



Tampa Commercial Real Estate

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## RETAIL BOX FOR SUBLEASE

Golf Locker: 10005 North Dale Mabry Hwy, Tampa, FL 33618



- 10,000 sf floor space Retail Box
- Additional Storage of 2,500 sf included at no cost
- Current Lease Term is to 1/31/2013 with 5 year option to extend
- Lease Rate: \$20/sf NNN
- CAM: Approx \$4 -\$5/sf (Tax \$2.61, Insurance \$.06)
- Available: January 2012
  
- End Cap with exceptional visibility.
- Golf Locker grew very fast at this prime location and is now moving to a 32,000 sf space
- AADT: 71, 500 vehicles per day (One of the highest in Hillsborough County)
- Excellent Demographics

| 2010          | 1 MILE   | 3 MILES  | 5 MILES  |
|---------------|----------|----------|----------|
| POPULATION    | 11,485   | 104,206  | 290,945  |
| HOUSEHOLDS    | 5,802    | 43,678   | 117,196  |
| MED AGE       | 35.4     | 38.0     | 36.3     |
| MED HH INCOME | \$47,671 | \$50,385 | \$46,785 |
| AV HH INCOME  | \$62,727 | \$62,612 | \$57,579 |

SITE

