

STADIUM CENTER

4732 - 4752 North Dale Mabry Highway

Tampa, FL 33614



- Join the existing tenants: GuideWell Emergency Doctors/Florida Blue/BCBS, AT&T, Poke Poke Sushi unrolled & boba bar bubbles & treats, and Potbelly Sandwich Shop.
- Building at 4752 N.Dale Mabry is 11,658 SF and is available for lease.
- Building C, south outparcel, will be a freestanding Starbucks with a large patio and a double drive thru.
- Join a new Country Inn & Suites by Radisson (147 rooms), and EconoLodge by Choice Hotels (121 rooms).
- Owner is also considering adding a third flagged mid-rise hotel at the southwestern area of the property near the EconoLodge.
- 650+ Parking spaces.
- Existing impact fees and water/sewer capacity fee credits available for use.
- Great visibility and access to North Dale Mabry, and pylon signage available.
- Excellent location on N. Dale Mabry just north of Raymond James Stadium, home of the Tampa Bay Buccaneers, and Steinbrenner Field, Spring training site for the New York Yankees. Minutes from the Tampa International Airport, I-275, and the Veterans Expressway.
- Located near the Westshore Business District which contains over 14 M+ SF office space, 7,521 hotel rooms, more than 150,000 employees, and 2 regional malls.
- Traffic Count: 65,000 VPD on Dale Mabry.



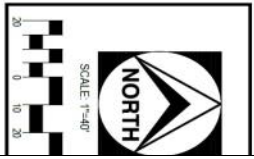
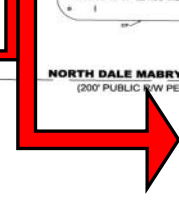
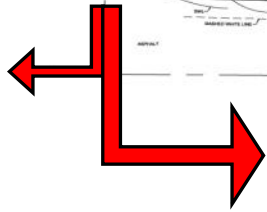
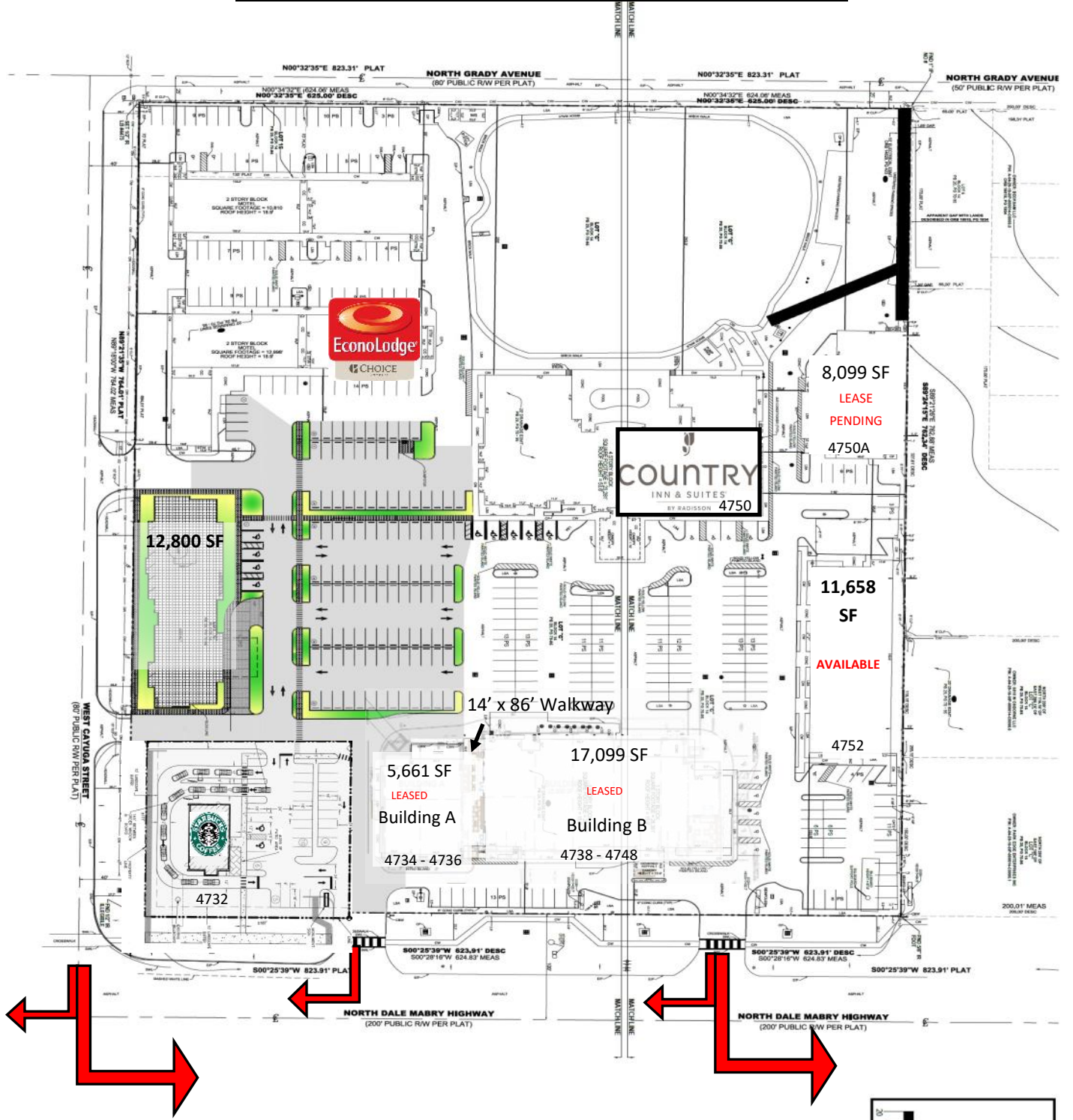
2021 Demographics

