

## High Profile Retail Site For Sale

Location	:	10002 N. Dale Mabry Highway At Linebaugh Avenue (NWC) Tampa, FL
Building Size	:	2,642 SF (±)
Land Size	:	23,041 SF (±) / .53 Acres (±) 191' x 124' (±)
Zoning/ Land use	:	CG / T180
Taxes	:	\$11,875 for 2009
Utilities	:	Public
Purchase Price	:	\$1,300,000.00

### Comments

This property is currently leased to a fast food franchise and has been since 1973.

- Frontage: 191 feet on N. Dale Mabry Highway / 124 feet on Linebaugh Avenue.
- Traffic: 63,500 AADT on N. Dale Mabry Highway N/S
- High Traffic signalized intersection
- Prime site for redevelopment
- In the upscale Carrollwood Area

For all inquires please contact:

**Dan Jordan, CCIM or John R Grey, ALC**  
(727)849-2424

The information given herewith is obtained from sources we consider reliable. We are not responsible for misstatements of facts, errors, omissions, changes in terms or conditions, or withdrawal from the market without prior notice.



6328 US Hwy 19  
New Port Richey  
Florida 34652

*Established 1924*

727-849-2424 office \* 727-842-6596 fax \* [www.figrey.com](http://www.figrey.com)

# Aerial Map



Please note that the red border lines are approximate and subject to an accurate survey.

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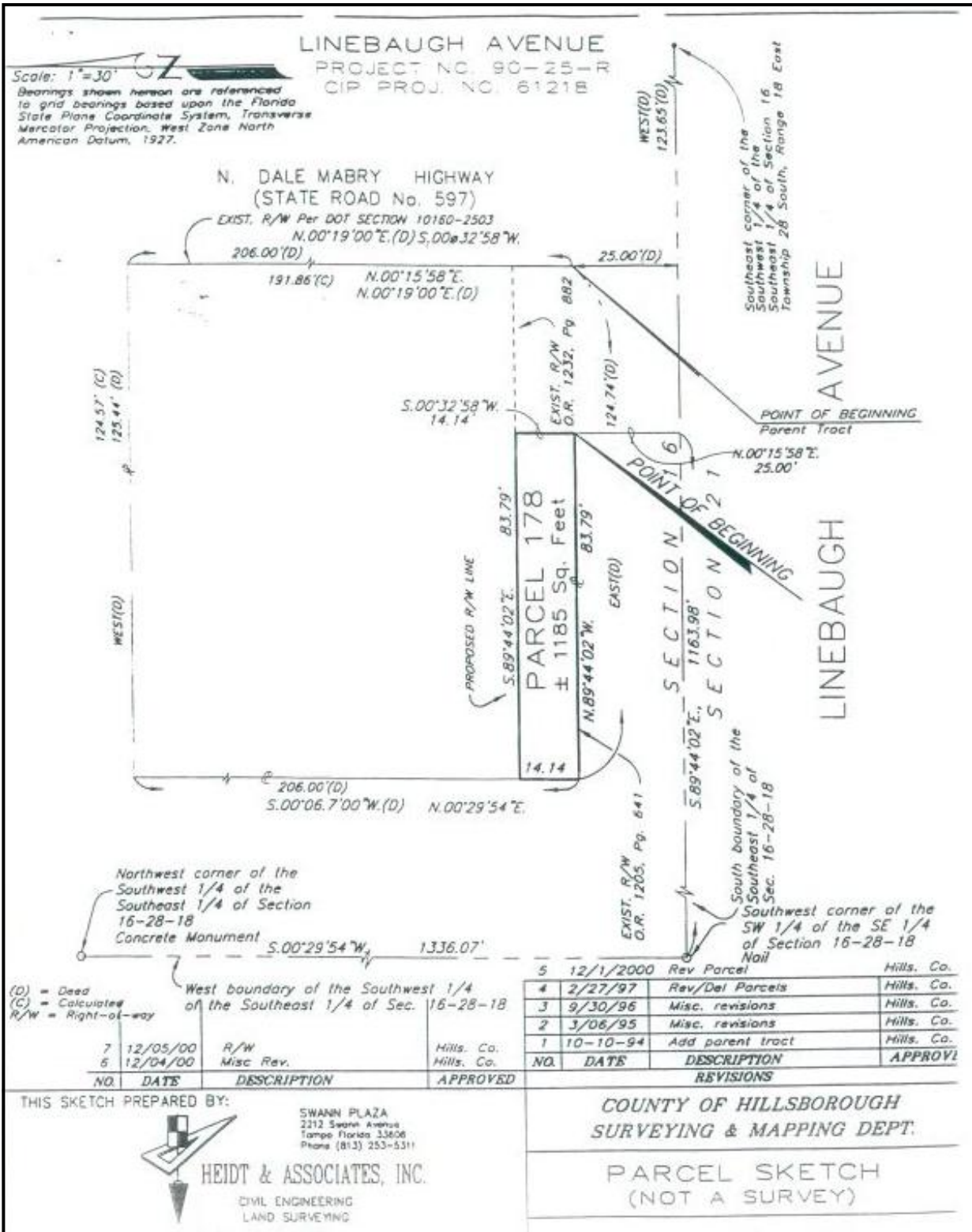


