

SABAL PARK

ROCWELL
DEVELOPMENT

Insite
COMMERCIAL
REAL ESTATE



186,000 VPD



Hilton Garden Inn

SHERATON

Mobil

CITIBANK CENTER
OFFICE CAMPUS
2,500 EMPLOYEES

SUNOCO

35,000 VPD

SUBWAY

CLARION

Residence Inn
BY MARRIOTT

PRINCESS PALM AVE

FAMILY DOLLAR

E. MLK JR BLVD



CRAGMONT DR

**3,600 SF AVAILABLE
FOR LEASE**

9601 E. DR MARTIN LUTHER KING JR BLVD, TAMPA, FL 33619

JEN WARD
407-252-2444





PROPERTY HIGHLIGHTS

- **New development with up to 3,600 SF available for lease.**
- Located less than 1 mile from I-75 and adjacent to busy Starbucks location.
- Multiple points of ingress and egress to the site, as well as excellent access from East Dr MLK Jr Blvd.
- Close proximity to the CitiBank Center Office Campus (2,500+ Employees) and the FL State Fairgrounds.

2025 DEMOGRAPHICS



Population

1 Mile	7,220
3 Miles	48,297
5 Miles	188,701



Employees

1 Mile	10,452
3 Miles	48,605
5 Miles	112,447



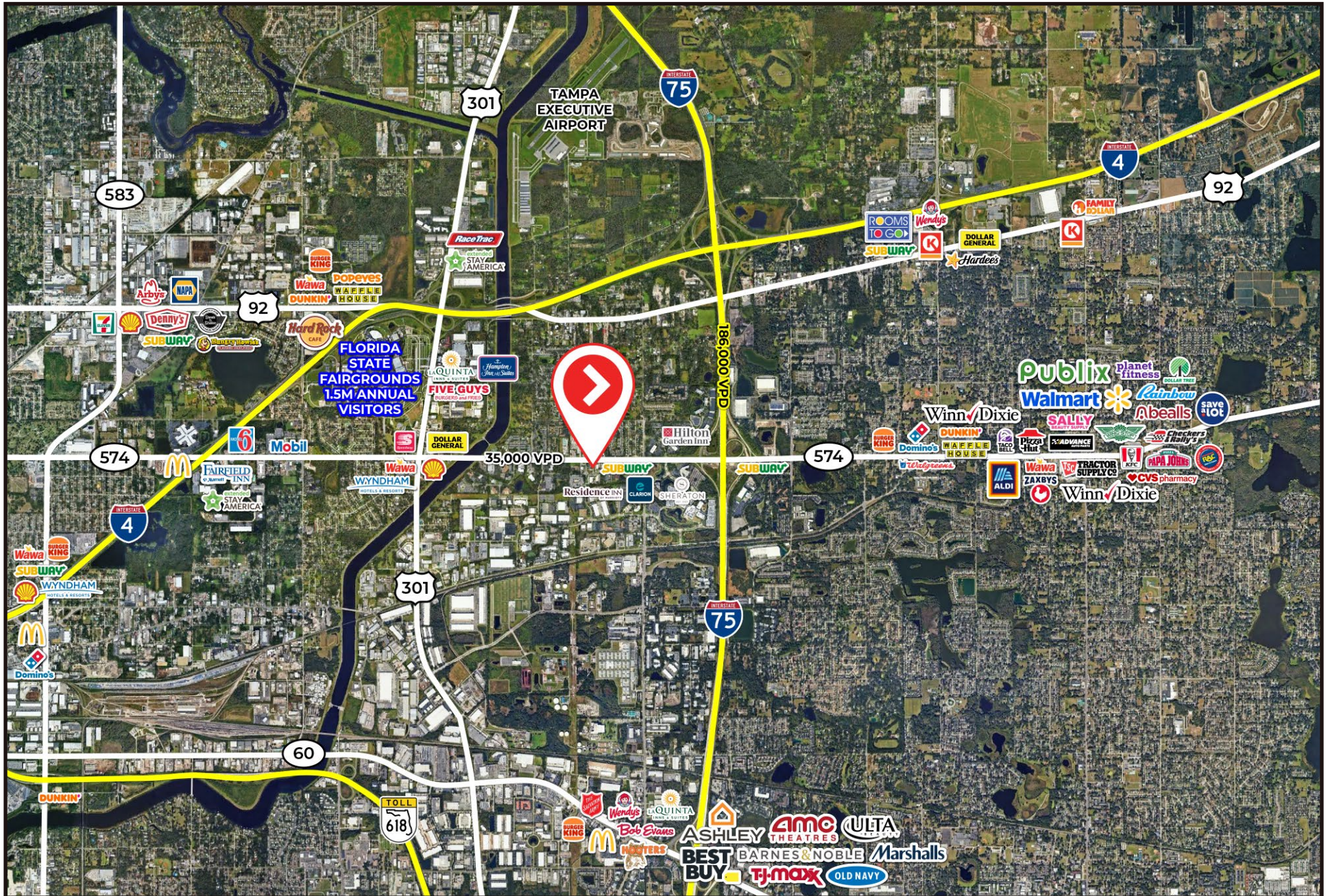
Average Household Income

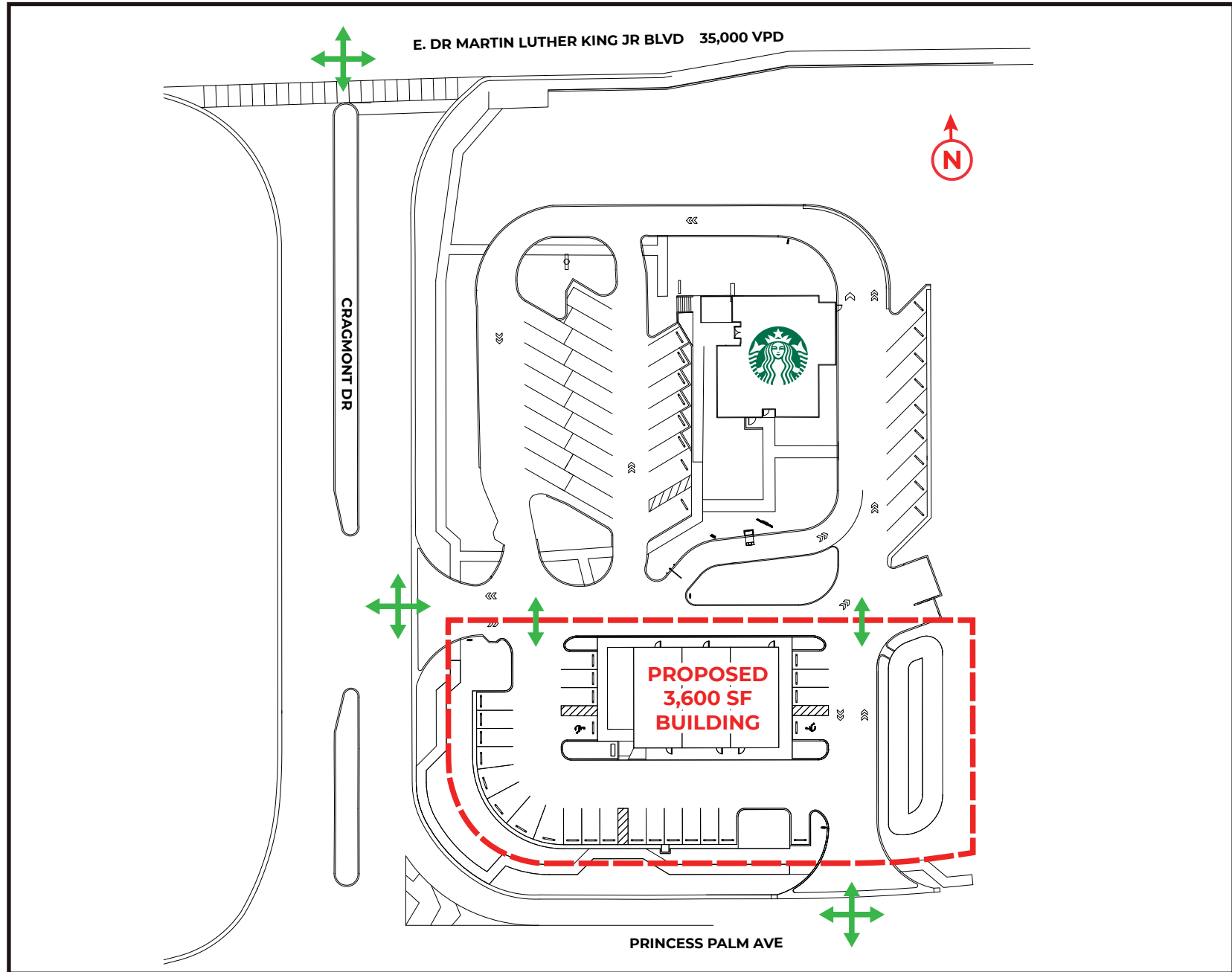
1 Mile	\$84,880
3 Miles	\$89,136
5 Miles	\$90,189



