

# 8338 North Dale Mabry Hwy. Tampa, FL 33614



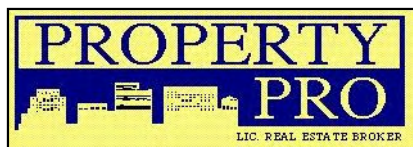
**For Lease  
.89 Acre Parcel  
with 6,520 SF  
Building**



- Size: 6,520 SF on .89 Acres; 194' x 200'.
- Price: \$150,000 per year.
- Zoned Neighborhood Commercial.
- Great location at the SWC of N. Dale Mabry Hwy and W. Waters Avenue, 3 miles from I-275, the Veterans Expressway, and Tampa International Airport.
- Strong residential, retail, and office area.
- Traffic: 75,000 VPD, Third busiest intersection on the West Coast of Florida rated by 2010 Tampa Bay Business Journal.

## 2010 Demographics

	<u>3 Miles</u>	<u>5 Miles</u>	<u>7 Miles</u>
<b>Population</b>	100,531	297,503	525,330
<b>Average HH Income</b>	\$57,405	\$56,366	\$62,391
<b>Households</b>	41,947	119,227	219,279
<b>Employment</b>	69,113	166,158	360,808



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