

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





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Executive Summary



OFFERING SUMMARY

Available SF:	2,200 SF
Lease Rate:	\$35 SF/yr (NNN)
Lot Size:	4.38 Acres
Year Built:	2025
Building Size:	6,600 SF
Zoning:	PD - Planned Development
Traffic Count:	5,500

PROPERTY OVERVIEW

* Expected delivery date for shell condition estimated 3Q26

Two suites available in this newly constructed development of first generation retail space is now available in South Tampa's newest mixed use development, Interbay Commons. Suite 1 is 1,000 SF and Suite 6 is also 1,000 SF and is an end cap with an open seating area patio. Each 1,100 SF space will be delivered in vanilla box condition with an ADA restroom, perimeter drywall ready for paint, one 125-amp single phase electrical panel and one 4-ton HVAC (non-distributed). There will not be a drop ceiling as the space design is for an open ceiling with an insulated roof offering 12 to 14 foot clear height. The spaces are ideal for a restaurant, cafe, neighborhood "drinkery", exercise user, or a variety of other uses. 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.

Estimated CAM: \$8.50
Each 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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LEASE RATE:	-	TOTAL SPACE:	1,100 SF
LEASE TYPE:	NNN	LEASE TERM:	-

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
Suite 2	Strip Center	\$35.00 SF/yr	NNN	1,100 SF	Negotiable	1100 SF: \$35.00 sf/yr NNN + CAM: \$8.50 = \$3988.00 (includes base rate + CAM) plus applicable sales tax
Suite 6	Strip Center	\$35.00 SF/yr	NNN	1,100 SF	Negotiable	End cap with an open seating area patio 1100 SF: \$35.00 sf/yr NNN + CAM: \$8.50 = \$3988.00 (includes base rate + CAM) plus applicable sales tax



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During Construction



Bay Street Commercial | 611 West Bay Street | Tampa, FL 33606 | 813.625.2375 | www.baystreetcommercial.com

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Renderings



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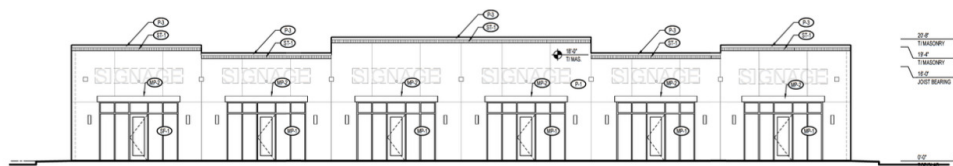
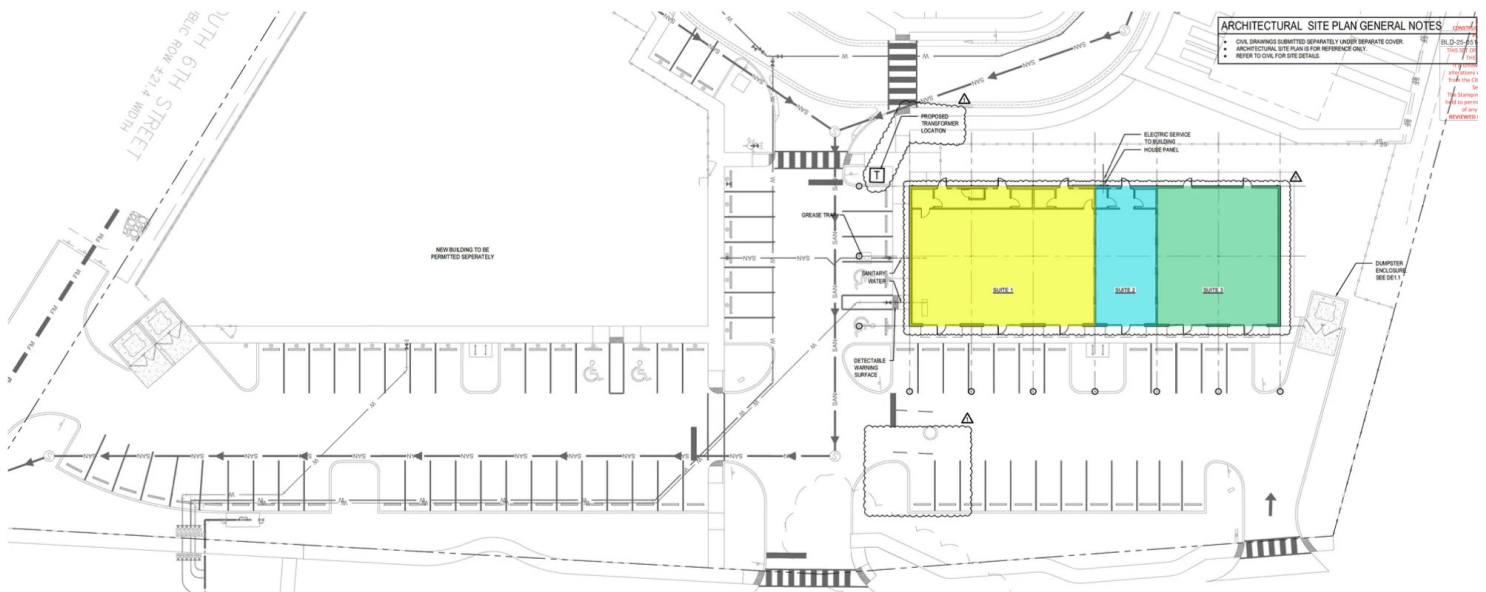




