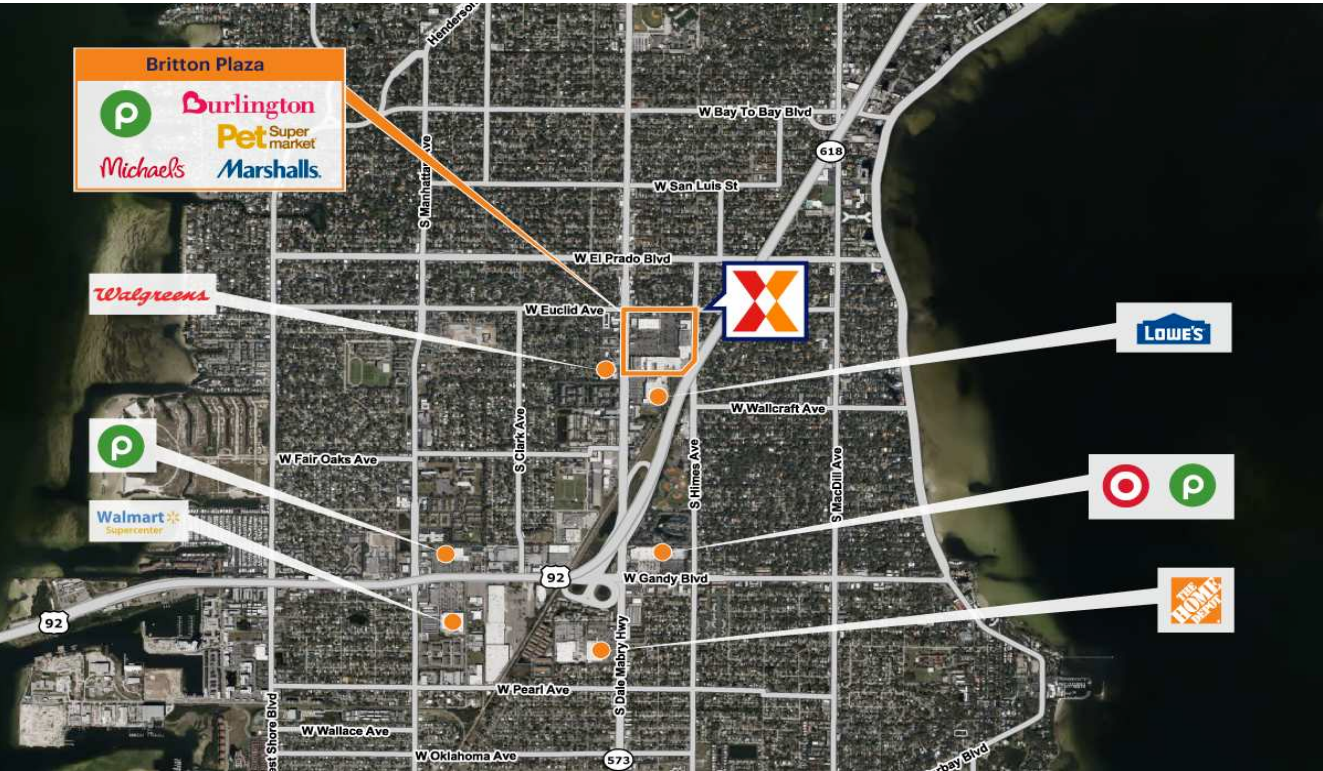


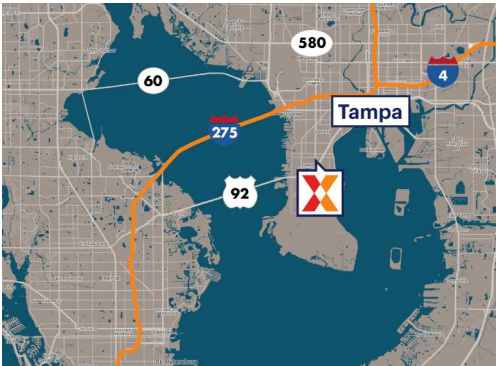
Britton Plaza

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
	17,769	96,124	169,288
	7,663	43,903	77,148
	\$184,385	\$171,803	\$150,984

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)

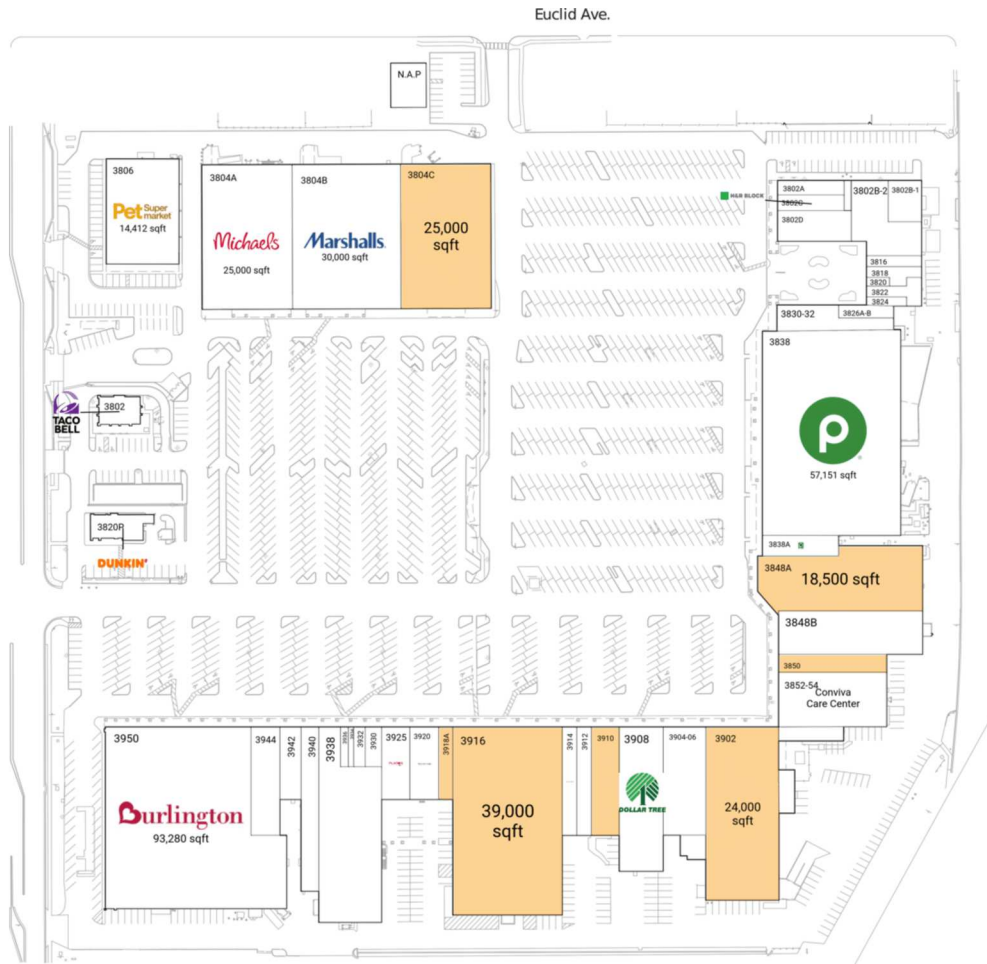
Affluent and well-educated trade area within a 3-mile radius with an average household income of \$171K+ and 62% of residents with a college education

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

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