	<u>3 Miles</u>	<u>5 Miles</u>	<u>7 Miles</u>
Population	106,629	314,322	520,851
Average HH Income	\$61,472	\$82,709	\$80,744
Households	42,822	131,261	215,840
Employment	105,369	270,862	356,195



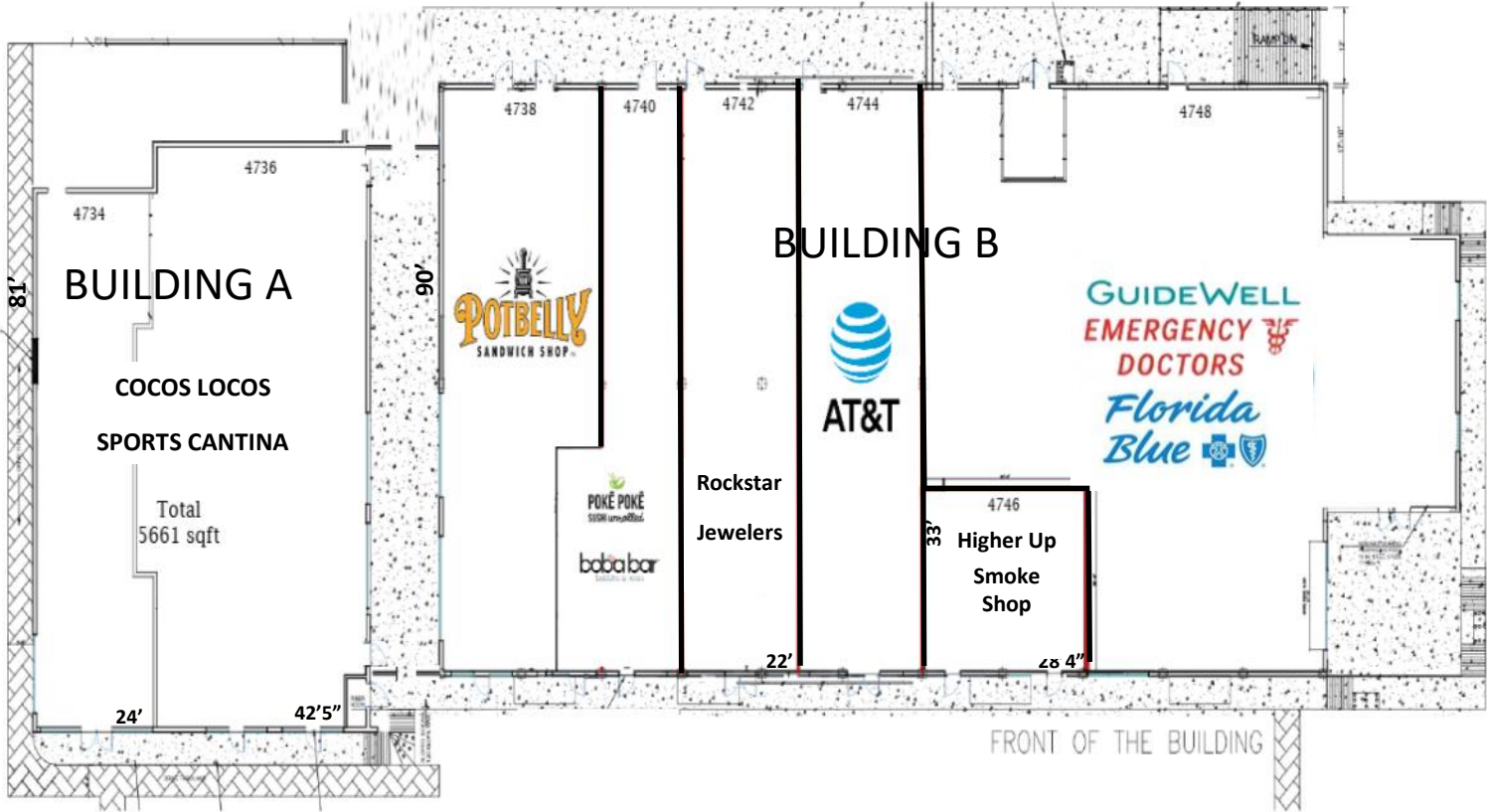
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STADIUM CENTER SITE PLAN



