

FOR LEASE OR SALE

Flexible retail space for lease or sale

6206 N Dale Mabry Hwy
Tampa, FL 33614

.87 AC
8,700 sq. ft.

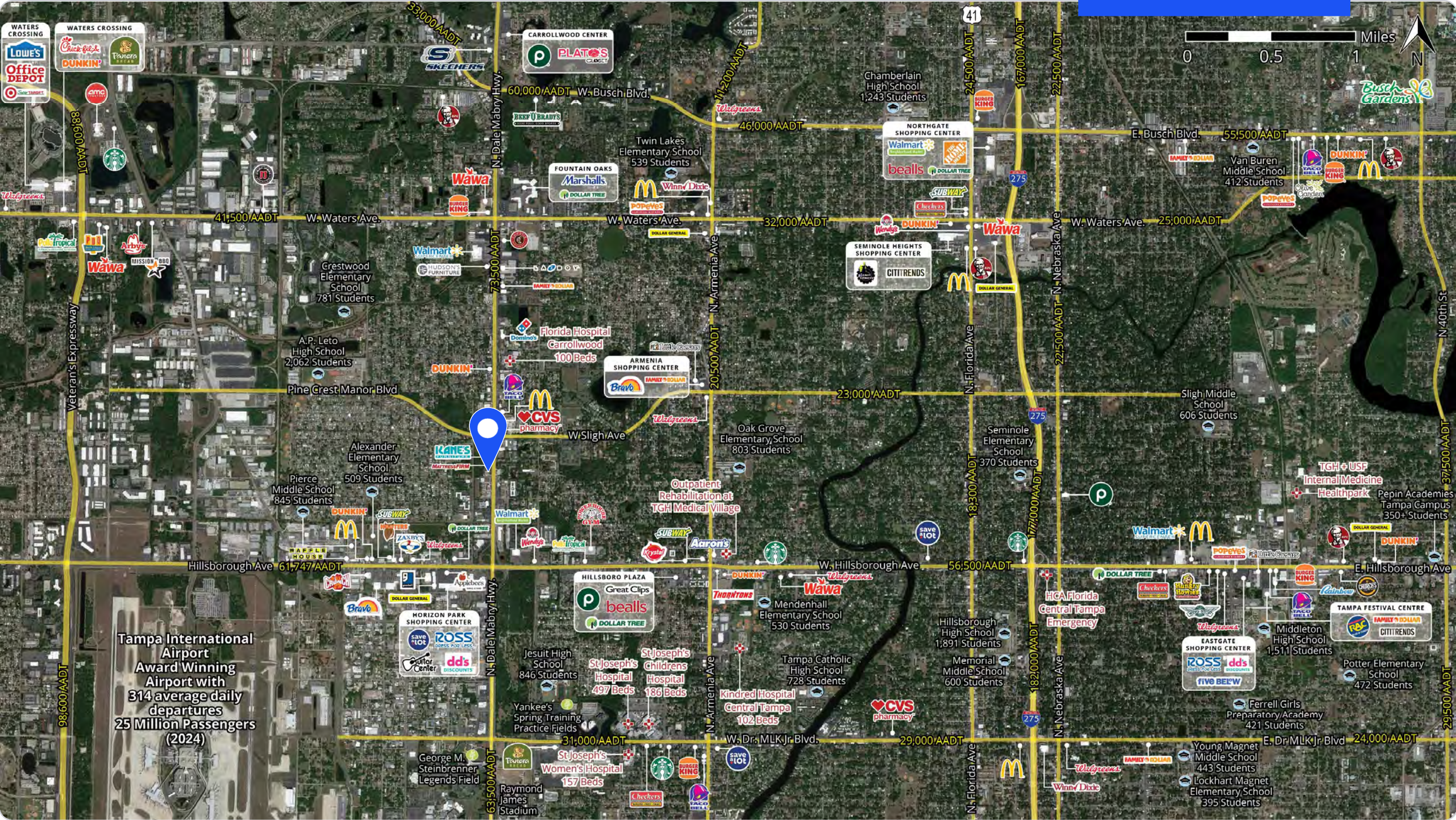


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Colliers
4830 West Kennedy Blvd, Suite 300
Tampa, FL 33609
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MARKET AERIAL



	1-mi	3-mi	5-mi
Total Daytime Population	18,066	147,668	444,333
Daytime Population: Workers	8,441	101,067	292,042
Daytime Population: Residents	9,625	46,601	152,291

Rare Opportunity on One of Tampa's Highest-Traffic Corridors

Property Highlights

- ⊗ Prime frontage on North Dale Mabry Highway, one of Tampa's busiest retail corridors
- ⊗ Excellent redevelopment opportunity
- ⊗ On-site parking – 23 spaces
- ⊗ High daily traffic counts
- ⊗ Strong demographics and consumer base
- ⊗ Easy access to major highways and surrounding neighborhoods
- ⊗ Ideal for medical or retail/restaurant use with close-proximity to AdventHealth Carrollwood Hospital and The Performance Lab Central Tampa location with convenient access to the Westshore Business District, Downtown Tampa, Tampa International Airport, and other major employment centers

Site and improvements may be leased or sold as-is, modified, or redeveloped for alternative uses by current ownership, or ground leased and redeveloped by end-user.

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Demographics

	3-mi	10-min
Population	101,114	122,523
Total Households	42,061	50,966
Average Household Income	\$89,291	\$92,086
Total Daytime Population	147,668	200,349

Distance	
Downtown Tampa	18-min 7.2 mi
Tampa International Airport	11-min 2.5 mi
Westshore Plaza	15-min 4.1 mi
Carrollwood	9-min 3.2 mi

Prime Tampa location with **exceptional visibility and exposure** to daily commuters. Minutes from the Westshore Business District, Downtown Tampa and Tampa International Airport, surrounded by **strong residential and commercial growth** that drives consistent customer traffic.

