## DALE MABRY CROSSINGS 4528 – 4540 S Dale Mabry Hwy | Tampa, FL 33611



## **PROPERTY HIGHLIGHTS:**

- Located on S Dale Mabry Hwy only minutes to the west end of the Selmon Expressway
- 1/2 mile North of W Gandy Blvd and within a three-mile radius of high-income Bayshore and Westshore demographics
- Parking Ratio: 5.2 per 1,000
- Demographics include a population of over 159,000 with an average household income more than \$114,000 within a 5-mile radius
- Shopping center total GLA: 8,684 SF (MOL)

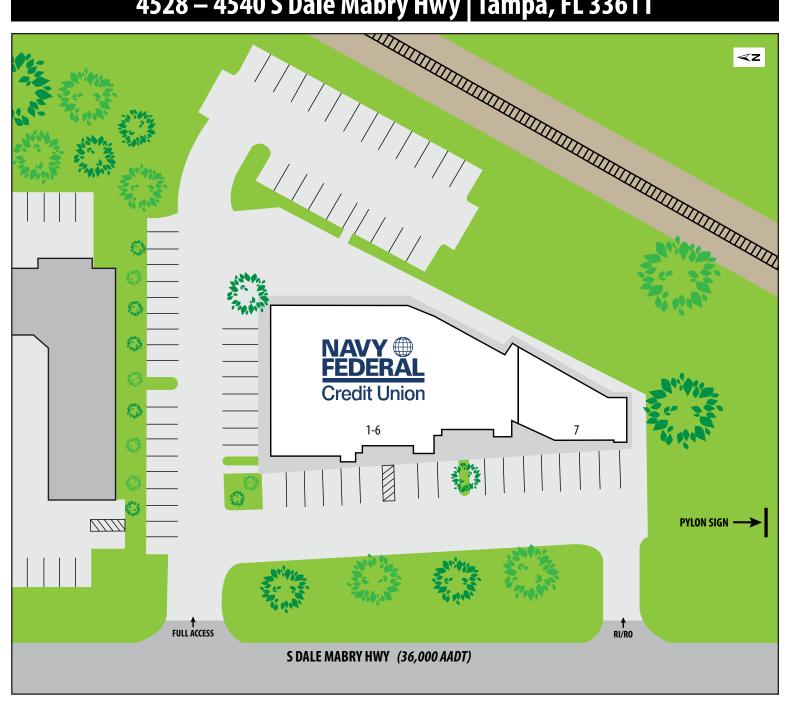
| <b>KEY DEMOS</b>             | 1 MILE      | 3 MILES   | 5 MILES   |  |
|------------------------------|-------------|-----------|-----------|--|
| POPULATION                   |             |           |           |  |
| 2021 Estimated Population    | 17,463      | 87,362    | 159,928   |  |
| 2021 Estimated Households    | 8,042       | 40,486    | 74,279    |  |
| INCOME                       |             |           |           |  |
| 2021 Estimated Avg HH Income | \$119,333   | \$133,010 | \$114,418 |  |
| AGE                          |             |           |           |  |
| Median Age                   | 40          | 39        | 37        |  |
| DAYTIME DEMOS                |             |           |           |  |
| Number of Businesses         | 1,240       | 6,759     | 17,604    |  |
| Number of Employees          | 8,820       | 38,484    | 158,820   |  |
| Total Daytime Population     | 14,388      | 62,773    | 205,301   |  |
| TRAFFIC COUNTS               |             |           |           |  |
| S Dale Mabry Hwy (N/S)       | 36,000 AADT |           |           |  |
| W Gandy Blvd (E/W)           | 46,500 AADT |           |           |  |



FOR LEASING INFORMATION: Kerri Atkins 813.712.3062 katkins@rmcpg.com

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| UNIT | TENANT             | SF    |
|------|--------------------|-------|
| 1-6  | Navy Federal       | 7,131 |
| 7    | Champagne Nail Bar | 1,553 |

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