

# Interbay Commons

A South Tampa  
Mixed Use Development



Retail Property For Lease

Interbay Commons Mixed Use Development (Retail Space)

**6204 Interbay Blvd, Tampa, FL 33611**

**For More Information:**

813-254-6756 | EXT 36

**Michael Braccia, P.A.** | [mike@baystreetcommercial.com](mailto:mike@baystreetcommercial.com)





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### Executive Summary



#### OFFERING SUMMARY

<b>Available SF:</b>	6,600 SF
<b>Lease Rate:</b>	\$35 SF/yr (NNN)
<b>Lot Size:</b>	4.38 Acres
<b>Year Built:</b>	2025
<b>Building Size:</b>	6,600 SF
<b>Zoning:</b>	PD - Planned Development
<b>Traffic Count:</b>	5,500

#### PROPERTY OVERVIEW

From 1,110 SF up to 6,600 SF of first generation retail space is now available in South Tampa's newest mixed use development, Interbay Commons. The spaces are ideal for a restaurant, cafe, neighborhood "drinkery", exercise user, or a variety of other uses. 11 ft ceiling. There will also be outside seating available. This exciting new project is located along Interbay Boulevard just west of Macdill Avenue on the site of the former Circle C Ranch. This new development features 30 new high end townhomes and will be home to a new Goddard School which will attract over 130 families daily to the new school.

\* Expected delivery date for shell condition estimated 3Q26

Estimated CAM: \$8.50

Initial estimated monthly rent:

Starting at 1,100 SF: \$35.00 sf/yr NNN + CAM: \$8.50 = \$3,988 (includes base rate + CAM) plus applicable sales tax

#### LOCATION OVERVIEW

Located east of S. Dale Mabry, south of the Selmon Expressway offering easy access to surrounding areas.



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Renderings

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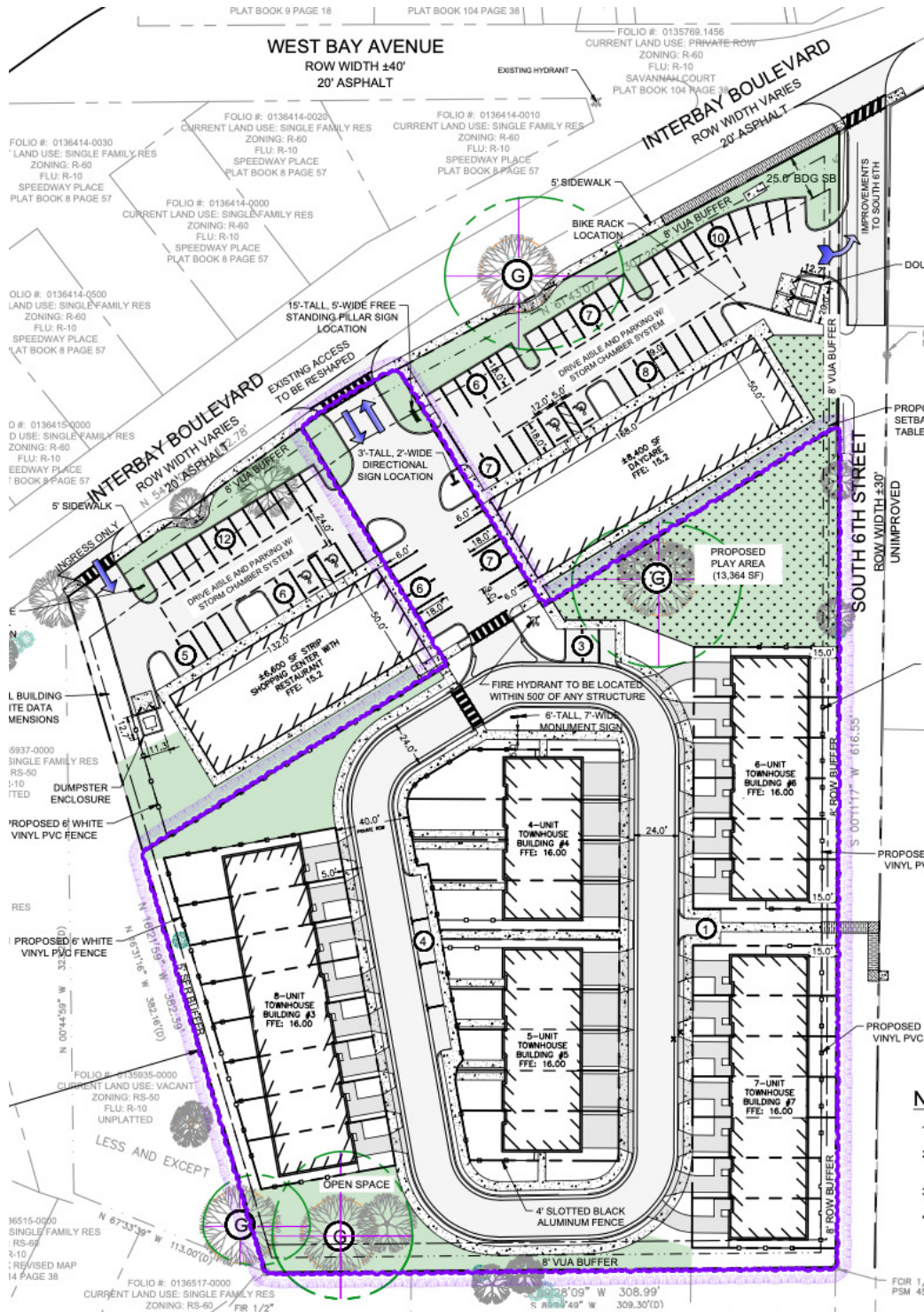




