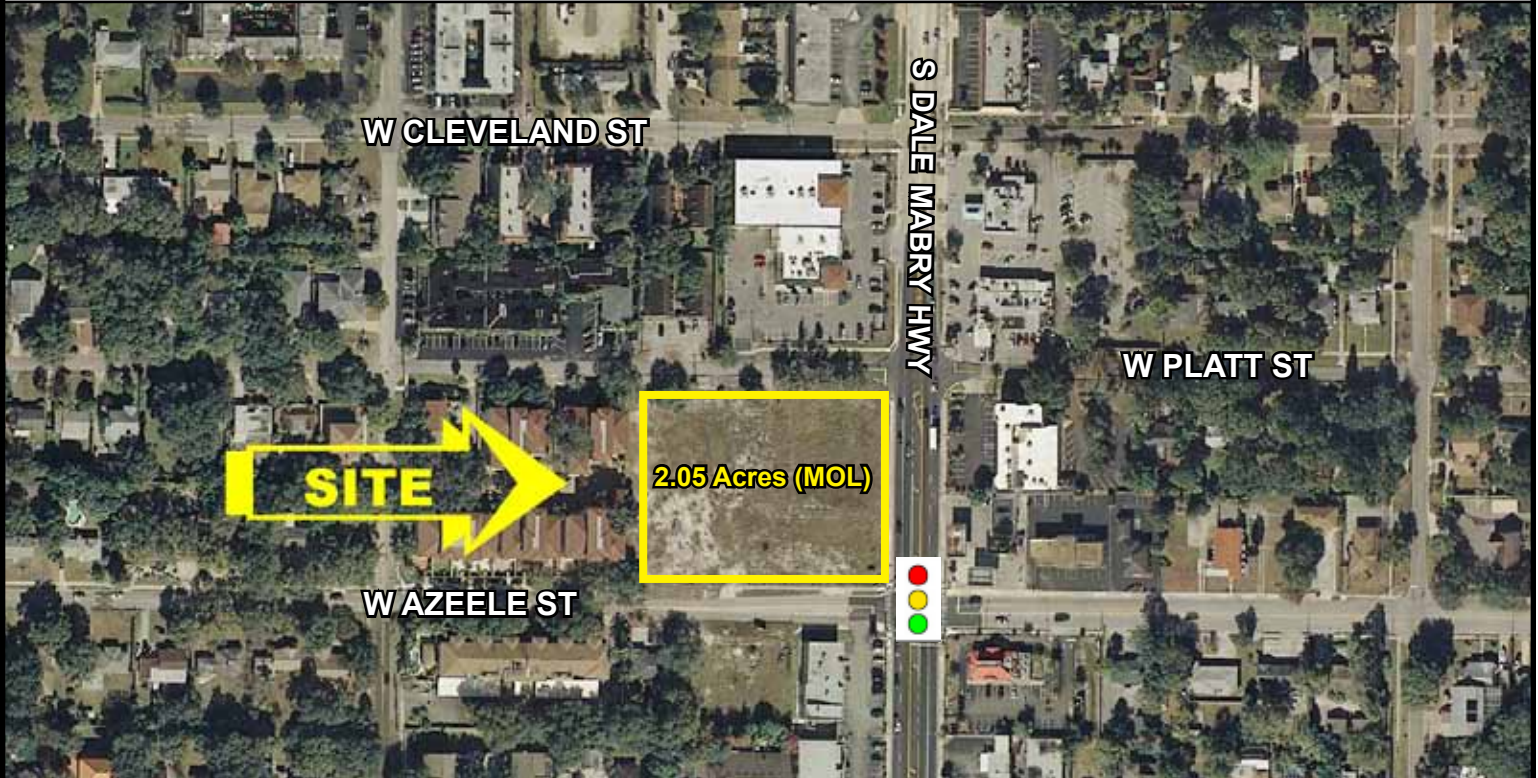


PRIME 2 ACRE SITE AVAILABLE SOUTH DALE MABRY HWY • TAMPA

FOR SALE OR GROUND LEASE

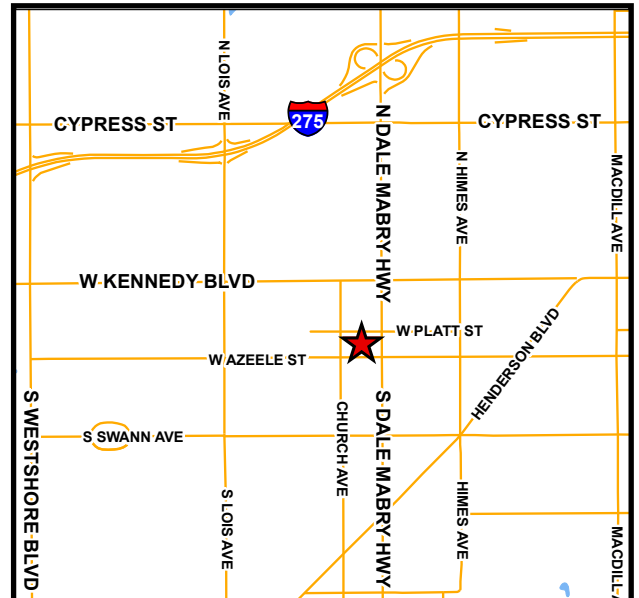
301 S Dale Mabry Hwy • Tampa, FL
NWC at W Azeele St

