



Digitally Enhanced

For Lease

RIPCO
RETAIL LEASING

1704 South Dale Mabry Highway

South Dale Mabry Retail Corridor
Tampa, FL

±1,200 SF

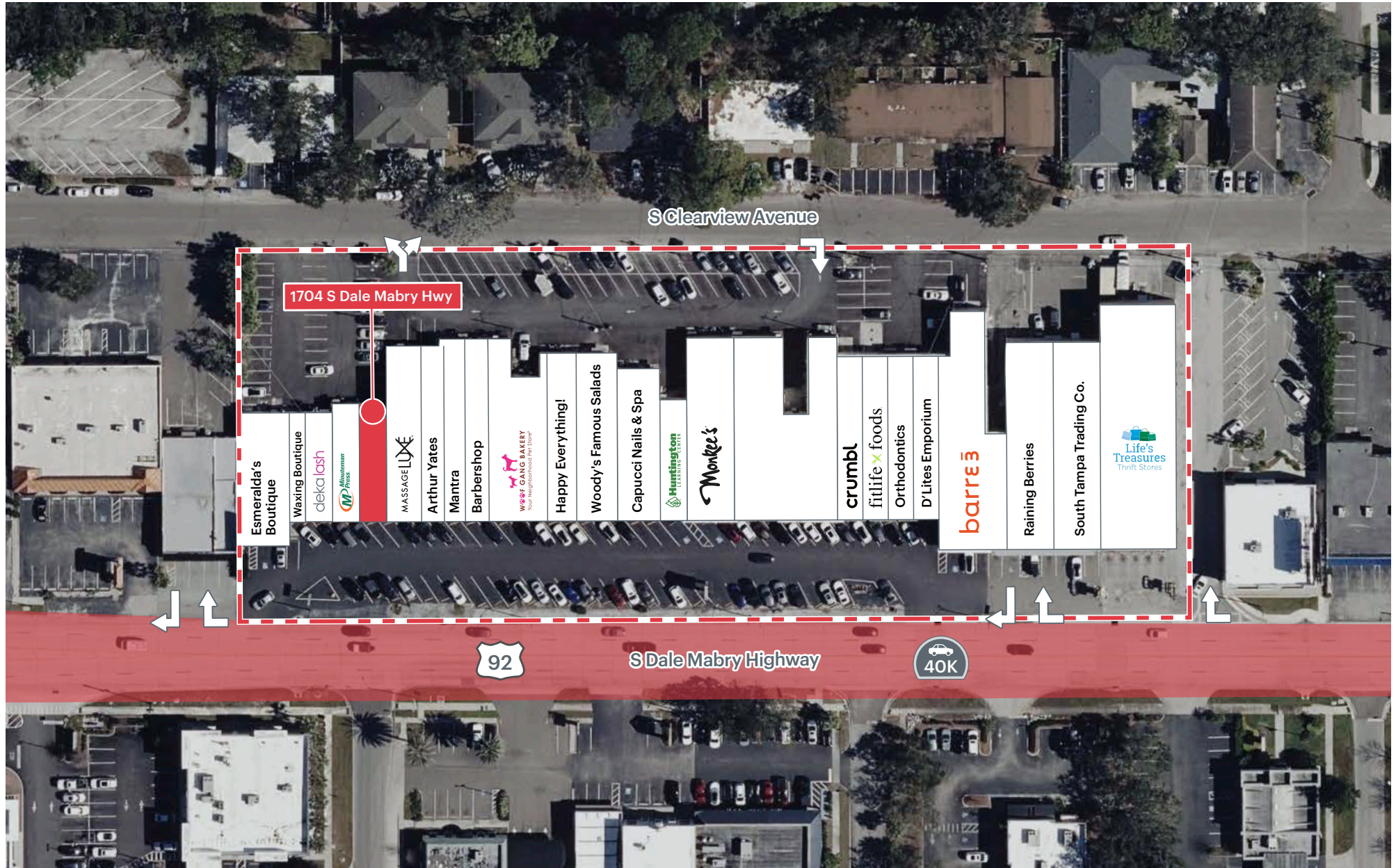
Established neighborhood retail center

Space Details



Size	±1,200 SF
Frontage	±150 FT
Possession	Immediate
Term	Five (5) Years Minimum
Rent	Upon request
Co-Tenants	Massage LuXe, Crumbl, Barre3, Raining Berries, Dekalash, Huntington Leaning Center, Woof Gang Bakery & Grooming, Mantra
Neighbors	Sprouts Farmers Market, Publix, Lightstyle of Tampa Bay, Anthony's Coal Fired Pizza & Wings, Starbucks Coffee
Comments	Established neighborhood retail center situated along South Dale Mabry Highway. Inline space opportunity featuring an open layout, ±10 FT ceiling heights and wide window frontage. Center features building signage, multiple points of ingress/egress, ample parking, and efficient access from S. Dale Mabry Highway, Henderson Boulevard, and West Bay to Bay Boulevard. Located along one of Tampa's busiest retail corridors with traffic counts exceeding 40k AADT. South Tampa, located in Hillsborough County, is one of the most affluent and established submarkets in the Tampa MSA.