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### Site Plan



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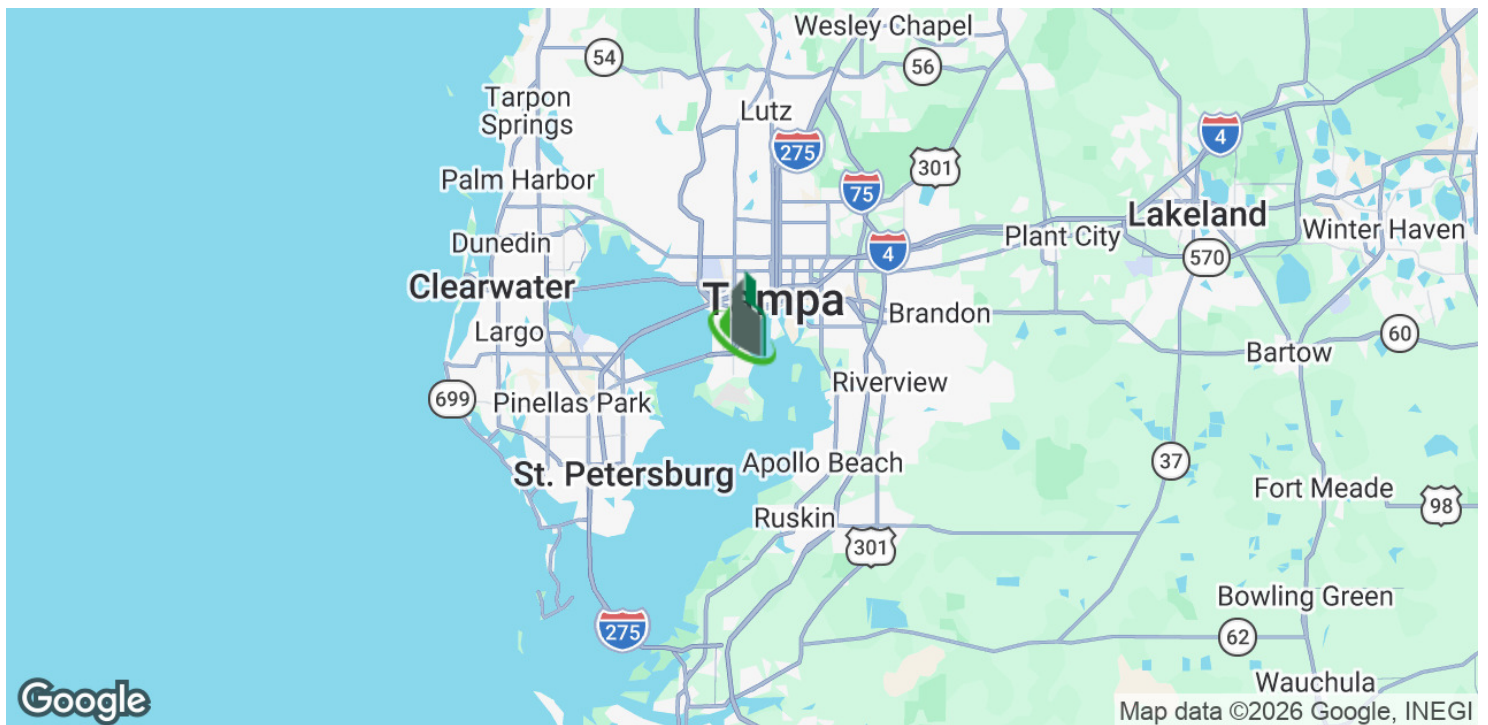
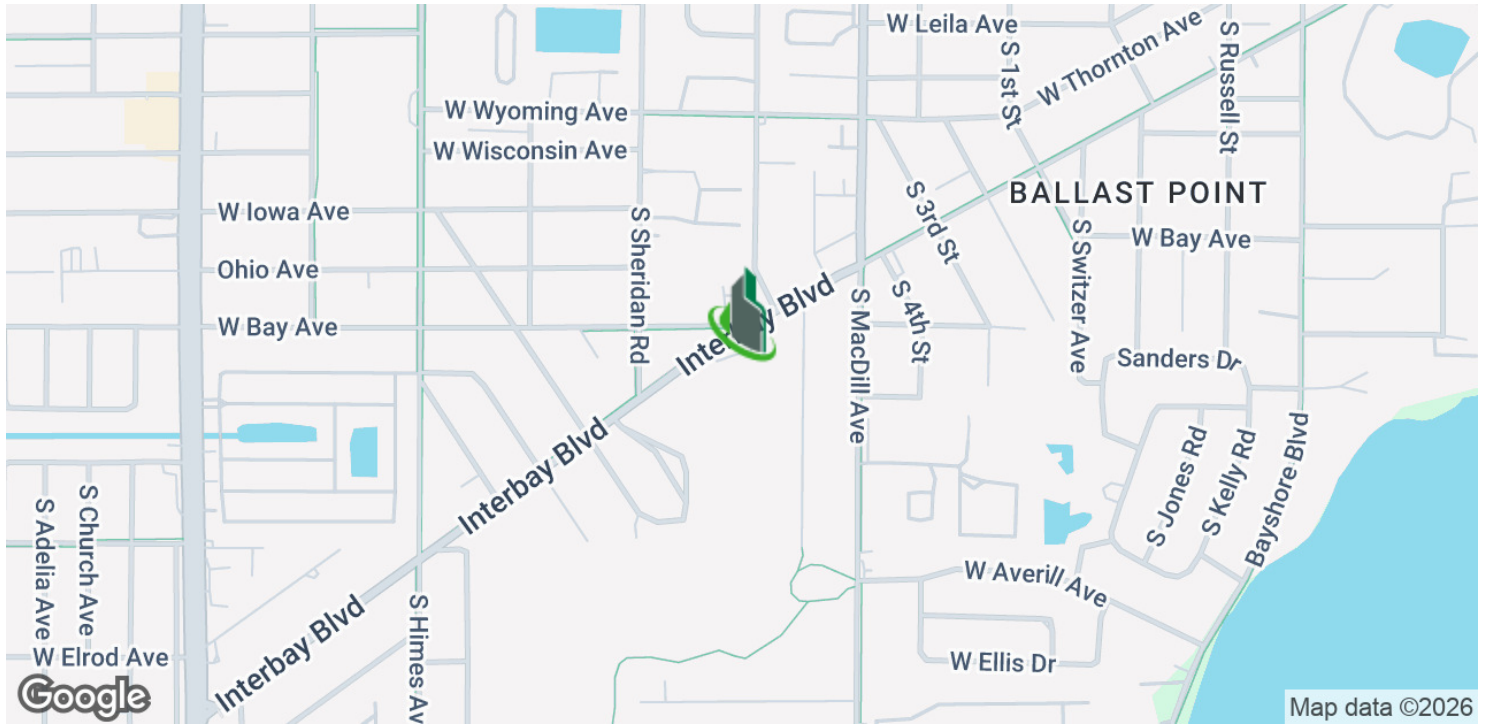