(Former location of Malio's Steakhouse)



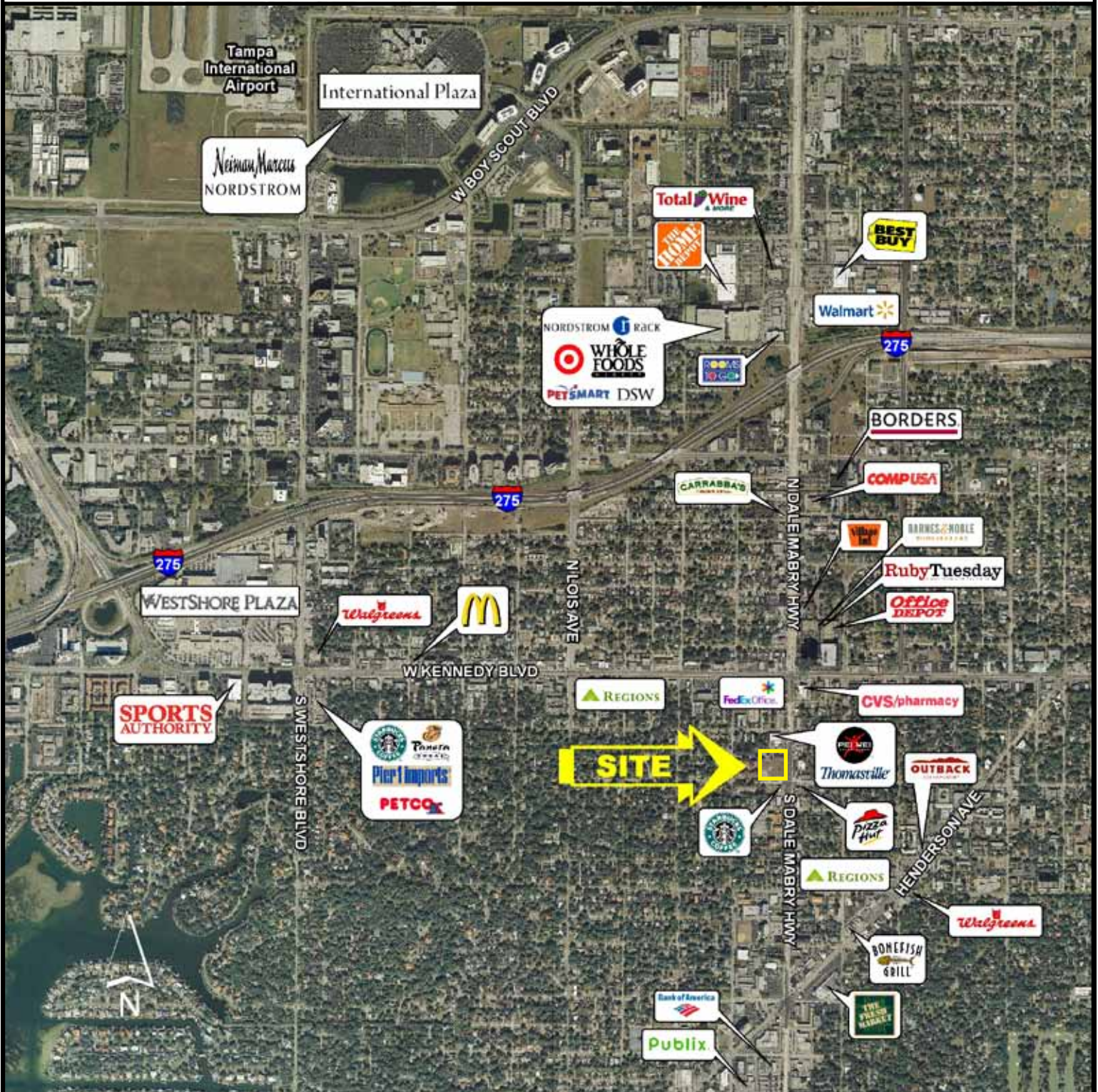
SITE INFORMATION:

- 2.05 Acres (MOL)
- 350' x 255'
- Signalized intersection
- 37,500 AADT N/S on S Dale Mabry Hwy
- Land Use: Community Mixed Use-35 and Residential-20
- Zoning: Planned Development (PD)
- Floor Area Ratio: 2.0
- Able to accommodate 2 free-standing users
- Exceptional visibility on S Dale Mabry Hwy
- Only 2 acre pad cleared between Kennedy Blvd and Swann Ave



PRIME 2 ACRE SITE AVAILABLE SOUTH DALE MABRY HWY • TAMPA

301 S Dale Mabry Hwy • Tampa, FL



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301 S Dale Mabry Hwy • Tampa, FL

DEMOGRAPHICS:

POPULATION:

• 1-mile:	13,656
• 3-mile:	84,659
• 5-mile:	206,547

DAYTIME POPULATION:

• 1-mile:	13,561
• 3-mile:	103,232
• 5-mile:	189,564

AVG HH INCOME:

• 1-mile:	\$70,308
• 3-mile:	\$72,871
• 5-mile:	\$64,733

HOUSEHOLDS:

• 1-mile:	6,463
• 3-mile:	39,203
• 5-mile:	89,754

TOTAL BUSINESSES:

• 1-mile:	1,472
• 3-mile:	8,007
• 5-mile:	14,577

MEDIAN AGE:

• 1-mile:	43
• 3-mile:	41
• 5-mile:	39