

Blockbuster Center

3642 W. Gandy Boulevard

Tampa, FL 33611



**2,450 SF
Retail/Office
Available
For Lease**

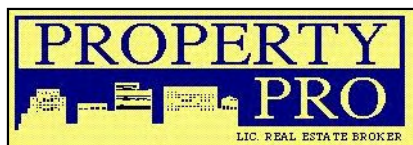


- Center is located one half block east of the intersection of Gandy Boulevard and South Dale Mabry Highway (US 92).
- Within 1/2 Mile of the Lee Roy Selmon Expressway and 2 Miles from the Gandy Bridge to Pinellas County.
- Nearby retailers include Target and Publix across the street, Home Depot, Sam's Club, Sweetbay, Lowe's, and a planned Wal-mart.
- Price \$19.50 per square foot NNN, 2010
Common Area Maintenance est. \$7.41 psf
- Size: 2,450 Square Feet
- Traffic Count:
Gandy Blvd. at S. Dale Mabry - 51,859



2010 Demographics

	<u>3 Miles</u>	<u>5 Miles</u>	<u>7 Miles</u>
Population	68,638	120,558	176,420
Avg. HH Income	\$77,620	\$80,357	\$70,477
Households	32,322	55,695	78,223
Employment	20,481	133,652	195,120

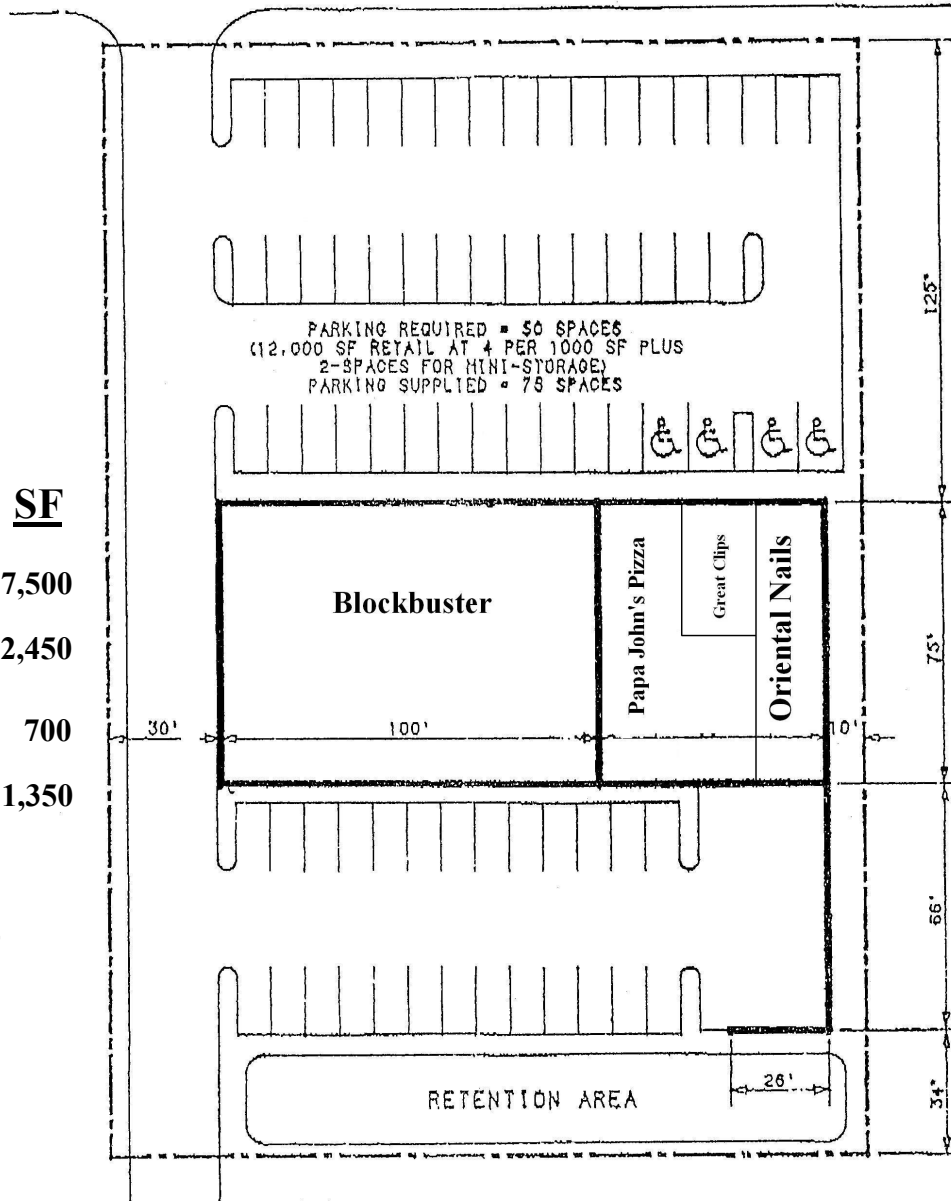


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Site Plan

GANDY BOULEVARD



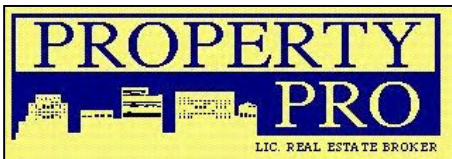
<u>TENANT</u>	<u>SF</u>
1. Blockbuster	7,500
2. Papa John's <i>(Available 1/1/2011)</i>	2,450
3. Great Clips	700
4. Oriental Nails	1,350

SCHEMATIC SITE PLAN

BLOCKBUSTER VIDEO - GANDY BOULEVARD
 TAMPA, FLORIDA



SCALE: 1" = 40'
 DATE: 12/19/88
 COMM. NO. 8811



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