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### Location Map



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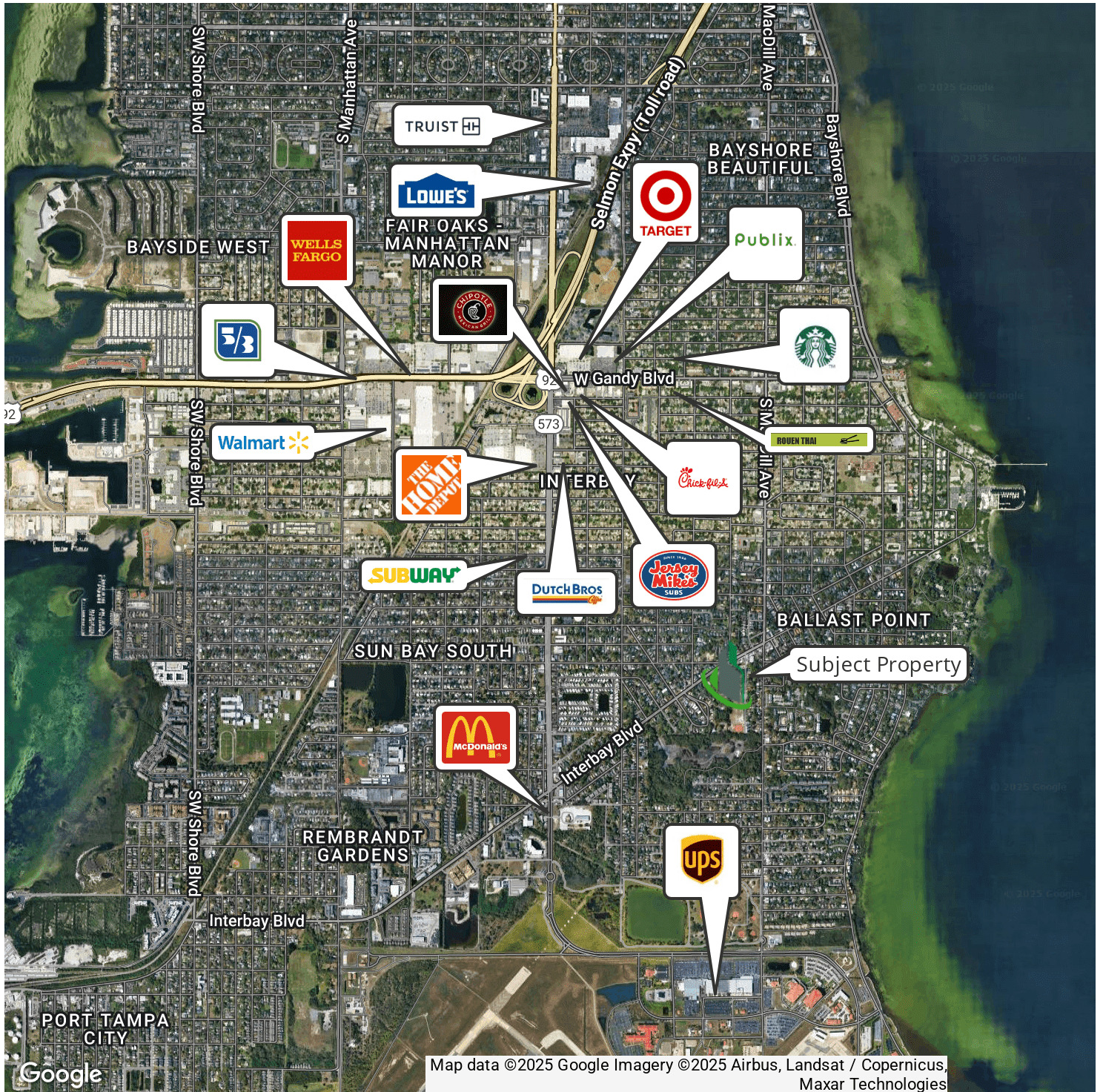
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## Retailer Map



