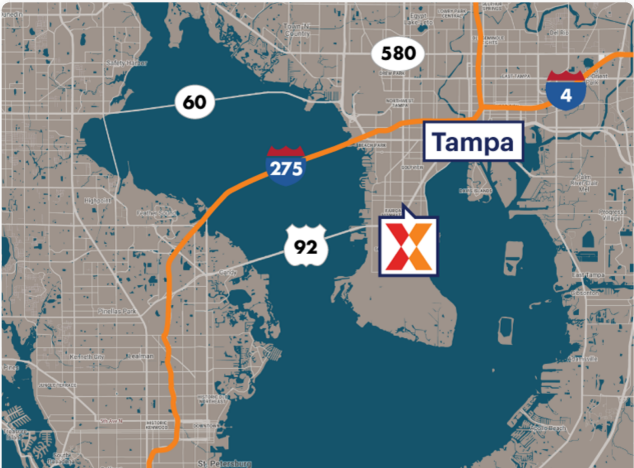
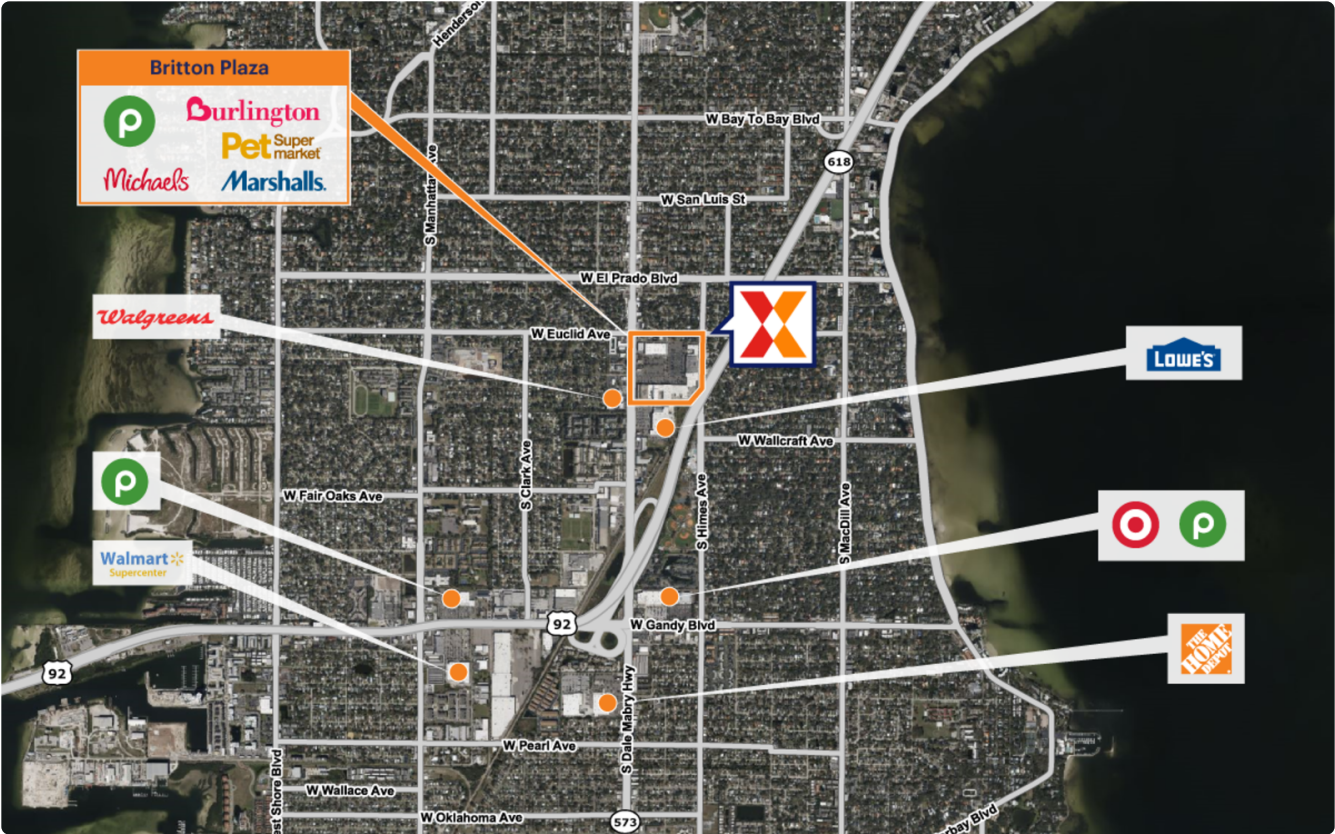


