

**Lease Rate: \$44 Per SF**

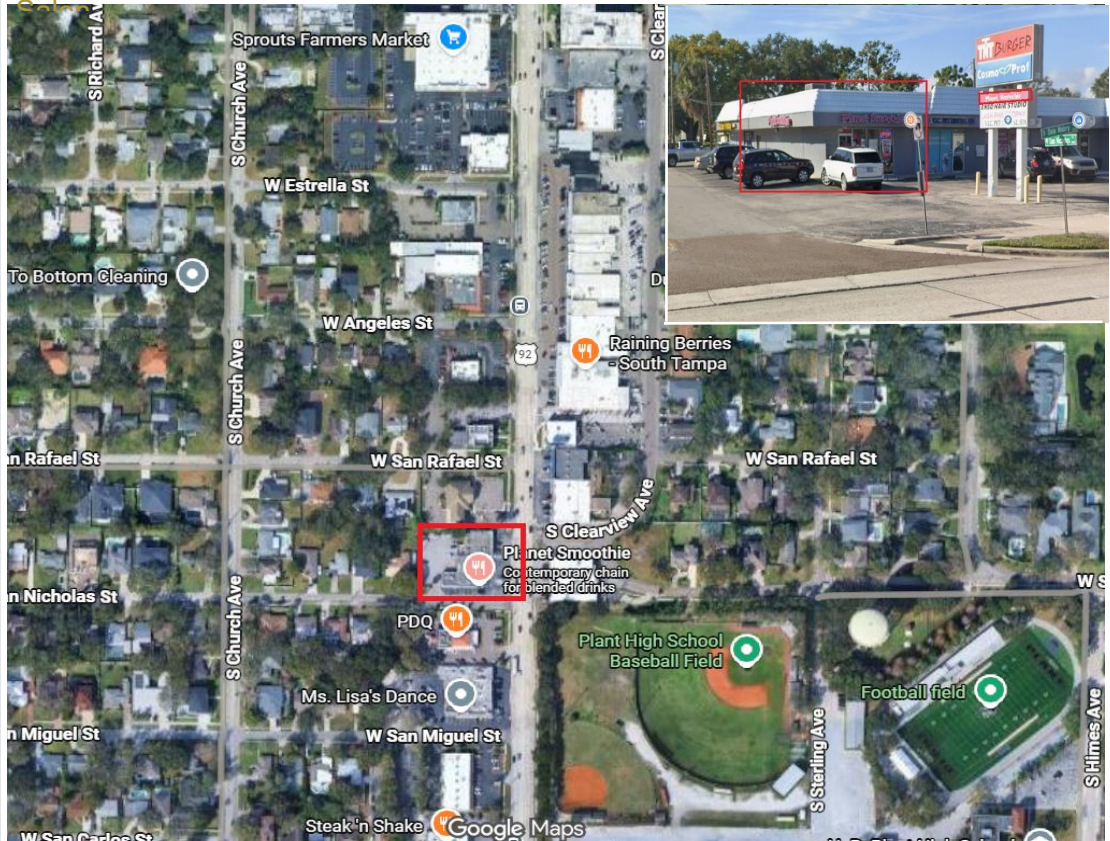
- Dale Mabry Frontage.
- Turnkey 2nd Gen restaurant infrastructure.
- Catty-corner from Plant High School.
- Dense population:
  - 17,000 1 mile
  - 96,000 3 mile
  - 185,000 5 mile
- High traffic location with 40,000 average daily drivers.
- Average household Income of \$143,000 within 1 mile.
- 40 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

- 2117 S DALE MABRY HWY, TAMPA, FL 33629
- 990 SF Endcap. Available Dec 1<sup>st</sup> 2026.

Join Tenants- Cosmo Prof, Lash Phillopshy, VIC Pet Dental, Eleven 80 Café, Enzo



**2117 S DALE MABRY HWY, TAMPA, FL 33629**

**Features Include:** Premium commercial storefront offering exceptional retail visibility within South Tampa's premier trade area. The high-demand location features a modern, plug-and-play layout perfectly optimized for immediate market entry by cafe, dessert, juice, or fast-casual concepts looking to minimize construction downtime. 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, The Tox, Alloy Gym, Anthony's Pizza, Publix, Starbucks, Raining Berries, Cosmo Prof, VIC Pet Dental, Steak N Shake, Fresh Market, AT&T, TD Bank, Bank of America, Wild Fork 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**

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