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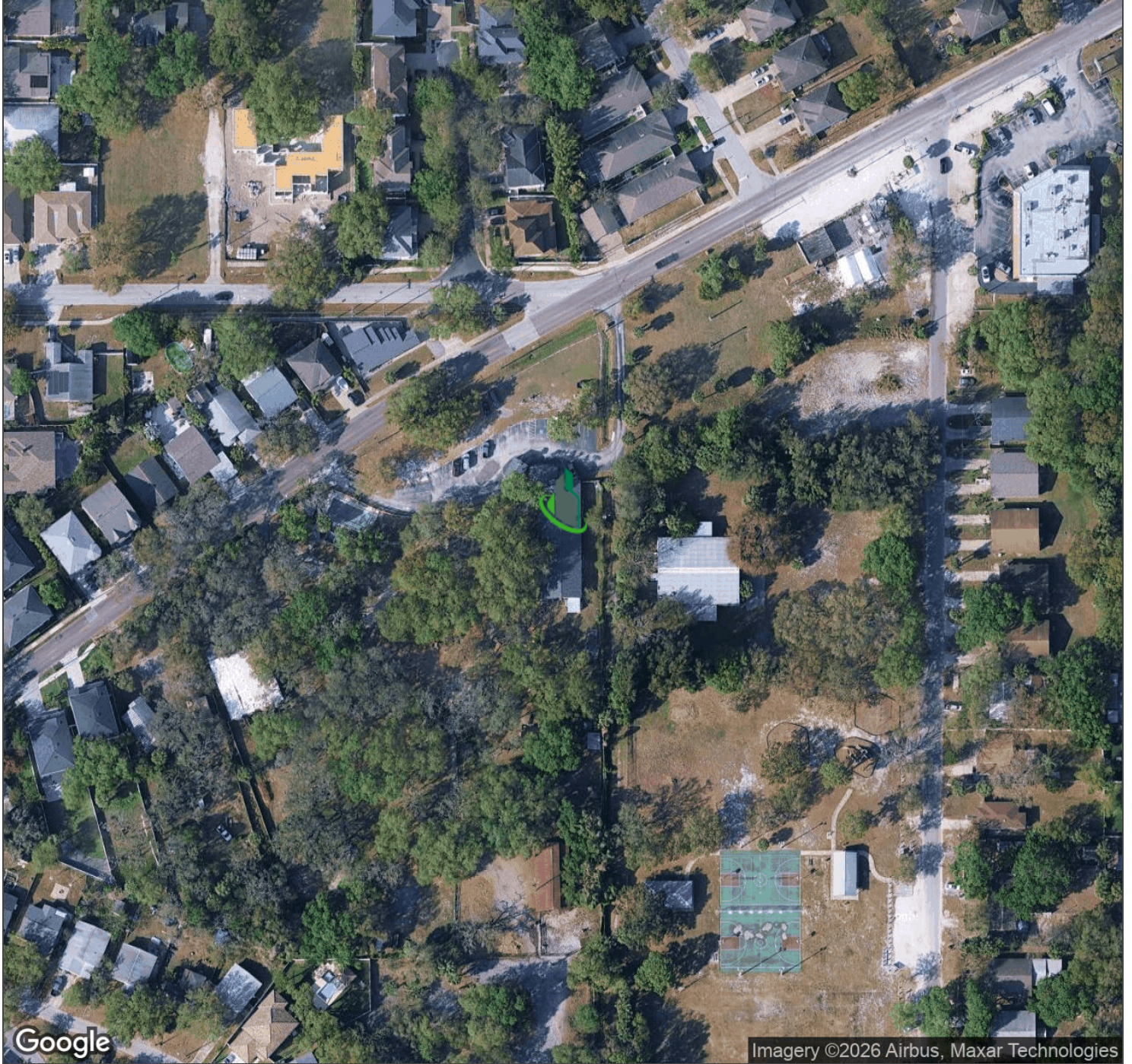
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Aerial Map