STADIUM CENTER
4732 - 4752 North Dale Mabry Highway
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STADIUM CENTER
FLOOR PLAN - Buildings A & B
4734 - 4748 North Dale Mabry Highway, Tampa, FL 33614



North Dale Mabry Highway

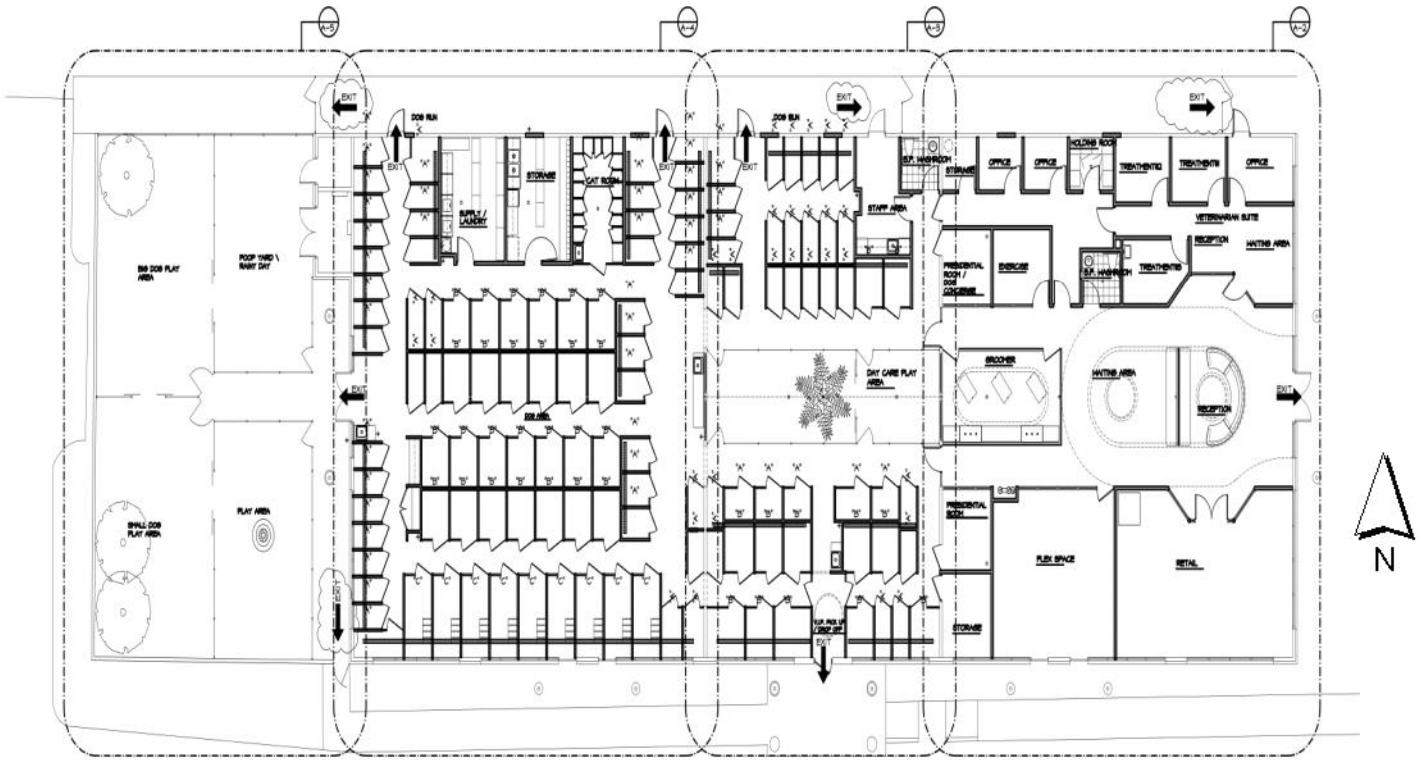


Suite #	Tenant	SF	Suite #	Tenant	SF
4734	COCOS LOCOS	5,661	4742	ROCKSTAR JEWELERS	1,980
	SPORTS CANTINA		4744	AT&T	2,228
4736-4738	POTBELLY SANDWICH SHOP	2,970	4746	HIGHER UP SMOKE SHOP	936
4740	POKE POKE SUSHI unrolled & boba bar bubbles & treats	1,485	4748	GUIDEWELL EMERGENCY DOCTORS - FLORIDA BLUE	7,500
TOTAL SQ. FOOTAGE					22,760



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STADIUM CENTER
FLOOR PLAN - Unit #4752
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DOG SUITES		
SUITE 'A'	APPROX. 5x7	TOTAL = 71
SUITE 'B'	APPROX. 6x7	TOTAL = 42
SUITE 'C'	APPROX. 5x7	TOTAL = 9
	APPROX. 9x17	TOTAL = 2
		TOTAL = 124

OVERALL FLOOR PLAN / EGRESS PLAN
 SCALE: 1/8" = 1'-0"

BUILDING CODE INFORMATION

USE GROUP: B - BUSINESS
 CONSTRUCTION TYPE: VB
 GROSS FLOOR AREA: 8380 GROSS SQUARE FEET