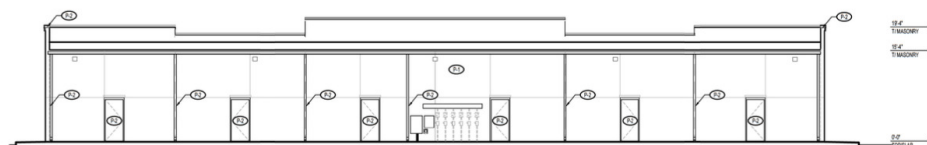
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Floor Plan and Elevations



1 NORTHWEST ELEVATION
SCALE: 1/8" = 1'-0"



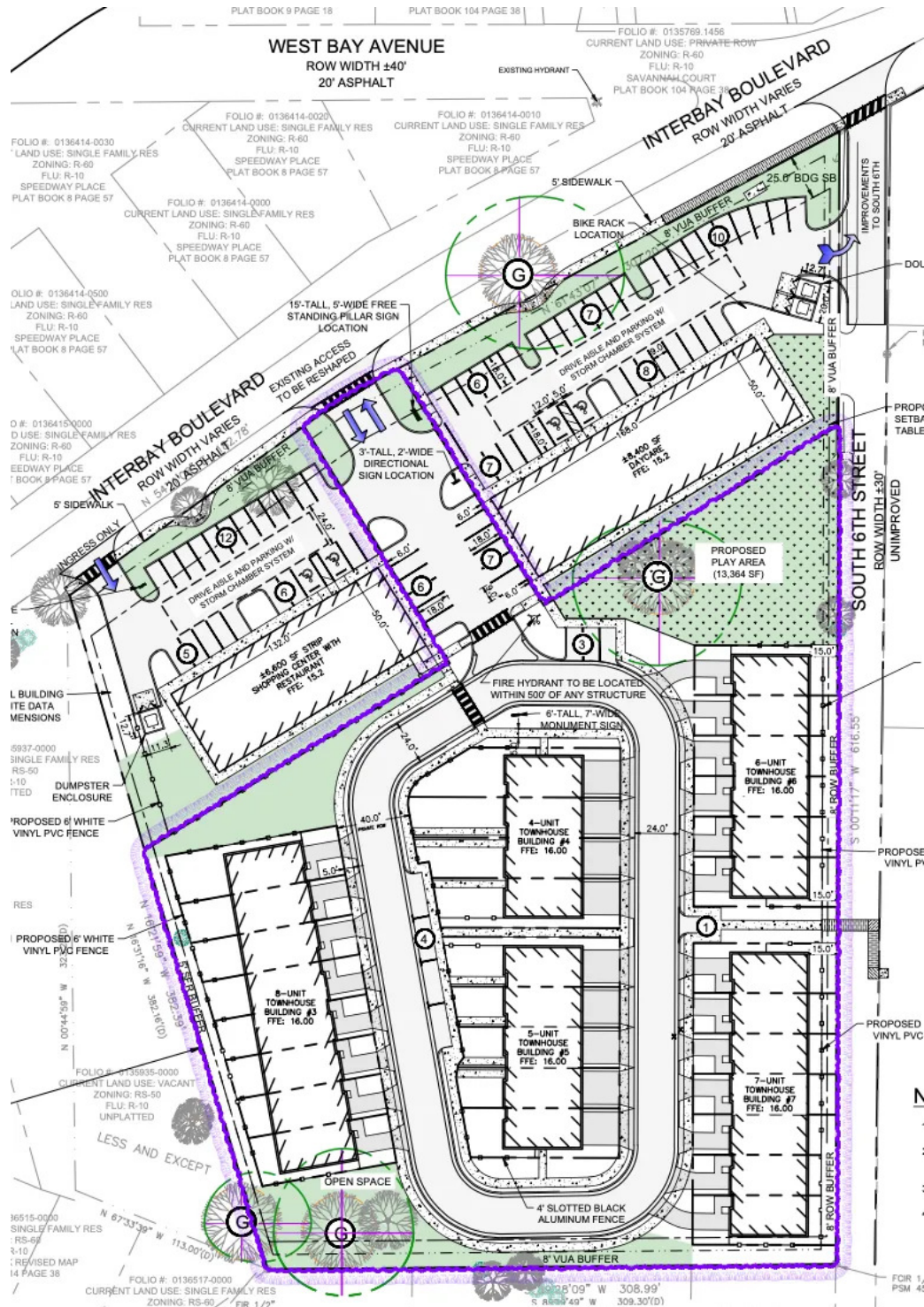
2 SOUTHEAST ELEVATION
SCALE: 1/8" = 1'-0"