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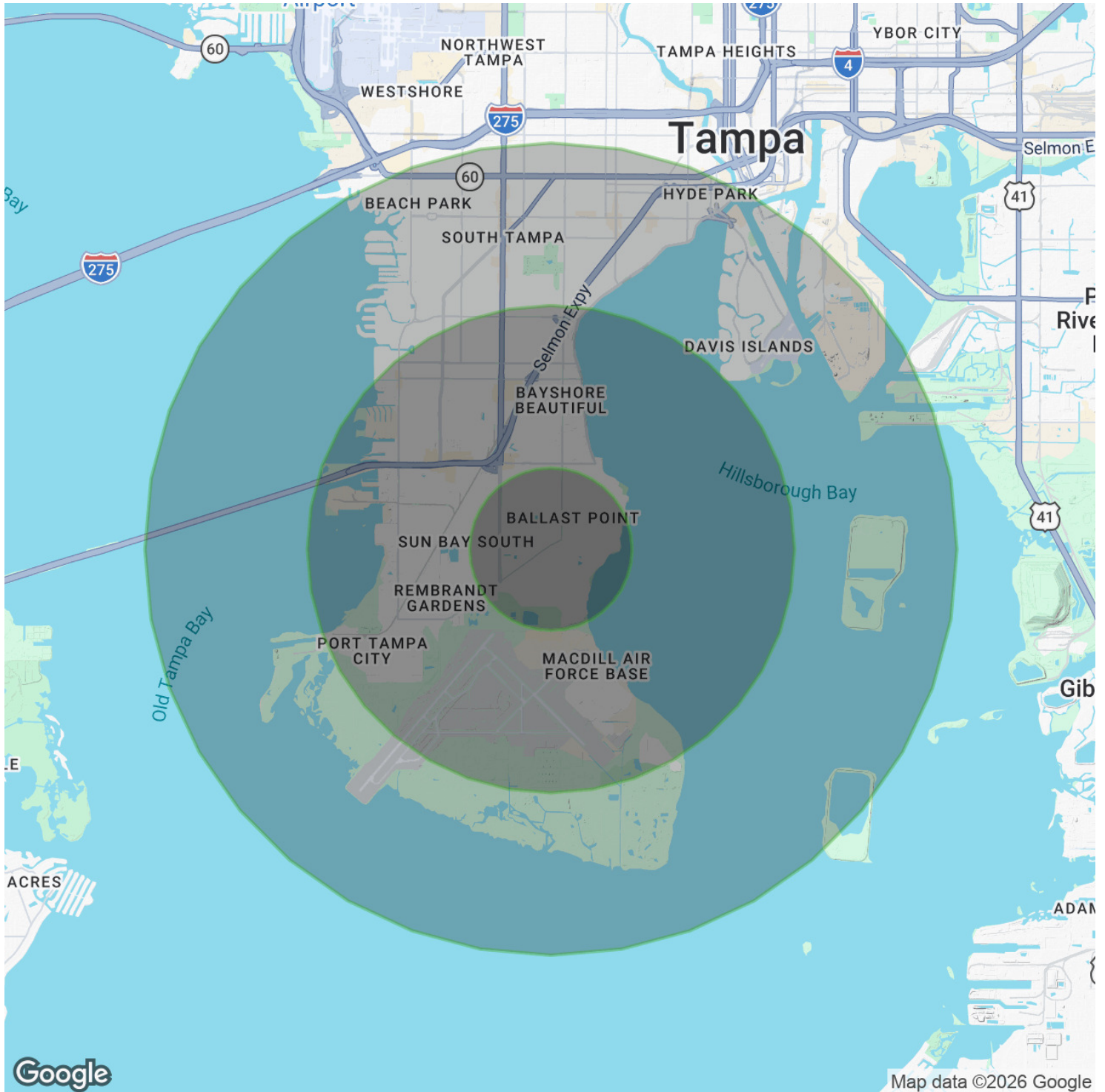
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## Interbay Commons Mixed Use Development (Retail Space)

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### Demographics Map & Report



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### Demographics Map & Report

#### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	16,158	66,141	115,760
Average Age	42	41	40
Average Age (Male)	41	40	39
Average Age (Female)	42	42	41

#### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	7,134	29,958	51,048
# of Persons per HH	2.3	2.2	2.3
Average HH Income	\$131,379	\$144,618	\$159,584
Average House Value	\$546,017	\$618,320	\$731,589

#### ETHNICITY (%)

	1 MILE	3 MILES	5 MILES
Hispanic	17.1%	17.3%	16.0%

#### RACE

	1 MILE	3 MILES	5 MILES
Total Population - White	10,985	46,312	84,653
% White	68.0%	70.0%	73.1%
Total Population - Black	1,311	4,777	6,896
% Black	8.1%	7.2%	6.0%
Total Population - Asian	772	2,844	4,642
% Asian	4.8%	4.3%	4.0%
Total Population - Hawaiian	27	115	135
% Hawaiian	0.2%	0.2%	0.1%
Total Population - American Indian	69	230	360
% American Indian	0.4%	0.3%	0.3%
Total Population - Other	655	2,443	3,705
% Other	4.1%	3.7%	3.2%

#### TRAFFIC COUNTS

Interbay Blvd & S MacDill Ave 5,500/day

*Demographics data derived from AlphaMap*

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