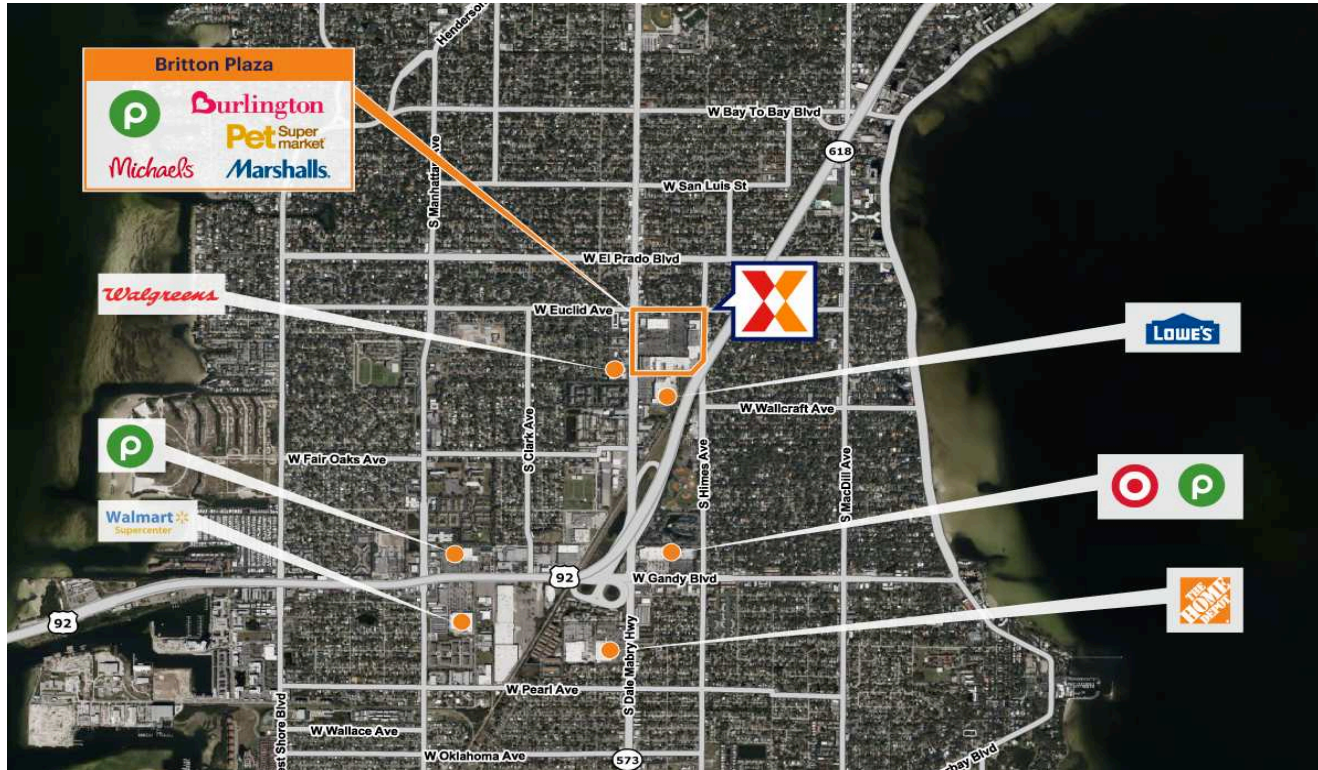


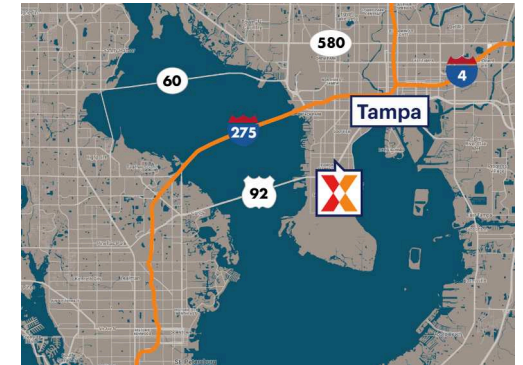
Britton Plaza

Tampa-St. Petersburg-Clearwater, FL

27.9072, -82.5057
3802-3950 South Dale Mabry Highway | Tampa, FL 33611



Center Size: 460,000 SF



Demographics	1 Mile	3 Mile	5 Mile
	17,883	96,166	169,320
	7,726	43,922	77,163
	\$183,602	\$171,775	\$150,981

High-traffic center anchored by Publix, Burlington, Marshalls and Michaels, drawing an estimated 3M annual visits (Placer.ai 2024)

Located on South Dale Mabry Highway, the only north/south arterial connecting south Tampa to northern Hillsborough County, the center is within a ¼ mile of the Selmon Expressway, providing access to both St. Petersburg (via Gandy Blvd) and the east Tampa suburb of Brandon

The center is within 3 miles of MacDill AFB, with 6.6K+ military and civilian personnel, and is visible from 39K vehicles daily (MacDill AFB 2024, Kalibrate 2021)