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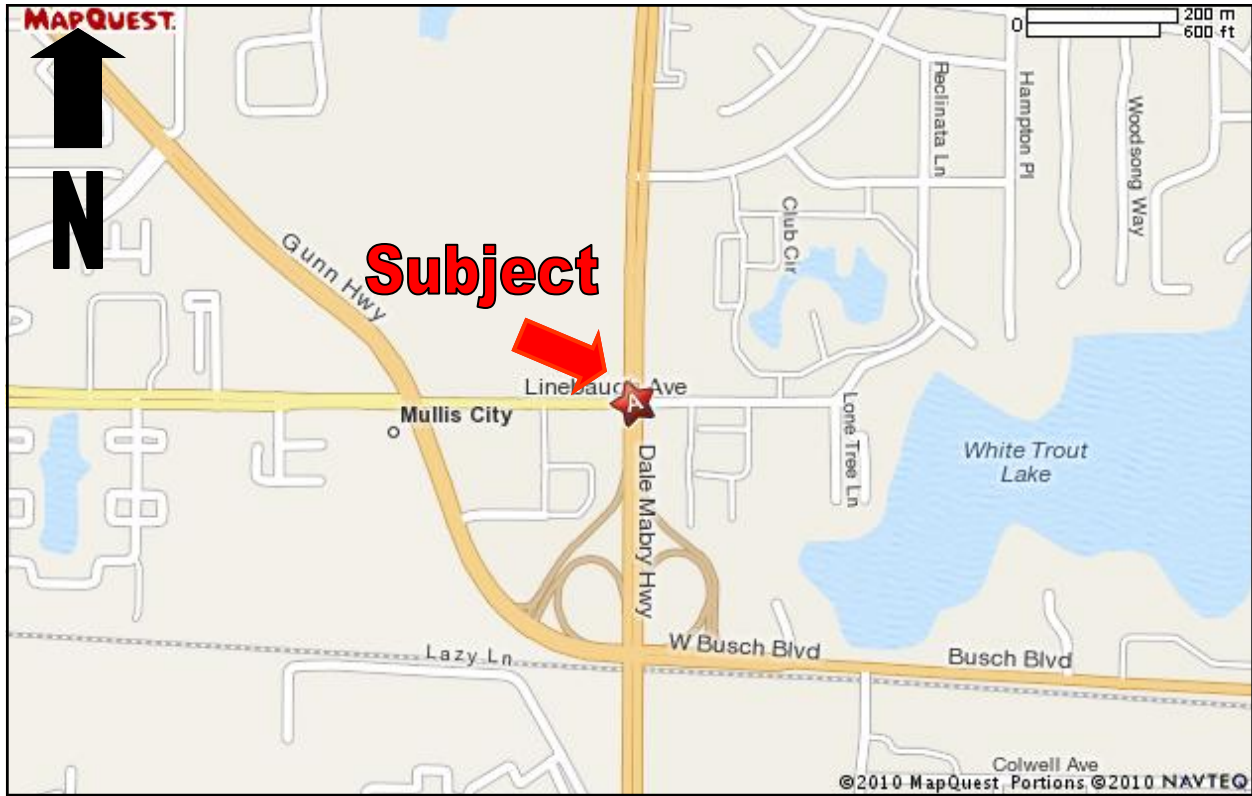
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# Parcel Sketch



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# Area Map



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