

# RETAIL SPACE FOR SALE OR LEASE

2207 S. Dale Mabry Highway • Tampa, Florida



## DEMOGRAPHICS:

	1 MILE RADIUS	5 MILE RADIUS
POPULATION	13,474	168,068
AVERAGE AGE	39.4	38.3
AVERAGE INCOME	\$89,497	\$60,221

## Property Description:

9,400 SF Free standing building on corner of S. Dale Mabry Highway and San Nicolas Street. This property is a 41,000 S F. corner lot located in the heart of Tampa. Located across from Plant High School, just south of Henderson Boulevard. A great retail site with 140' of frontage on Dale Mabry & 290' on San Nicolas. Includes 2 additional buildings, 1 Office and 1 Residential at the rear which can be used for additional parking. Dale Mabry is a main thoroughfare that connects to the north with Pasco County to the south Hillsborough County.



PRICE: \$1,750,000 M SALE / \$12+4 PSF LEASE

FOR MORE INFORMATION PLEASE CONTACT,

**GEORGE KOLITSOPOULOS**

Phone: (727) 518-8500

Fax: (727) 518-8553



2630 West Bay Drive, Suite 105  
Belleair Bluffs, FL 33770

Email: [georgek@advancedrealtygroupinc.com](mailto:georgek@advancedrealtygroupinc.com)

Web: [www.advancedrealtygroupinc.com](http://www.advancedrealtygroupinc.com)

This information contained herein was gathered from sources believed reliable, however, Advanced Realty Group, Inc., or its agent, cannot be responsible for errors, omissions, changes, withdrawal, or prior sale..