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Site Plan



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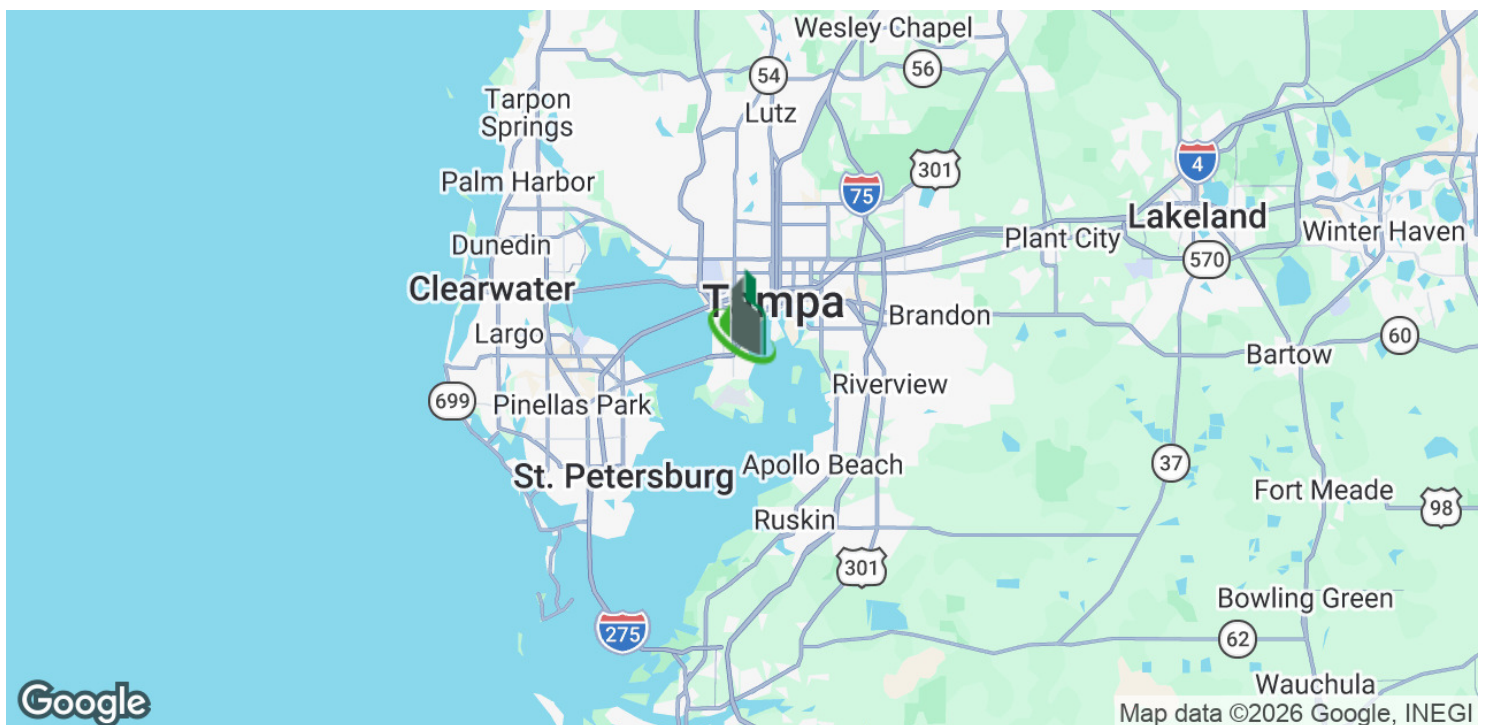
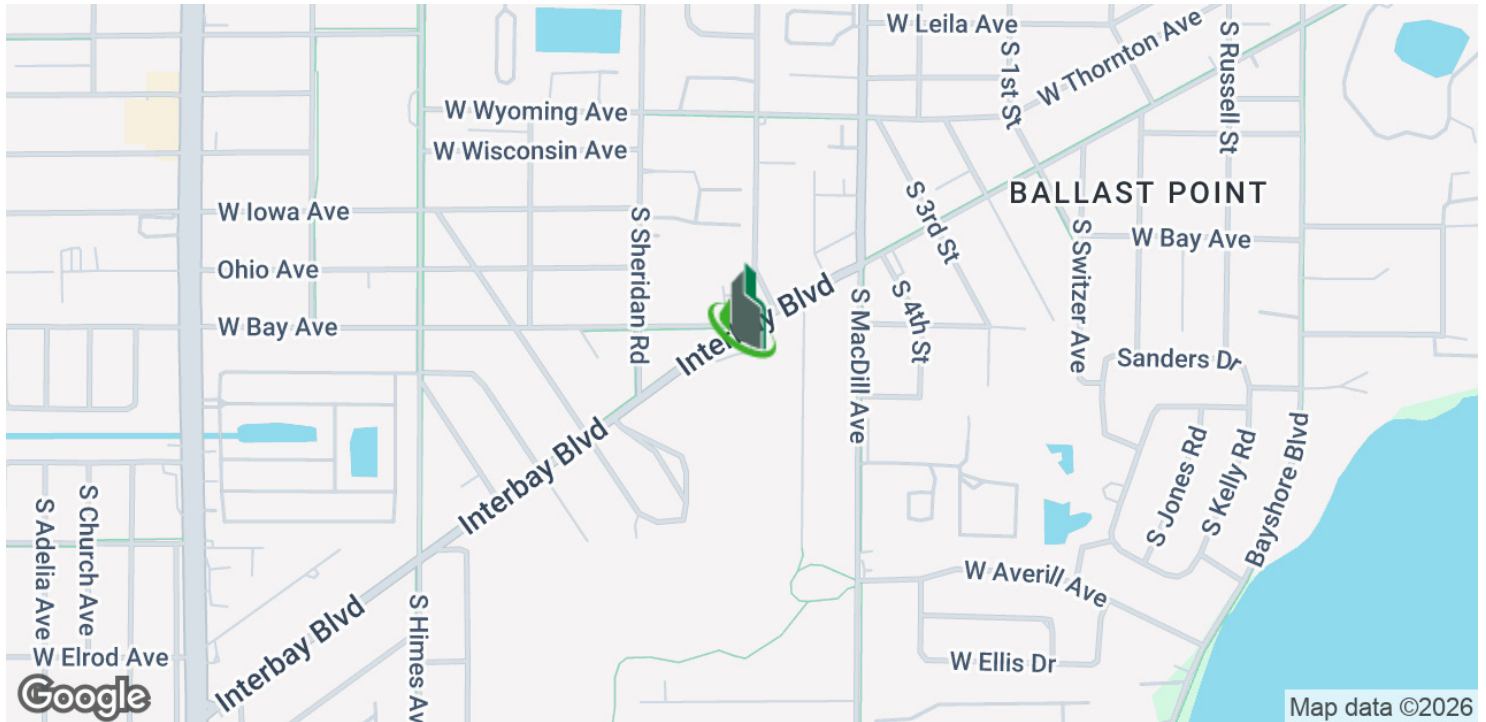
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Location Map

