

# 5,848 SF OF PRIME RETAIL SPACE AVAILABLE NOW FOR LEASE

CARRIAGE TRADE PLAZA  
1916 S. DALE MABRY HWY. TAMPA, FL 33629



COMMERCIAL REAL ESTATE SERVICES  
TAMPA BAY

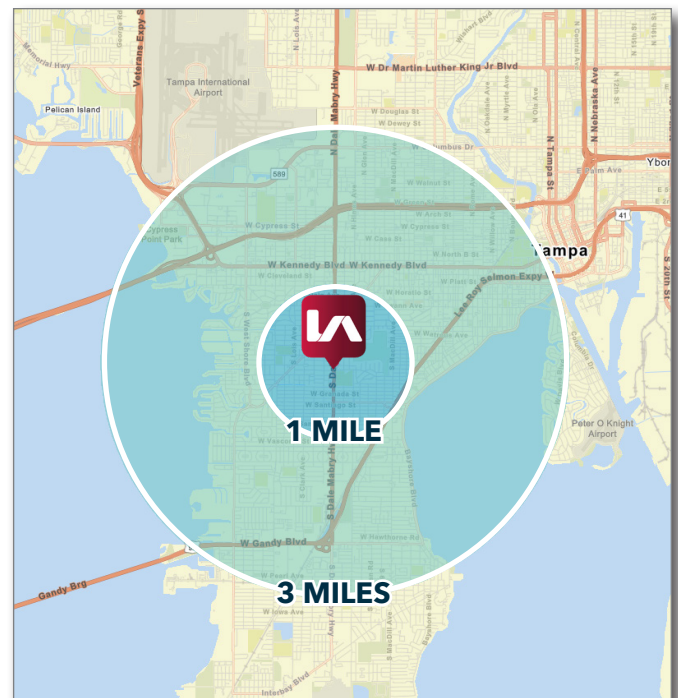


## AVAILABLE NOW

- TOTAL BUILDING SF:** 9,912 SF
- AVAILABLE SF:** 5,848 SF
- PROPERTY TYPE :** Retail Center
- LOADING:** 1 Rear Grade-Level Overhead Door
- CEILING HEIGHT:** 10'
- ZONING:** CG
- FRONTAGE:** 36'
- UTILITIES:** City of Tampa

## DEMOGRAPHIC DATA

RADIUS	POPULATION	HOUSEHOLDS	MED HH INCOME
1 MILE	15,813	6,364	\$168,124
3 MILES	94,364	42,477	\$97,511



Jeff Tolrud, CCIM  
jtolrud@lee-associates.com  
D 813 300 1426



# 5,848 SF OF PRIME RETAIL SPACE AVAILABLE NOW FOR LEASE

CARRIAGE TRADE PLAZA

1916 S. DALE MABRY HWY. TAMPA, FL 33629



COMMERCIAL REAL ESTATE SERVICES  
TAMPA BAY

## LOCATION

Prime South Tampa retail opportunity offering prominent frontage and excellent visibility along one of Tampa's highest-traveled retail corridors.

The site benefits from strong, consistent traffic flows and dense nearby households and daytime employment, reinforcing established shopping patterns on Dale Mabry and the surrounding SoHo/ Hyde Park neighborhoods.

Customers enjoy quick access to abundant dining, fitness, grocery, and service amenities, plus convenient connections to Kennedy Blvd., Bayshore Blvd., and Tampa's urban core.

High household incomes and steady population growth, support a wide range of retail concepts, while generous storefront exposure and signage opportunity maximizes brand presence and drive-by recognition.



