

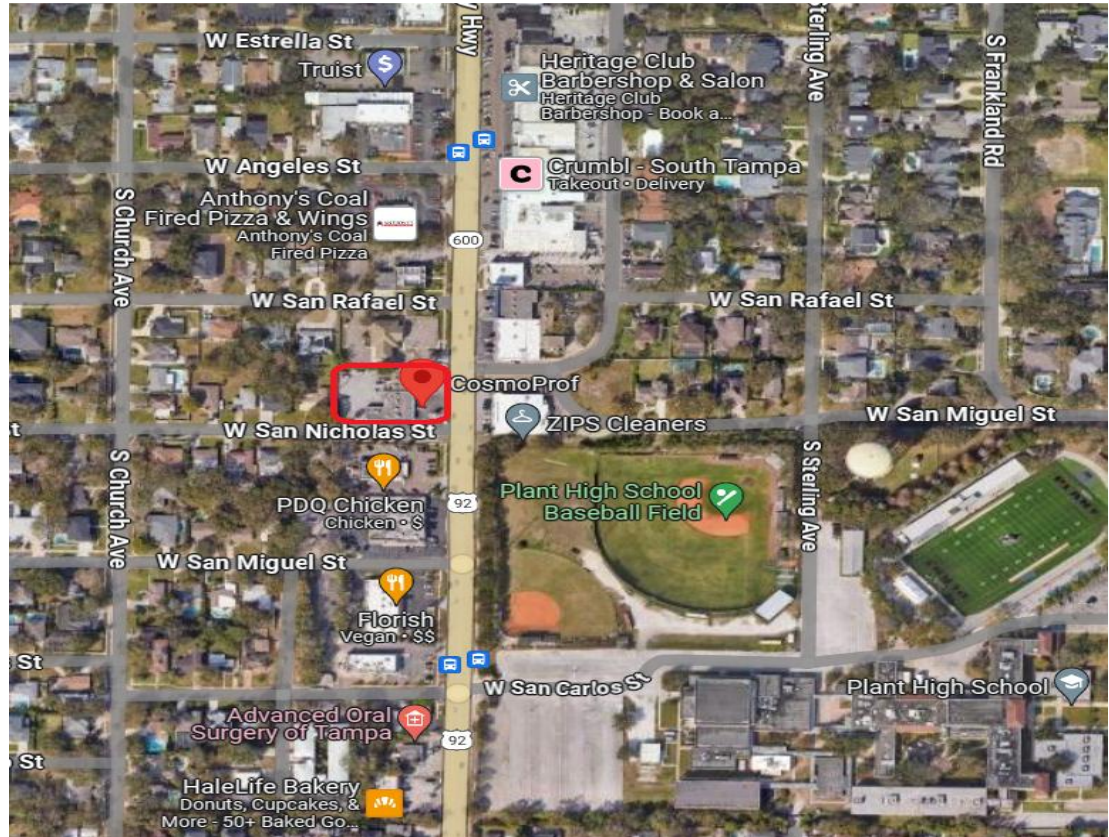
Lease Rate: \$40 Per SF

- Dale Mabry Frontage.
- Catty-corner from Plant High School.
- Dense population:
 - 17,000 1 mile
 - 96,000 3 mile
 - 185,000 5 mile
- High traffic location with 40,000 average daily drivers.
- Average household Income of \$143,000 within 1 mile.
- 40 total Parking Spaces.
- NNN's of \$10.45.
- Convenient location in the heart of South Tampa.

Retail for
Lease

ICI SHOPPING CENTRES- SAN NICHOLAS DALE MABRY PARTNERSHIP

- 2113 S DALE MABRY HWY, TAMPA, FL 33629
- **1,018 SF Inline. Available on 90 days' notice.**



Storefront

2107-2117 S DALE MABRY HWY, TAMPA, FL 33629

Features Include: Accessible to the 96,000 affluent residents that live within 3 miles. This location is in the center of the South Tampa peninsula.

Other nearby businesses: Sprouts, PDQ, Crumble Cookie, Anthonys Publix, Starbucks, Fresh Market, AT&T, TD Bank, Bank of America, Wild Fork, Bank United, Heavenly Nails, Yogurtology, Grain & Berry, Kiks, Bare Naked Kitchen, Kawa Coffee, Chase Bank, Florida Credit Union, Wrights Deli, Cold stone Ice Cream, Moe's, Tropical Smoothie and many more.

Additional Information: The city of Tampa is the largest city in Hillsborough County, is the county seat and is the third most populous city in Florida. The Tampa Bay area has an estimated population of nearly 4.5 million. Tampa MSA is one of the fastest growing areas of the US with expected grow at 25% over the next 20 years. GDP of the Tampa MSA is more than \$169 billion and has grown by 46% over the last decade.

**ICI SHOPPING
CENTERS**

Please call to arrange a private viewing: **Casey Ahern (813) 545-7908**

Casey@icisc.com