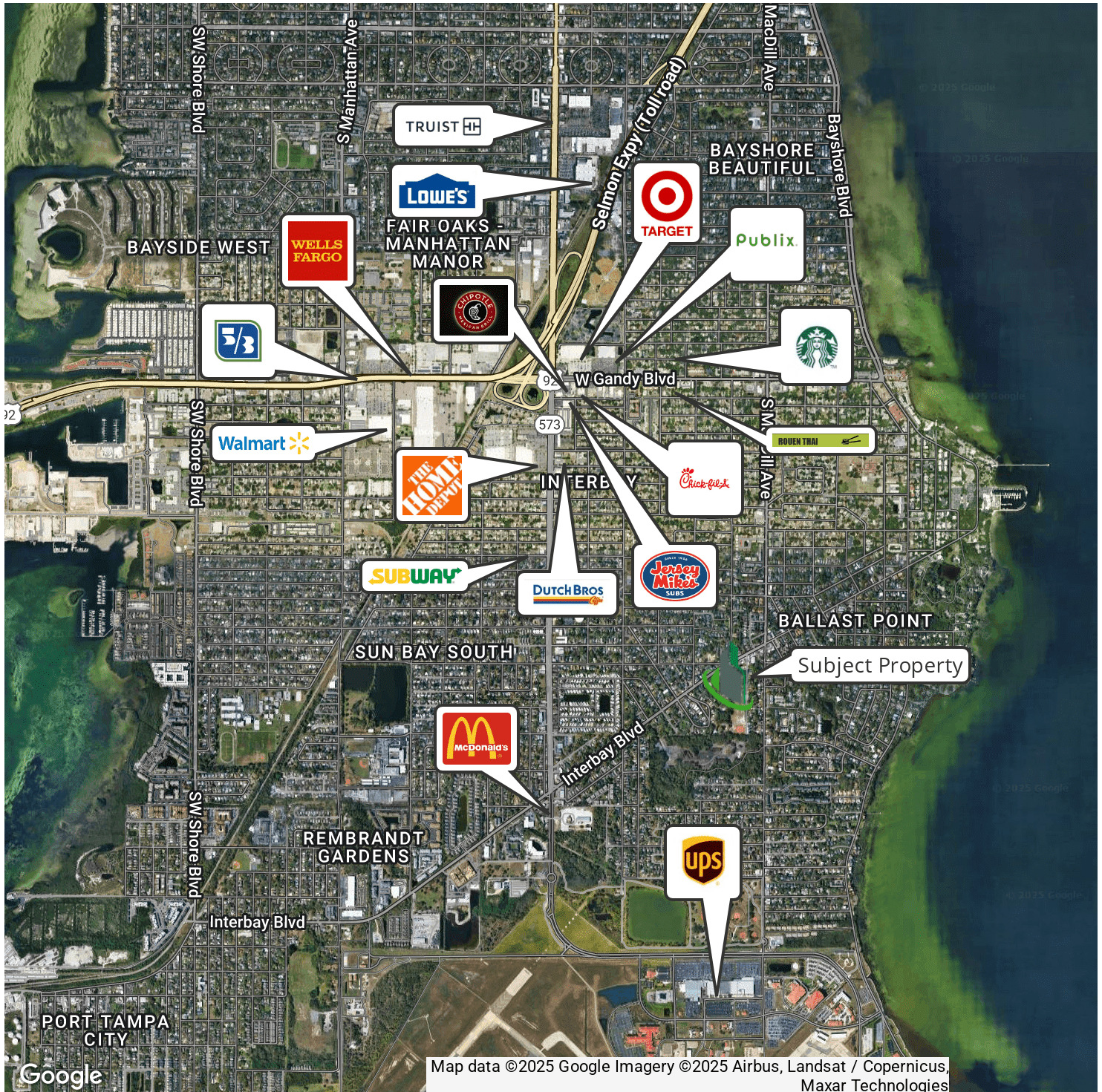




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