

# DALE MABRY CROSSINGS

4528 – 4540 S Dale Mabry Hwy | Tampa, FL 33611



## PROPERTY HIGHLIGHTS:

- Located on S Dale Mabry Hwy only minutes to the west end of the Selmon Expressway
- 1/2 mile North of W Gandy Blvd and within a three-mile radius of high-income Bayshore and Westshore demographics
- Parking Ratio: 5.2 per 1,000
- Demographics include a population of over 171,000 with an average household income more than \$173,000 within a 5-mile radius
- Shopping center total GLA: 8,684 SF (MOL)

KEY DEMOS	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
2025 Estimated Population	17,276	92,473	171,500
2025 Estimated Households	8,181	43,441	81,438
<b>INCOME</b>			
2025 Estimated Avg HH Income	\$186,672	\$197,361	\$173,693
<b>AGE</b>			
Median Age	41	40	37
<b>DAYTIME DEMOS</b>			
Number of Businesses	1,328	7,413	20,493
Number of Employees	7,717	38,033	161,921
Total Daytime Population	12,216	61,075	207,132
<b>TRAFFIC COUNTS</b>			
S Dale Mabry Hwy (N/S)	34,000 AADT		
W Gandy Blvd (E/W)	42,000 AADT		



## FOR LEASING INFORMATION:

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UNIT	TENANT	SF
1-6	Navy Federal	7,131
7	Champagne Nail Bar	1,553

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