



SALE / LEASE

TWO TENANT | HARD CORNER | EXTREMELY HIGH TRAFFIC COUNTS

8338 N Dale Mabry Hwy, Tampa, Florida 33614

OFFERING MEMORANDUM

INVESTMENT HIGHLIGHTS

SIGNIFICANT VALUE-ADD OPPORTUNITY

6,600 SF Building is only 33% occupied.

RENTAL UPSIDE

Asking \$35/SF Plus NNN for the 4,400 SF Vacant Space.

STABILIZED INCOME POTENTIAL

Projected \$223,796 NOI upon stabilization, offering a 6.89% yield.

SIGNALIZED HARD CORNER

One of the most desirable signalized hard corners in all of Tampa. Situated on the Southwest corner of N Dale Mabry Hwy and W Waters Ave, with over 116,000 VPD. High visibility with multiple points of ingress and egress.

INFILL LOCATION

Dense trade area supported by strong population growth and surrounding national tenants such as Walmart Supercenter, AutoZone, Family Dollar, Chipotle, PNC, Burger King, 7 Eleven and More.

PROXIMITY TO MAJOR DEMAND DRIVERS

3 Miles from Raymond James Stadium, 4 Miles from Tampa International Airport, 5 Miles from Tampa International Plaza, and 7 Miles from Downtown Tampa.

STRONG DEMOGRAPHICS

314,000+ Residents Within 5-Miles | Daytime Population 388,000+

PRICING SUMMARY

PRICING		
LIST PRICE	PRICE/SF	PRO FORMA CAP*
\$3,250,000	\$492.42	6.89%



PROPERTY DESCRIPTION	
YEAR BUILT:	1995
TOTAL SQUARE FOOTAGE:	6,600-SF
OCCUPANCY:	33.33%
LOT SIZE:	+/-0.89-AC
PARKING RATIO:	3.22/1,000 SF
PARCEL NUMBER:	U282818ZZZ000000980900
FLOOD ZONE:	No

OPERATING STATEMENT	CURRENT	\$/SF	PRO FORMA	\$/SF
BASE RENT	\$96,000	\$14.55	\$250,000	\$37.88
NNN REIMBURSEMENT	\$0	\$0	\$52,409	\$7.94
EFFECTIVE GROSS INCOME	\$96,000	\$14.55	\$302,409	\$45.82
EXPENSES	CURRENT	\$/SF	PRO FORMA	\$/SF
CAM	\$6,000	\$0.91	\$6,000	\$0.91
REAL ESTATE TAXES	\$32,020	\$4.85	\$55,613	\$8.43
INSURANCE	\$7,000	\$1.06	\$7,000	\$1.06
MANAGEMENT (4%)	\$3,840	\$0.58	\$10,000	\$1.52
TOTAL EXPENSES	\$48,860	\$7.40	\$78,613	\$11.91
NET OPERATING INCOME	\$47,140	\$7.14	\$223,796*	\$33.91

*Pro Forma NOI assuming 4,400 SF is rented for \$35/SF Plus NNN

RENT ROLL										
TENANT	GLA	% OF GLA	MONTHLY RENT	ANNUAL RENT	R/SF	LEASE TYPE	LEASE COMMENCE	LEASE EXPIRATION	OPTIONS	INCREASES
Vacant - Pro Forma	4,400	66.67%	\$12,833	\$154,000*	\$35.00*	NNN	-	-	-	-
InstaLoan (TitleMax)	2,200	33.33%	\$8,000	\$96,000	\$43.64	GROSS	1/1/2014	12/31/2028	1, 5-Year	8.00%
TOTALS	6,600 SF	100%	\$20,833	\$250,000	\$37.88					

AERIAL OVERVIEW



AERIAL OVERVIEW



AERIAL OVERVIEW



PROPERTY PHOTOS



MARKET OVERVIEW

TAMPA-ST. PETE METRO OVERVIEW

Tampa Bay refers to both a larger metropolitan area and to the bay that extends inland from the Gulf of Mexico. The Tampa-St. Petersburg metro has over 3.3 million residents and spans four counties along the west coast of central Florida: Hillsborough, Pasco, Hernando and Pinellas. Northeast of the bay, Tampa — the county seat of Hillsborough County — is the most populous city with nearly 405,000 people. St. Petersburg follows; located on the peninsula near the mouth of the bay, it has over 260,000 residents. Robust job growth since 2020 has attracted new people to the metro, many of whom moved into higher-density redevelopment projects near city cores or larger master-planned communities in the suburbs.