Jeff Tolrud, CCIM  
jtolrud@lee-associates.com  
D 813 300 1426



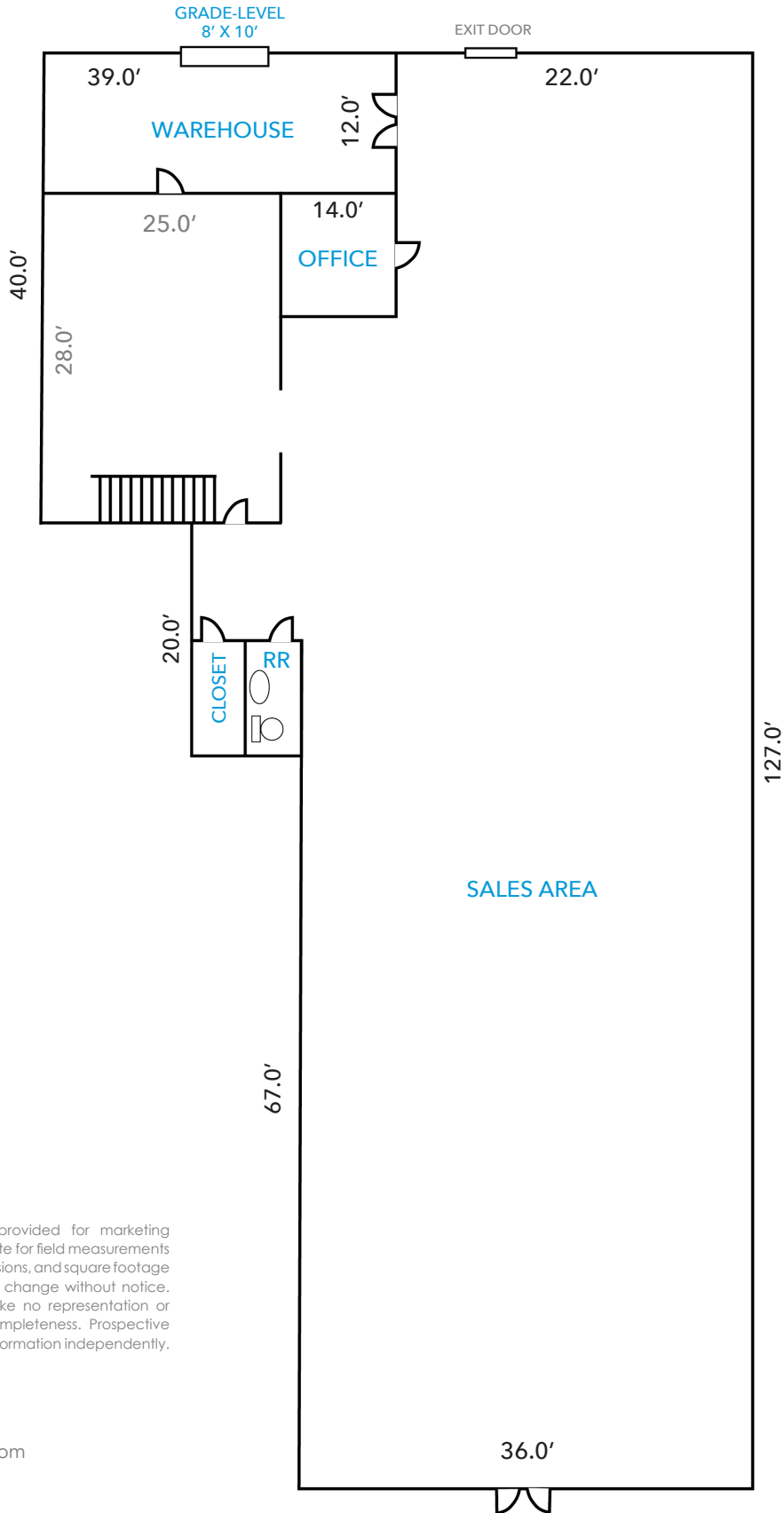
# 5,848 SF OF PRIME RETAIL SPACE AVAILABLE NOW FOR LEASE

## CARRIAGE TRADE PLAZA

### 1916 S. DALE MABRY HWY. TAMPA, FL 33629



COMMERCIAL REAL ESTATE SERVICES  
TAMPA BAY



This conceptual floor plan is provided for marketing purposes only and is not a substitute for field measurements or a surveyed plan. Layout, dimensions, and square footage are approximate and subject to change without notice. Landlord/Owner and Broker make no representation or warranty as to accuracy or completeness. Prospective tenants/buyers should verify all information independently.

Jeff Tolrud, CCIM  
jtolorud@lee-associates.com  
D 813 300 1426



# 5,848 SF OF PRIME RETAIL SPACE AVAILABLE NOW FOR LEASE

CARRIAGE TRADE PLAZA

1916 S. DALE MABRY HWY. TAMPA, FL 33629



COMMERCIAL REAL ESTATE SERVICES  
TAMPA BAY

The map displays the location of Carriage Trade Plaza at the intersection of Dale Mabry Hwy and Selmon Exwy. Major roads shown include Henderson Blvd, Gandy Blvd, and various streets like W McKay Ave, W San Jose St, W Corona St, W Kensington Ave, W Euclid Ave, W Fair Oaks Ave, W Fielder St, W Wallcraft Ave, W Lawn Ave, W Chapin Ave, W Price Ave, and W Pearl Ave. A red 'L' logo marks the property location. Surrounding businesses are listed in callouts:

- Top Left:** Burger King, Einstein Bros Bagels, Verizon, Trader Joe's.
- Top Right:** Bonefish Grill, Outback Steakhouse, Wild Fork, The Fresh Market, Starbucks, First Watch.
- Middle Left:** CVS, Sprouts Farmers Market, Firehouse Subs, Massage Envy, ME, Cold Stone Creamery.
- Middle Right:** Crumbl Cookies, Barre3, Raining Berries, Planet Smoothie, Massage Luxe, Anthony's, Wolf Gang, deka lash, Famous for Steak & Shake.
- Bottom Left:** Britton Plaza Brixmor Redevelopment, Taco Bell, Pet Supermarket, Dunkin', McDonald's, P.
- Bottom Right:** Verizon, Starbucks, P, and another P logo.

Jeff Tolrud, CCIM  
jtolrud@lee-associates.com  
D 813 300 1426



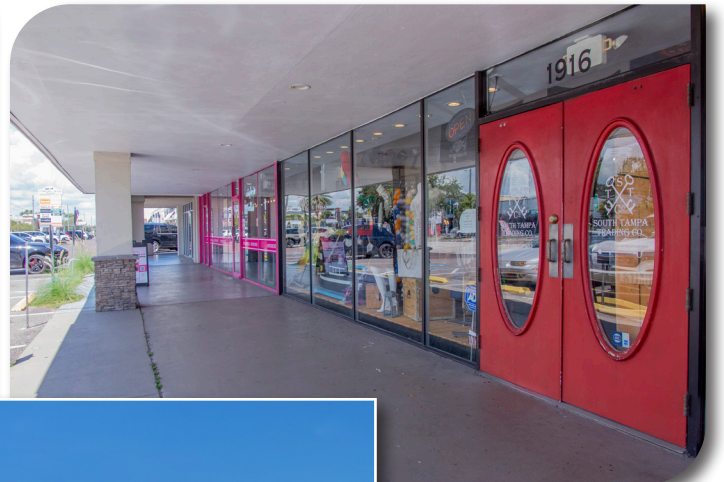
# 5,848 SF OF PRIME RETAIL SPACE AVAILABLE NOW FOR LEASE

CARRIAGE TRADE PLAZA

1916 S. DALE MABRY HWY. TAMPA, FL 33629

**LEE &  
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES  
TAMPA BAY



Jeff Tolrud, CCIM  
jtolrud@lee-associates.com  
D 813 300 1426



All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.