 BUILDING HAS FIRE SUPPRESSION
 ALLOWABLE AREA PER CHART
 = 1000 SF
 AREA INCREASE FRONTAGE
 = 42 / 6'4"
 = 28
 AREA INCREASE FIRE SUPPRESSION
 = 1000 + 10% = 1100 + 10% = 1210
 = 1000 + 50% = 1500
 = 3900 SF
 OCCUPANT LOAD BY CODE: OFFICE NET GLANC OFFICE
 200 SF / 100
 = 39
 RETAIL
 670 SF / 30
 = 20
 WAITING AREA
 946 SF / 5
 = 189
 KENNEL WAREHOUSES
 5000 SF / 100
 = 50
 TOTAL = 80
 EXITS REQUIRED: TWO EXITS REQUIRED
 SIX EXITS PROVIDED
 WASHROOMS REQUIRED: AUTOMATIC OCCUPANCY = 40 PEOPLE
 TWO BARBER PREP TOILET ROOMS REQUIRED
 WASHROOMS PROVIDED: TWO BARBER PREP TOILET ROOMS
 DRINKING FOUNTAIN REQUIRED: ONE FOUNTAIN PROVIDED
 ONE FOR STATIONS
 ONE FOR WHEELCHAIR ACCESSIBILITY
 SERVICE SINK REQUIRED: ONE PROVIDED
 EMERGENCY LIGHTING: PROVIDED

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 THIS IS TO CERTIFY THAT I HAVE REVIEWED THIS PLAN AND FOUND TO BE IN COMPLIANCE WITH CHAPTER 16 OF 2010 FLORIDA BUILDING CODE AND APPLICABLE SUPPLEMENTS.
 RAM A. GOEL, Ph.D., P.E. #47431
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