METRO HIGHLIGHTS



FAVORABLE BUSINESS CLIMATE

A relatively low cost-of-living and economic development support a growing business landscape in the Tampa Bay-St. Petersburg metro.



PORT ACTIVITY

One of the Southeast's largest seaports, the Port of Tampa services passenger cruise ships and commercial freighters. The Port of St. Petersburg, the only superyacht marina on Florida's Gulf Coast, is also in the metro.



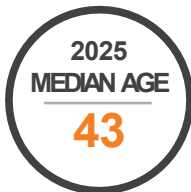
DIVERSE ECONOMY

High-tech industries as well as the tourism, military, finance and seaborne commerce segments drive the region's economy.

ECONOMY HIGHLIGHTS

- Local ports contribute to a major presence in the shipping, distribution and logistics industry. The CSX Intermodal facility in nearby Polk County provides quick access to markets throughout the nation.
- Bioscience and other high-tech industries are expanding. Local Fortune 500 companies include Tech Data, Mosaic, Raymond James Financial and Jabil.
- Tourism also plays a significant role in the local economy, with visitors drawn to Busch Gardens, the Salvador Dalí Museum and the region's many beaches.

DEMOGRAPHIC HIGHLIGHTS



DEMOGRAPHIC REPORT

POPULATION	1 Mile	3 Miles	5 Miles
2030 Projection	19,494	106,550	319,466
2025 Estimate	18,820	103,957	311,825
2020 Census	18,199	102,729	306,643
2010 Census	16,684	98,307	285,149
Daytime Population	15,849	126,178	400,008
HOUSEHOLD INCOME	1 Mile	3 Miles	5 Miles
Average	\$69,469	\$84,773	\$85,918
Median	\$55,754	\$68,406	\$68,684
Per Capita	\$29,746	\$35,667	\$36,139
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2030 Projection	8,446	44,862	133,174
2025 Estimate	8,134	43,631	129,403
2020 Census	7,534	41,254	122,129
2010 Census	6,928	39,371	111,931
HOUSING	1 Mile	3 Miles	5 Miles
Median Home Value	\$283,191	\$323,910	\$350,588
EMPLOYMENT	1 Mile	3 Miles	5 Miles
2025 Unemployment	4.10%	3.04%	2.58%
Avg. Time Traveled	31	29	29
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
High School Graduate (12)	31.24%	30.92%	30.52%
Some College (13-15)	15.24%	16.12%	16.69%
Associate Degree Only	9.11%	9.29%	9.15%
Bachelor's Degree Only	19.95%	20.05%	20.58%
Graduate Degree	6.68%	8.63%	9.30%

MAJOR EMPLOYERS	EMPLOYEES
1 OSI Restaurant Partners LLC-Outback Steakhouse	20,679
2 Baycare Health System St Jospheh Womens Hospital	5,555
3 Gerdau Ameristeel US Inc	5,120
4 Bluepearl Vet LLC	3,502
5 Bluepearl Management LLC	3,500
6 Auto Club Group	3,300
7 Avg Intermediate Holdings LLC	2,984
8 Trinet Hr I Inc	2,340
9 Ground Services Intl Inc	2,071
10 Unitedhealthcare Insurance Co	1,982
11 Healthplan Svcs Insur Agcy LLC	1,500
12 IBP Solutions US LLC	1,500
13 Transtonal Hospitals Tampa LLC	1,023
14 Carecentrix Inc	979
15 Florida Valenti Management Inc	974
16 Ed Morse Lakeland LLC	925
17 Worldwide Ex Operations LLC	874
18 Kforce Global Solutions Inc	807
19 Florida State University System	751
20 Bloomin Brands Inc	750
21 Kforce Inc	737
22 Healthplan Holdings Inc	700
23 Greenway Health	600
24 Fox Protective Service Inc	600
25 Spanish Trace Apartments	600

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8338 N DALE MABRY HWY, TAMPA, FLORIDA 33614

PRESENTED BY:

FRANK SIMCIC
Senior Director of Investments
Tampa Office

Direct: (813) 387-4819
Frank.Simcic@marcusmillichap.com
License: FL: SL3553824

RYAN NEE
FL Broker of Record
Lic #: BK3154667

Marcus & Millichap