

THE PROMENADE

10330 N Dale Mabry Hwy | Tampa, FL 33618



PROPERTY HIGHLIGHTS:

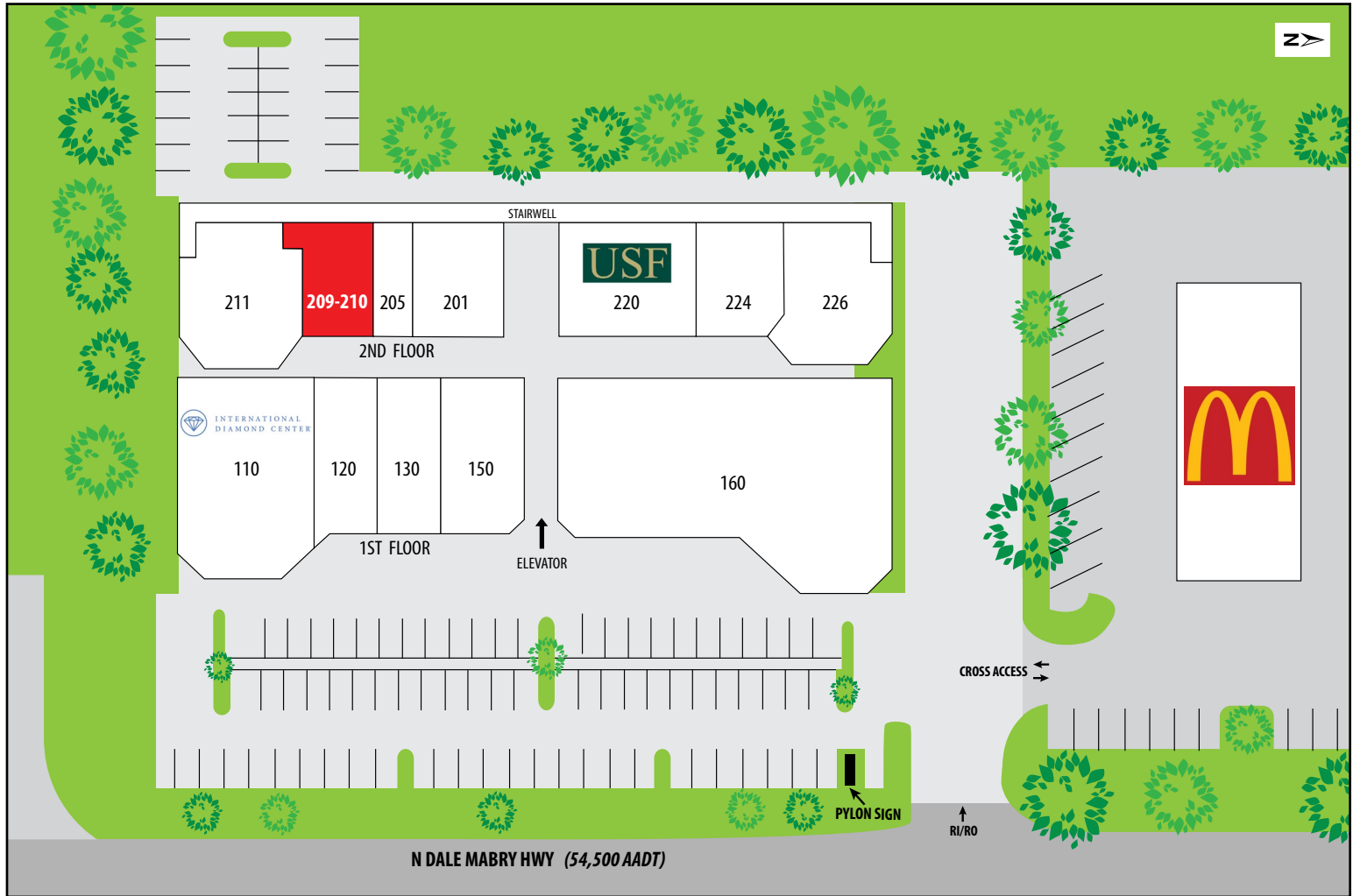
- Great retail or medical/office unit available
- Strategically located in Carrollwood retail corridor alongside high-traffic N Dale Mabry Hwy (54,500 AADT) in the popular Carrollwood Area
- Major tenants include BayCare Medical Group, International Diamond Center, and USF Concussion Center
- Well situated to serve the dense, local population with more than 314,000 residents and an average income of over \$89,000 within a 5-mile radius



KEY DEMOS	1 MILE	3 MILES	5 MILES
POPULATION			
2023 Estimated Population	10,783	107,204	314,776
2023 Estimated Households	4,891	44,086	125,620
INCOME			
2023 Estimated Avg HH Income	\$154,904	\$97,711	\$89,925
AGE			
Median Age	40	39	38
DAYTIME DEMOS			
Number of Businesses	1,417	8,698	20,496
Number of Employees	10,234	64,573	152,180
Total Daytime Population	13,275	96,490	248,921
TRAFFIC COUNTS			
N Dale Mabry Hwy (N/S)	54,500 AADT		

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UNIT	TENANT	SF
110	International Diamond Center	4,532
120	Dinner Done!	1,850
130	Nini Nails Salon & Spa	1,550
150	Bay Premier Dentistry	2,173
160	BayCare Medical Group	9,887
201	QSpa Massage	1,327

UNIT	TENANT	SF
205	HealthSpine Chiropractic	600
209-210	AVAILABLE	1,083
211	ILash Studio	2,200
220	USF Concussion Center	2,265
224	All About Title	1,389
226	Arias Agencies of Florida	1,564

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FOR LEASING INFORMATION:

Erica Nelson
813.712.3055
enelson@rmcpvg.com

8902 N Dale Mabry Hwy
Tampa, FL 33614
800.728.5379
www.RMCPG.com