

BUSTIN NASH

402 – 410 N Dale Mabry Hwy | Tampa, FL 33609



PROPERTY HIGHLIGHTS:

- Conveniently located between W Kennedy Blvd and I-275 in the heart of desirable South Tampa and immediately South of the new 22-acre \$500M Midtown development which consists of:
 - 750,000 SF office space; 240,000 SF retail and entertainment space
 - 400 multi-family units; 2 boutique hotels
- Highly-visible location on N Dale Mabry Hwy with pylon and store signage available
- Easy ingress/egress with a lighted intersection at the corner of N Dale Mabry Hwy and W Gray St
- Dense infill location with more than 117,000 households and a population over 260,000 within a 5-mile radius

KEY DEMOS	1 MILE	3 MILES	5 MILES
POPULATION			
2024 Estimated Population	14,850	107,916	260,606
2024 Estimated Households	7,296	48,015	117,731
INCOME			
2024 Estimated Avg HH Income	\$144,103	\$158,795	\$129,505
AGE			
Median Age	37	37	38
DAYTIME DEMOS			
Number of Businesses	2,428	16,471	29,665
Number of Employees	20,504	134,919	234,488
Total Daytime Population	23,988	164,831	304,821
TRAFFIC COUNTS			
N Dale Mabry Hwy (N/S)	49,000 AADT		
W Kennedy Blvd (E/W)	30,000 AADT		



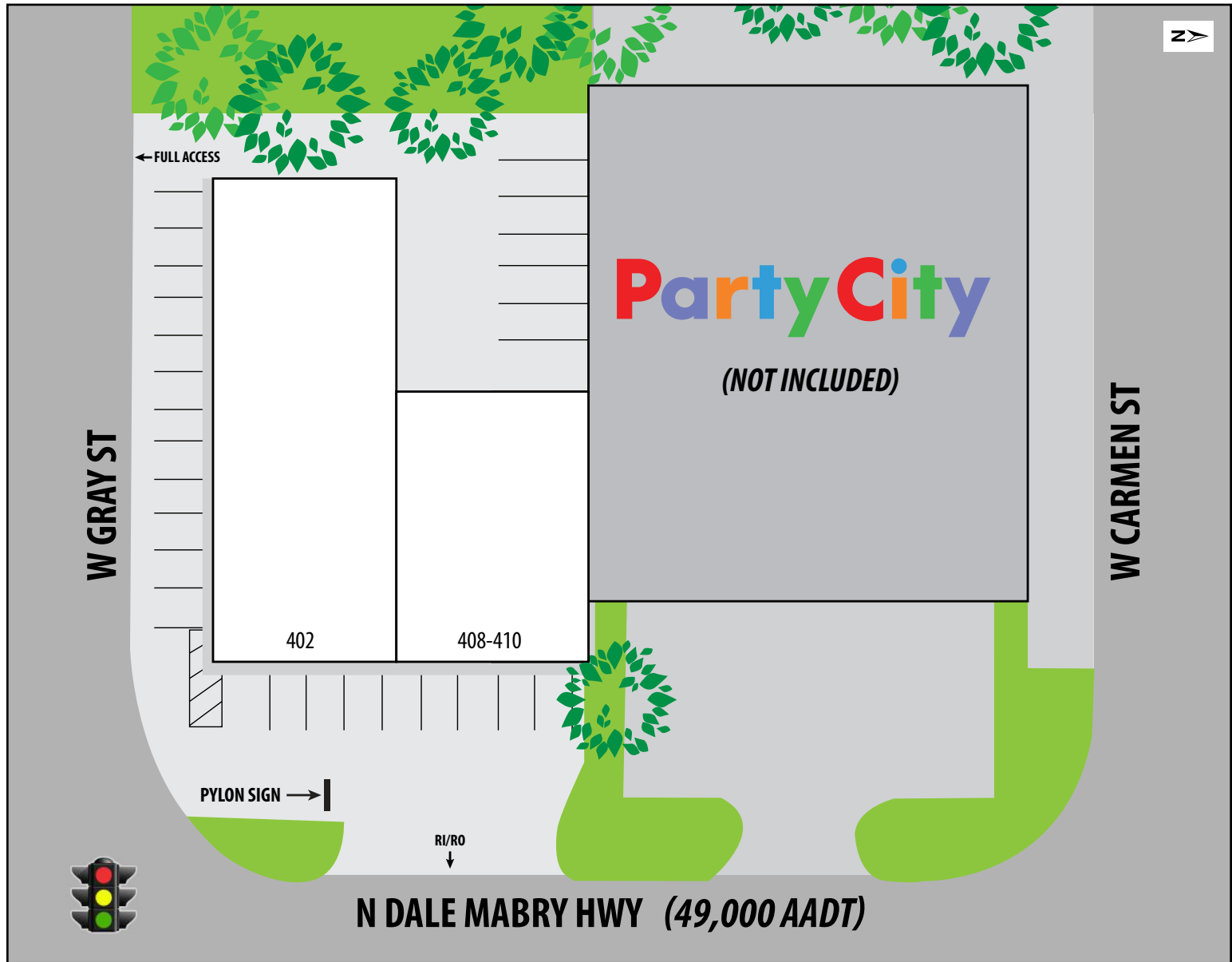
FOR LEASING INFORMATION:

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Tampa, FL 33614
800.728.5379
www.RMCPG.com

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UNIT	TENANT	SF
402	Game Over	4,120
408-410	Hot Wax Smoke Shop	3,018

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