

# SHOPPES OF SOUTH DALE

4025 – 4051 S Dale Mabry Hwy | Tampa, FL 33611



## PROPERTY HIGHLIGHTS:

- Anchored by Crunch Fitness and Buffalo Wild Wings
- Excellent location in the heart of South Tampa's primary retail corridor
- Located on S Dale Mabry Hwy only minutes to the west end of the Selmon Expressway
- Less than a mile North of W Gandy Blvd and within a three-mile radius of high-income Bayshore and Westshore demographics
- Area retailers include Lowe's, Target, Publix Super Market, Dunkin', Taco Bell, Starbucks, Chick-fil-A, Walgreens, Michaels, Marshalls, Burlington, Dollar Tree, Big Lots, and Tuesday Morning
- Demographics include a population of over 205,000 with an average household income more than \$147,000 within a 5-mile radius
- Shopping center total GLA: 34,100 SF (MOL)

KEY DEMOS	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
2023 Estimated Population	17,711	96,050	165,330
2023 Estimated Households	8,188	45,159	76,184
<b>INCOME</b>			
2023 Estimated Avg HH Income	\$165,809	\$167,827	\$147,717
<b>AGE</b>			
Median Age	42	40	39
<b>DAYTIME DEMOS</b>			
Number of Businesses	1,346	8,899	20,424
Number of Employees	6,996	48,986	165,243
Total Daytime Population	11,525	70,986	205,108
<b>TRAFFIC COUNTS</b>			
S Dale Mabry Hwy (N/S)	31,000 AADT		
W Gandy Blvd (E/W)	49,000 AADT		



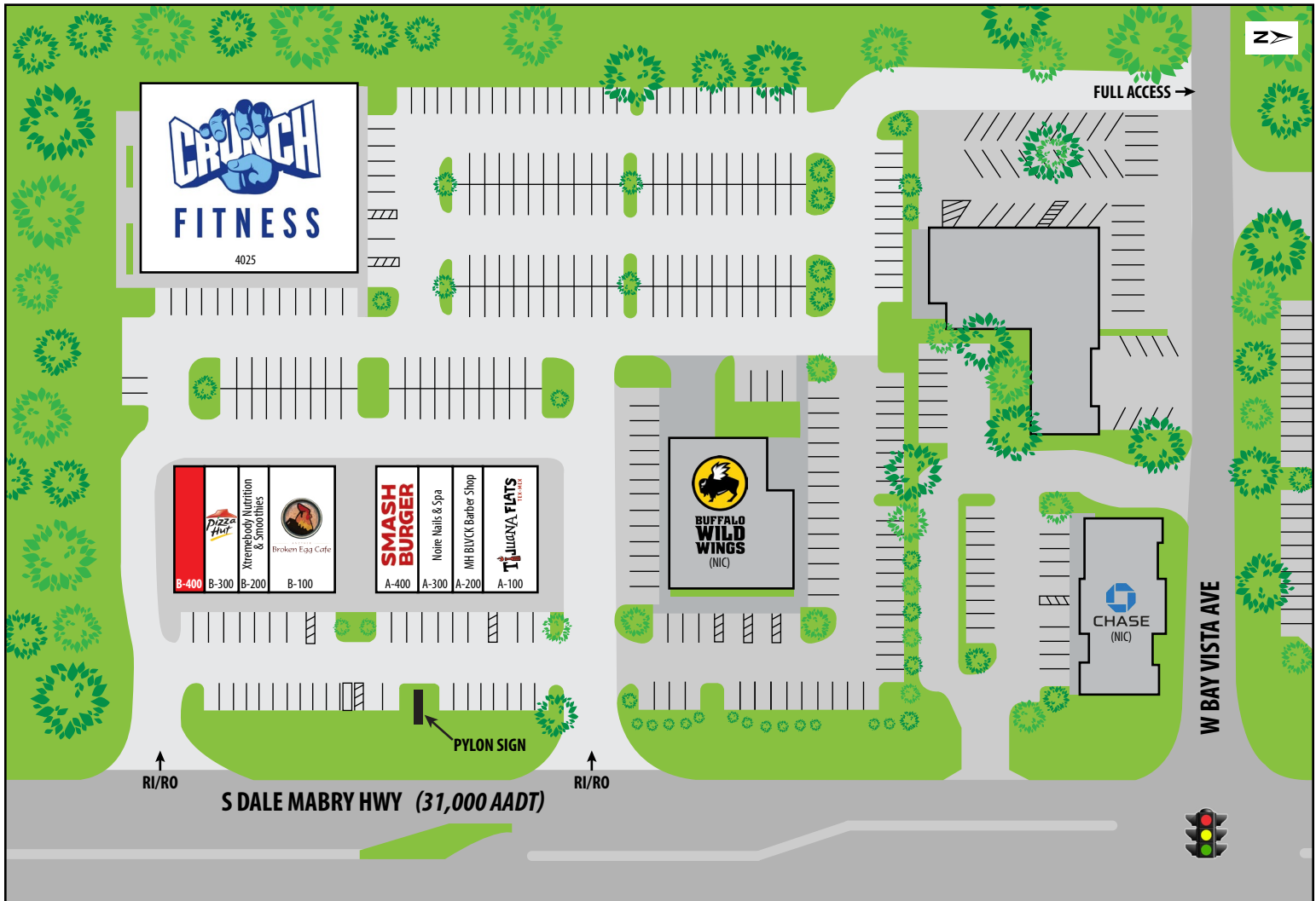
## FOR LEASING INFORMATION:

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UNIT	TENANT	SF
4025	Crunch Fitness	20,000
4027 (A-100)	Tijuana Flats	2,550
4031 (A-200)	MH BLVCK Barber Shop	1,200
4033 (A-300)	Noire Nails & Spa	1,575
4035 (A-400)	Smashburger	1,725
4041 (B-100)	Another Broken Egg	3,150

UNIT	TENANT	SF
4045 (B-200)	Xtremebody Nutrition & Smoothies	1,200
4049 (B-300)	Pizza Hut	1,500
<b>4051 (B-400)</b>	<b>AVAILABLE</b>	<b>1,200</b>
OP	Buffalo Wild Wings	N/A

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