Households

1 Mile	2,756
3 Miles	17,480
5 Miles	71,935



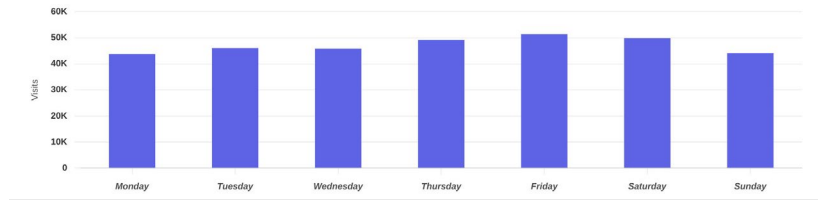


Estimated Annual Visits

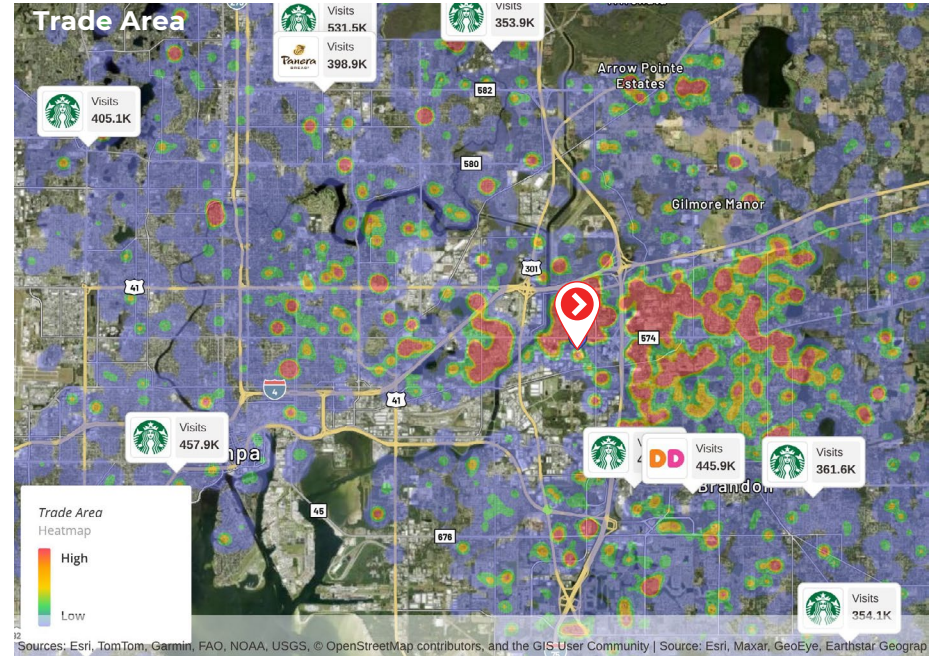
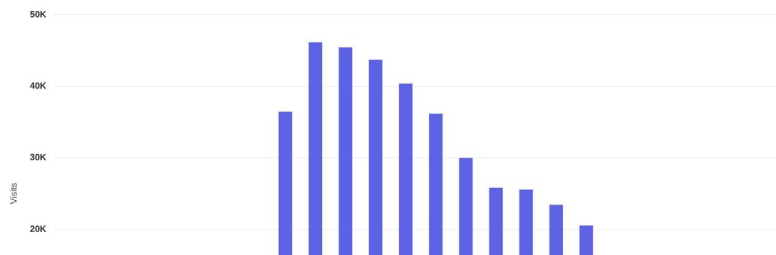
4/1/2025 - 5/31/2026

Estimated # of Customers	Estimated # of Visits	Average Visits/Customer
117K	330K	2.82

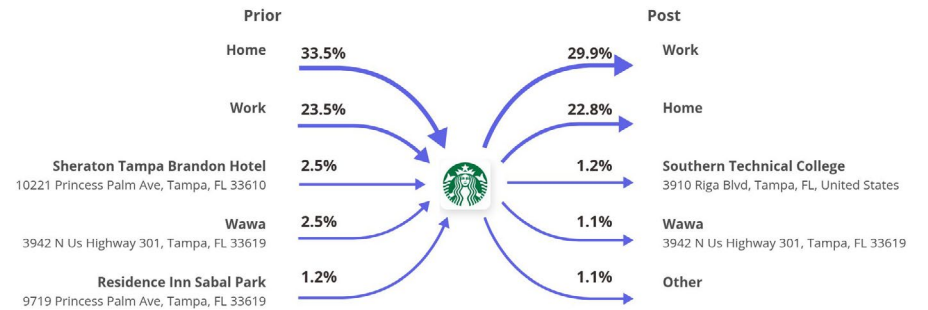
Daily Visits



Hourly Visits



Customer Journey



FOR MORE
INFORMATION
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