

# PALMS OF CARROLLWOOD

13115-13149 N DALE MABRY HWY  
TAMPA, FLORIDA

## RETAIL FOR LEASE

1,800 SF – 8,500 SF AVAILABLE



### AVG HOUSEHOLD INCOME

1 MILE – \$115,524  
3 MILES – \$89,846  
5 MILES – \$75,186



### POPULATION

1 MILE – 8,891  
3 MILES – 107,313  
5 MILES – 278,227



### HOUSEHOLDS

1 MILE – 4,171  
3 MILES – 44,702  
5 MILES – 108,921



### DAYTIME EMPLOYEES

1 MILE – 6,767  
3 MILES – 37,679  
5 MILES – 113,130



### TRAFFIC COUNTS

DALE MABRY HWY  
60,000 VPD  
FLETCHER AVE  
16,800 VPD

## PROPERTY DETAILS

- **1,800 - 8,500 SF Available for Lease**
- 4,957 SF Freestanding Building Available – Ideal for CrossFit
- Anchored by: The Fresh Market, Petco, and Barnes & Noble
- Advantageously positioned at a major signalized intersection with access to a combined traffic count of over 103,400 vehicles per day
- Prominent community shopping center in an affluent community with strong pedestrian traffic
- Strong regional presence with robust demographics, a large concentration of major retailers in the immediate vicinity, and strong co-tenancy
- Located on the NEC of Dale Mabry Hwy & Fletcher Ave

## NEARBY RETAILERS



### LEASING CONTACTS

**Jannie Hueting**  
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**Sasha Hampton**  
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18926 N Dale Mabry Hwy Ste 101  
Lutz, FL 33558  
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## TENANT ROSTER

UNIT	TENANT	SF
A0A	Keke's Breakfast Cafe	4,500 SF
A0H	Burlington	19,941 SF
A0I	Barnes & Noble	16,239 SF
A0K	Petco	13,393 SF
A0L	Miracle Ear	1,260 SF
A0M	Great Clips	1,050 SF
A0N	Vivi Nails	1,050 SF
A0P	Hand & Stone Massage & Facial Spa	2,310 SF
A0R*	Available	1,050 SF
A0S*	Available	750 SF
A0T*	Available	2,633 SF
*can be combined to total 4,433 SF		
B0D	Flapjack Pickleball Social Club	30,183 SF
B0G	Wagging Club (Pet Boarding)	5,495 SF
B0H	Carrollwood Pharmacy	1,852 SF
B0K	Shoe Repair	568 SF
B0L	Salon Lofts	5,500 SF
B0X	Available - Warehouse Space Dock High   No HVAC	5,898 SF
C0A	The Fresh Market	21,000 SF
C0H	Grand Hacienda Mexican Restaurant	3,000 SF
C0L	Glow Aesthetics Bar	1,500 SF
C0M	Smoothie King	1,000 SF
C0N	Simply Pho	2,000 SF
C0P	Buffalo Wild Wings To-Go	1,531 SF
D0A	Available	4,975 SF
E0A	Wagging Club (Dog Daycare)	5,000 SF
R0A	Available - Can Be Divided	8,500 SF
<b>TOTAL RSF</b>		<b>162,178 SF</b>



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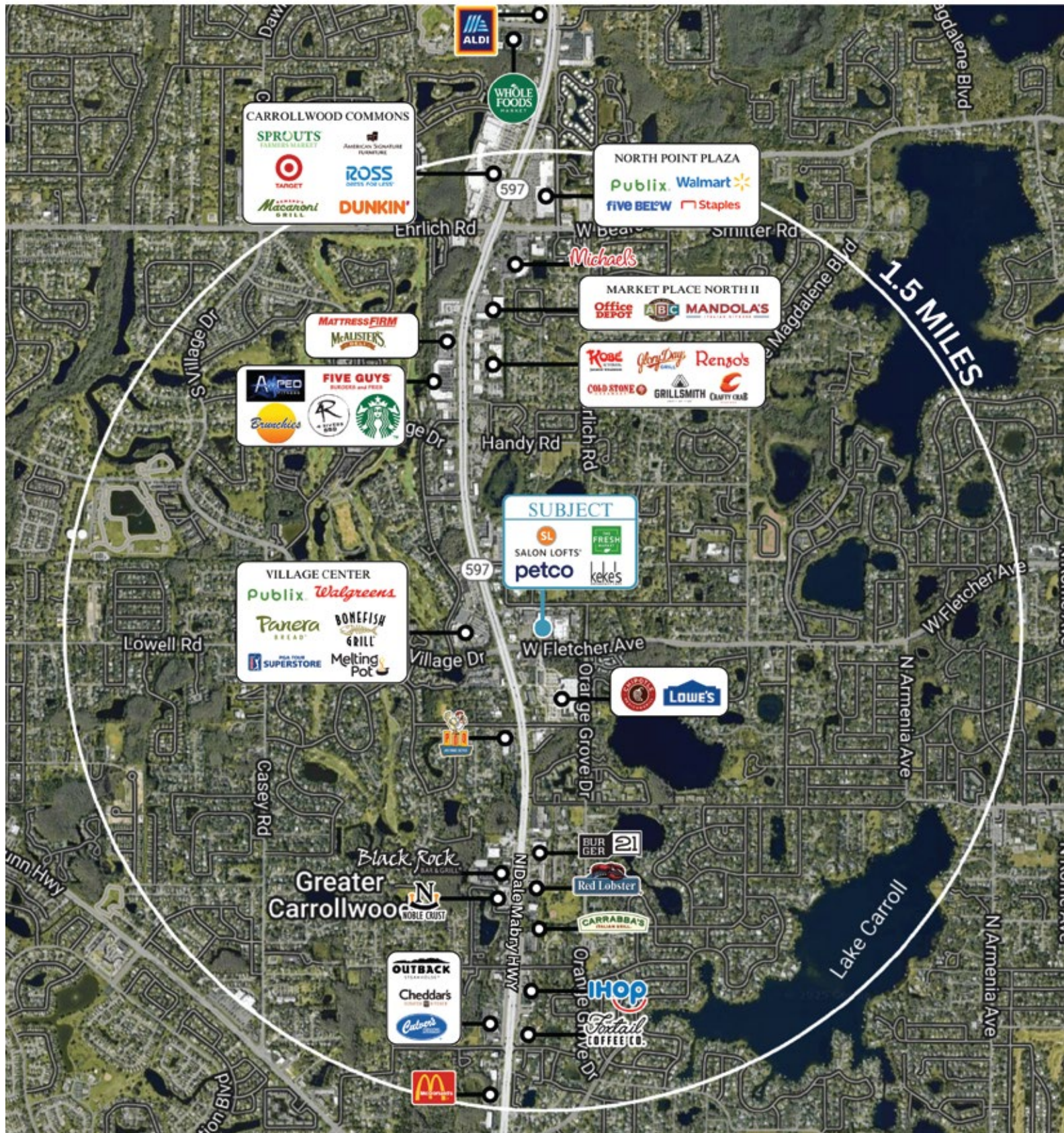
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