

# 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)

KEY DEMOS	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
2021 Estimated Population	17,463	87,362	159,928
2021 Estimated Households	8,042	40,486	74,279
<b>INCOME</b>			
2021 Estimated Avg HH Income	\$119,333	\$133,010	\$114,418
<b>AGE</b>			
Median Age	40	39	37
<b>DAYTIME DEMOS</b>			
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
<b>TRAFFIC COUNTS</b>			
S Dale Mabry Hwy (N/S)	36,000 AADT		
W Gandy Blvd (E/W)	46,500 AADT		



## FOR LEASING INFORMATION:

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

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