# Britton Plaza

Hillsborough County Tampa-St. Petersburg-Clearwater, FL 465,639 Sq Ft

3802-3950 S Dale Mabry Hwy | Tampa, FL 33611

27.9067, -82.5041



| Demographics | 1 Mile    | 3 Miles   | 5 Miles   |
|--------------|-----------|-----------|-----------|
| Population   | 17,910    | 98,869    | 176,750   |
| Daytime Pop. | 14,481    | 100,082   | 329,444   |
| Households   | 7,732     | 45,234    | 80,813    |
| Income       | \$213,870 | \$195,892 | \$172,042 |

Source: Synergos Technologies, Inc. 2024

High-traffic center anchored by Publix, Burlington, Marshalls and Michaels, drawing an estimated 3.4M annual visits (Placer.ai 2025)

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 (MacDill AFB 2024)

Affluent and well-educated trade area within a 3-mile radius with an average household income of \$195K+ and 63% of residents with a college education



# Britton Plaza

3802-3950 S Dale Mabry Hwy | Tampa, FL 33611

Hillsborough County Tampa-St. Petersburg-Clearwater, FL 465,639 Sq Ft

27.9067, -82.5041



## Available Spaces

|        |              |      |       |              |      |
|--------|--------------|------|-------|--------------|------|
| 3802B1 | 2,466 Sq Ft  | 360° | 3902  | 24,000 Sq Ft | 360° |
| 3802B2 | 7,534 Sq Ft  | 360° | 3904  | 9,000 Sq Ft  |      |
| 3804C  | 25,000 Sq Ft | 360° | 3910  | 6,000 Sq Ft  | 360° |
| 3820   | 420 Sq Ft    |      | 3916  | 39,000 Sq Ft | 360° |
| 3836   | 169 Sq Ft    |      | 3918A | 2,000 Sq Ft  | 360° |
| 3848A  | 18,500 Sq Ft | 360° | 3934  | 405 Sq Ft    |      |
| 3850   | 3,750 Sq Ft  | 360° | 3944  | 6,000 Sq Ft  |      |

## Current Tenants

Space size listed in square feet

|       |                  |        |       |                   |        |
|-------|------------------|--------|-------|-------------------|--------|
| 3802  | Taco Bell        | 2,600  | 3838  | Publix            | 57,151 |
| 3802A | Britton Plaza    | 1,840  | 3838A | Publix Liquor     | 0      |
|       | Vision Center    |        | 3848B | The Missing Piece | 12,000 |
| 3802  | H&R Block        | 2,000  | 3852- | Conviva Care      | 11,289 |
| C     |                  |        | 385   | Centers           |        |
| 3802  | My Salon Suite   | 3,940  | 3908  | Dollar Tree       | 12,000 |
| D     |                  |        | 3912  | Nail Salon        | 3,000  |
| 3804  | Michaels         | 25,000 | 3914  | Play It Again     | 3,000  |
| A     |                  |        |       | Sports            |        |
| 3804B | Marshall's       | 30,000 | 3920  | Once Upon a Child | 4,090  |
| 3806  | Pet Supermarket  | 14,412 | 3924  | Plato's Closet    | 3,910  |
| 3816  | Step in Style Co | 1,200  | 3930  | Radiant Church    | 1,200  |
| 3818  | South Tampa      | 1,130  | 3932  | A.M. Fit Stop     | 900    |
|       | Printing         |        | 3936  | Radiant Church    | 600    |
| 3820P | Dunkin'          | 2,903  | 3938  | Radiant Church    | 19,600 |
| 3822  | Skin Science     | 2,100  | 3940  | Radiant Church    | 4,500  |
| 3824  | Gandy Barber     | 750    | 3942  | Greenberg Dental  | 3,000  |
|       | Shop             |        |       | & Orthodontic     |        |
| 3826A | Sunset           | 1,600  | 3950  | Burlington        | 93,280 |
| B     | Chiropractic     |        | NAPO1 | South Tampa       | 0      |
| 3830- | Tapper Pub       | 2,400  |       | Cardiology        |        |
| 32    |                  |        |       |                   |        |

This site plan is for illustrative and information purposes only, showing the general layout of the shopping center; and is not a legal survey. Brixmor makes no representation or warranty that the shopping center is exactly as depicted as site conditions and tenant mix are subject to change over time.

1784

