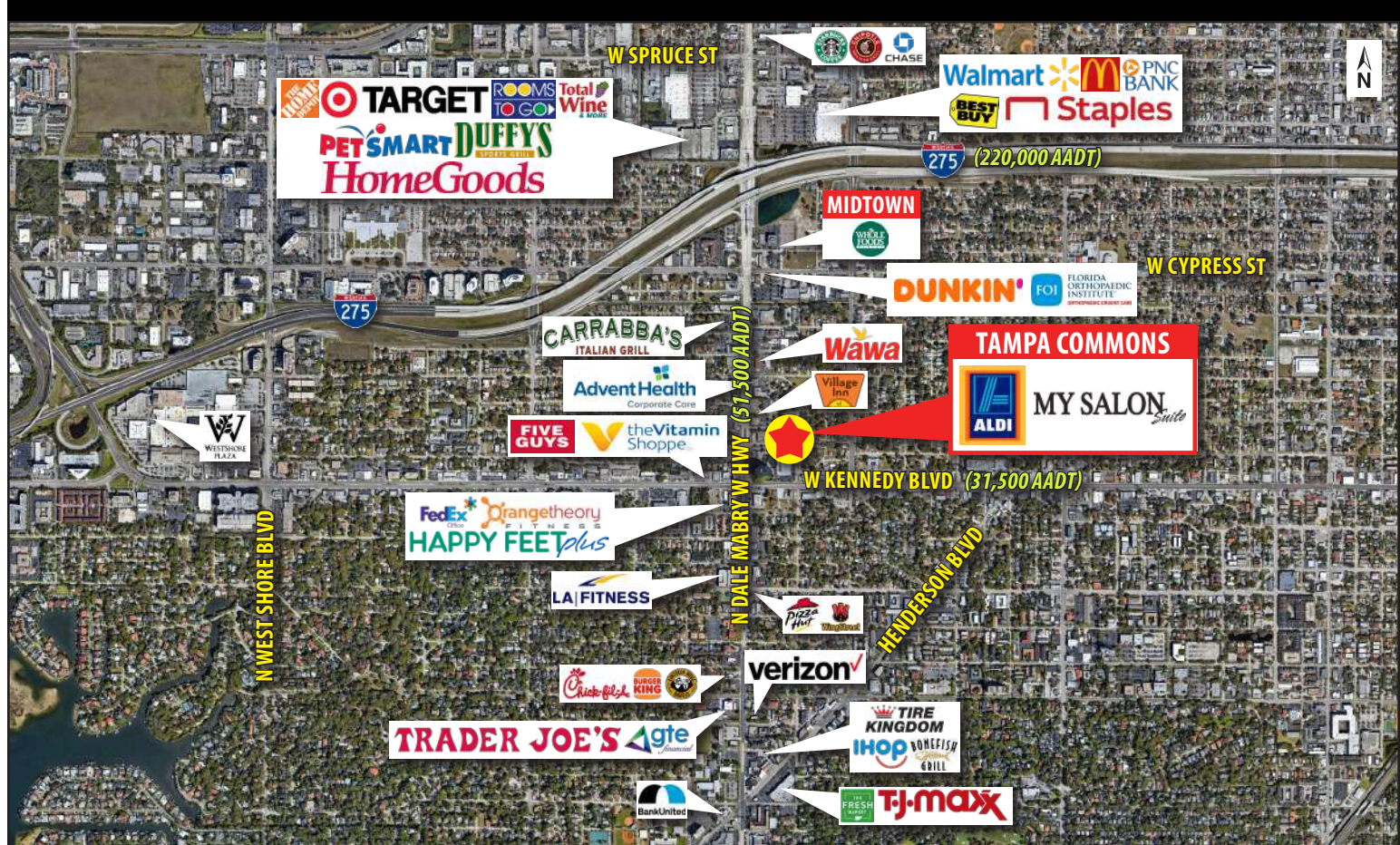


TAMPA COMMONS

201 -213 N Dale Mabry Hwy
Tampa, FL 33609



PROPERTY HIGHLIGHTS:

- Highly sought out South Tampa location providing direct frontage and unobstructed visibility on N Dale Mabry Hwy (51,500 AADT)
- Located 1/4 mile south of I-275 and the 22-acre Midtown Tampa mixed-use development
- New development of 320 multi-family units coming soon
- Excellent access with 5 points of ingress/egress
- Direct Access from Dale Mabry Highway with 51,500 AADT
- Demographics include a population of over 111,000 with an average household income of more than \$177,000 within a 3-mile radius

KEY DEMOS	3 MILES	5 MILES	7 MILES
POPULATION			
2026 Estimated Population	109,506	257,295	404,527
2026 Estimated Households	50,120	119,517	178,167
INCOME			
2026 Estimated Avg HH Income	\$186,349	\$155,962	\$138,438
AGE			
Median Age	37	37	37
DAYTIME DEMOS			
Number of Businesses	17,324	29,894	41,491
Number of Employees	145,196	243,244	322,479
Total Daytime Population	176,387	315,389	435,886
TRAFFIC COUNTS			
N Dale Mabry Hwy (N/S)	51,500 AADT		
W Kennedy Blvd (E/W)	31,500 AADT		



8902 N Dale Mabry Hwy
Tampa, FL 33614
800.728.5379
www.RMCPG.com

FOR LEASING INFORMATION:
Luli Cannon
813.712-3054
lcannon@rmcpg.com

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UNIT	TENANT	SF
201	Flippers Pizza	2,208
203	AVAILABLE SOON (FORMER RESTAURANT)	3,287

UNIT	TENANT	SF
207	My Salon Suite	6,000
213	ALDI	20,000
New 320 Unit Apartments Coming Soon		

All information given herein is obtained from sources considered reliable. However, we are not responsible for misstatement of facts, errors, omissions, prior sale, withdrawal from market, modification of mortgage commitment, terms and considerations, or change in price without notice. The information supplied herein is for informational purposes only and shall not contain a warranty or assurance that said information is correct. Any person intending to rely upon the information supplied herein should verify said information independently. UPDATED: 081326



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