Site Plan



Zoom Aerial

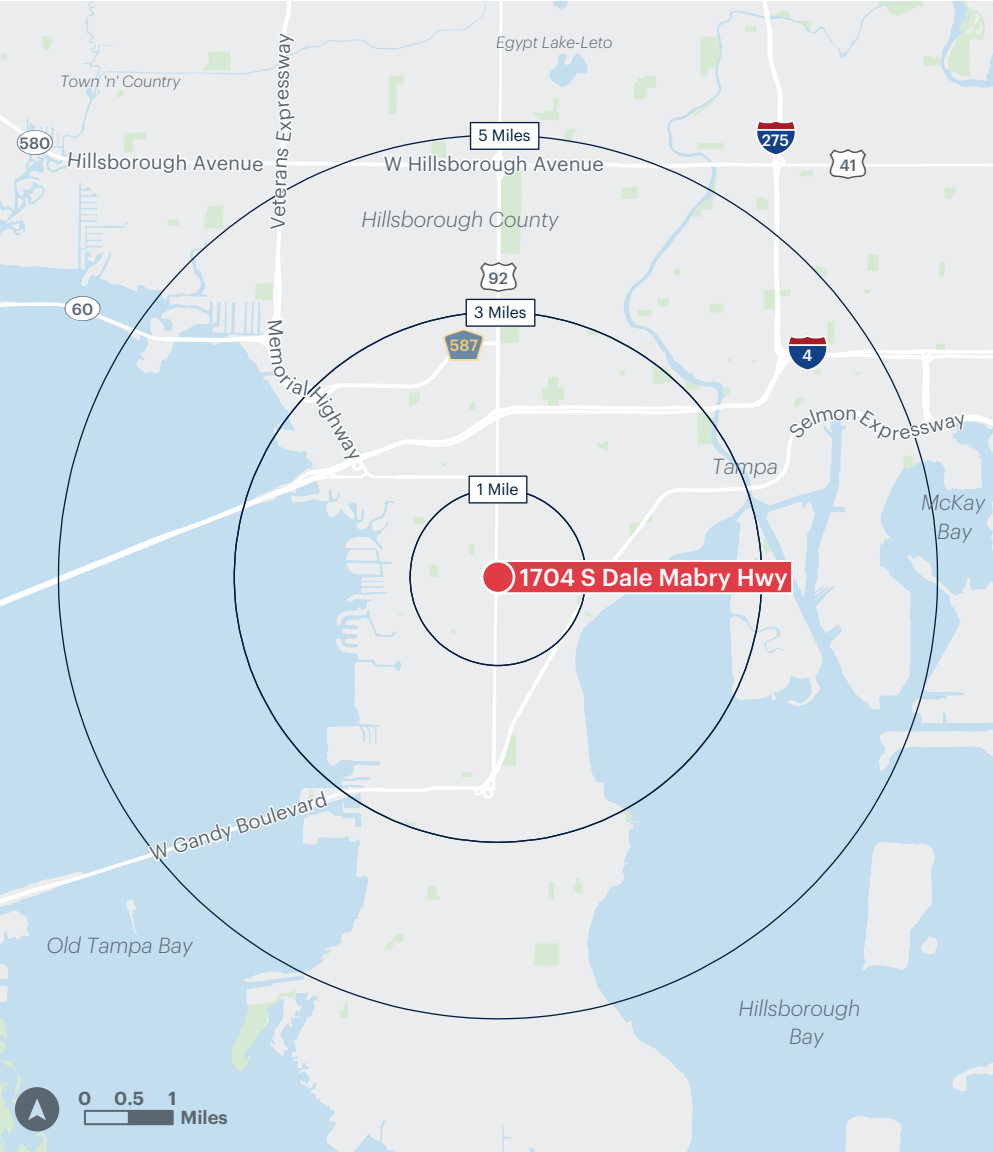


Area Retail



Area Demographics

2026 ESRI Summary Report



	1 mile	3 miles	5 miles
Total Population	15,651	112,034	217,851
Total Households	6,176	50,027	101,459
Average Household Income	\$263,097	\$185,336	\$159,808
Daytime Population	21,067	186,110	360,502
Total Businesses	1,500	10,226	18,792