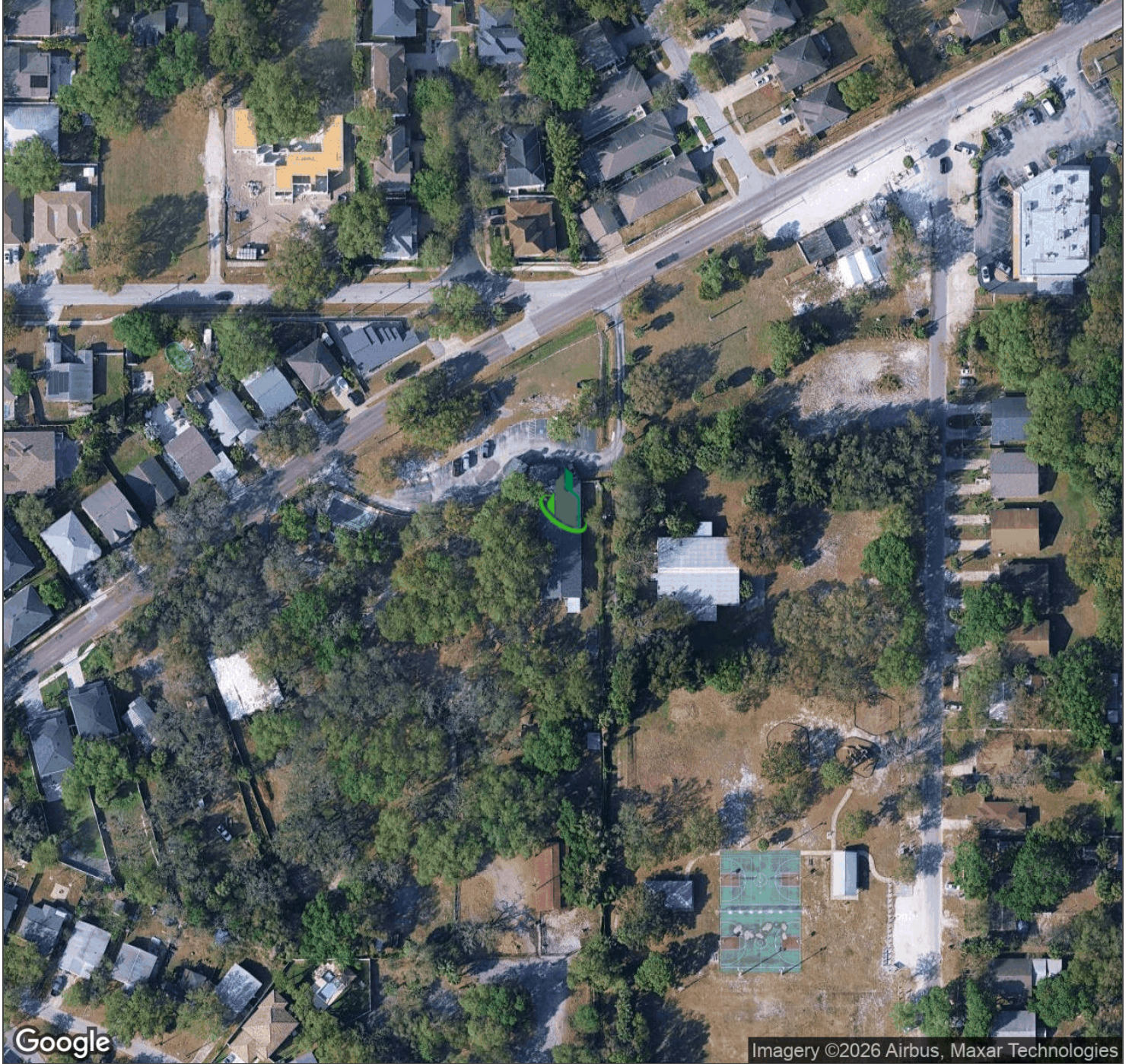
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Retailer Map