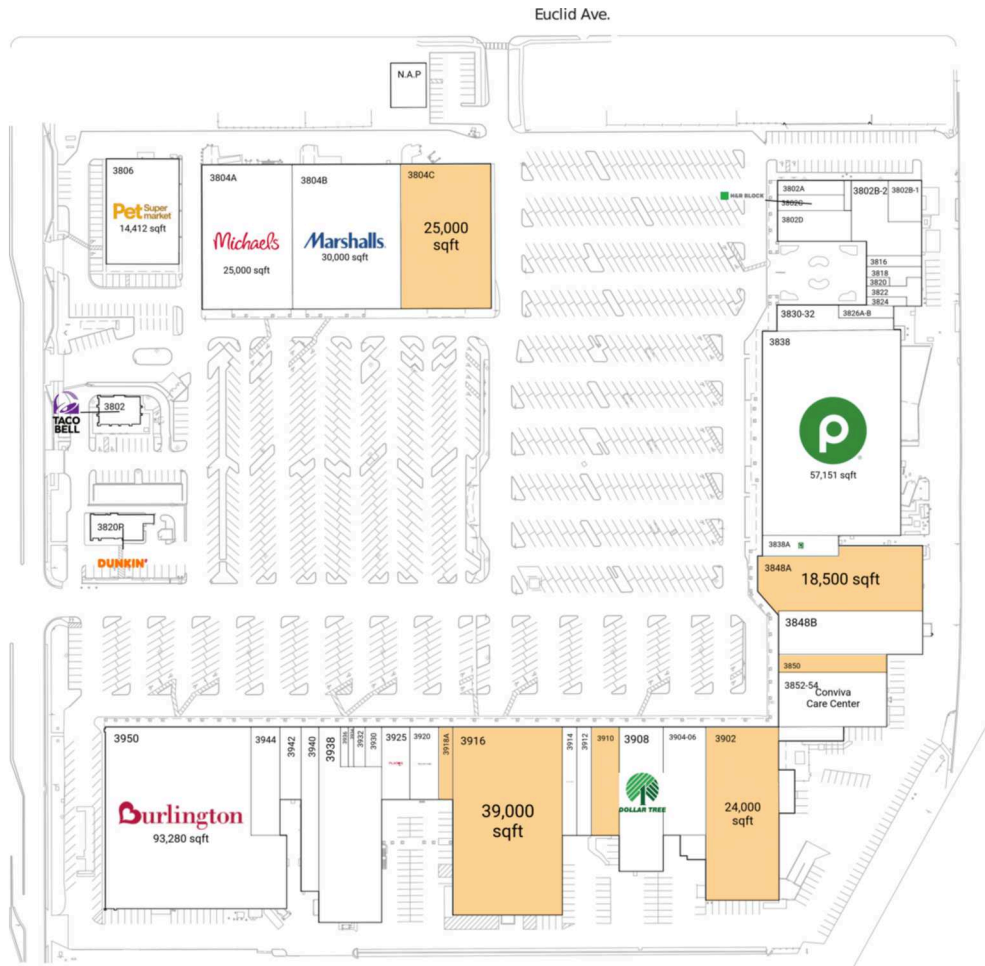
Affluent and well-educated trade area within a 3-mile radius with an average household income of \$171K+ and 62% of residents with a college education

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Available Space

3804C	25,000 SF
3848A	18,500 SF
3850	3,750 SF
3902	24,000 SF
3910	6,000 SF
3916	39,000 SF
3918A	2,000 SF

Current Retailers

N.A.P	South Tampa	0 SF	3838A	Publix Liquor	0 SF
3802	Taco Bell	2,272 SF	3848B	The Missing Piece	12,000 SF
3802A	Britton Vision	1,840 SF	3852-54	Conviva Care Center	11,289 SF
3802B-1	Entertainment	2,466 SF	3904-06	Fuji Buffet Tampa	9,000 SF
3802B-2	Revue Foundation	7,534 SF	3908	Dollar Tree	12,000 SF
3802C	H&R Block	2,000 SF	3912	Nail Salon	3,000 SF
3802D	My Salon Suites	3,940 SF	3914	Play It Again Sports	3,000 SF
3804A	Michaels	25,000 SF	3920	Once Upon a Child	4,090 SF
3804B	Marshalls	30,000 SF	3925	Plato's Closet	3,910 SF
3806	Pet Supermarket	14,412 SF	3930	Radiant Church	1,200 SF
3816	Tampa Shoe Repair	1,200 SF	3932	A.M. Fit Stop	900 SF
3818	South Tampa Printing	1,130 SF	3934	Cell-Dr	405 SF
3820	Audibel Hearing Aid Centers	420 SF	3936	Radiant Church	600 SF
3820P	Dunkin'	2,683 SF	3938	Radiant Church	19,600 SF
3822	Skin Science	2,100 SF	3940	Radiant Church	4,500 SF
3824	Gandy Barber Shop	750 SF	3942	Greenberg Dental/Orthodontics	6,000 SF
3826A-B	Sunset Chiropractic P.A.	1,600 SF	3944	Replay Music Exchange	6,000 SF
3830-32	Tapper Pub	2,400 SF	3950	Burlington	93,280 SF
3838	Publix	57,151 SF			

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