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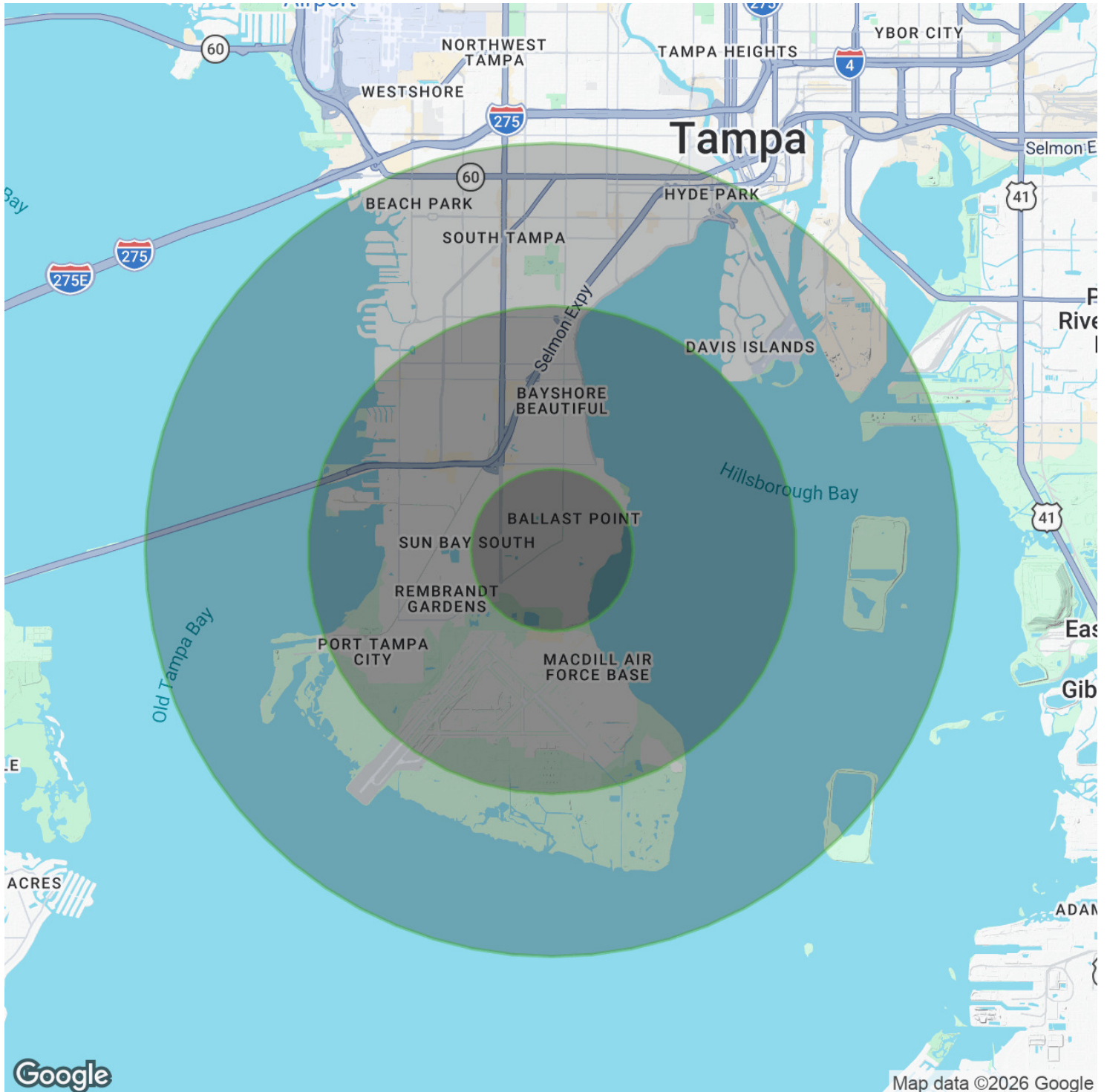




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Demographics Map & Report



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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

2020 American Community Survey (ACS)