

# CARROLLWOOD VILLAGE SHOPPES

## 12904 – 13050 N Dale Mabry Hwy | Tampa, FL 33618



### PROPERTY HIGHLIGHTS:

- Major signalized intersection – N Dale Mabry Hwy and W Fletcher Ave with a combined traffic count of 83,400 vehicles per day
- Across the street from Publix Super Market, The Fresh Market, and Lowe's
- Area retailers include Walmart, Target, Michaels, Sprouts, Ross, Home Depot, Whole Foods, and American Signature Furniture
- Lush, landscaping with inside courtyard, water ponds and fountains
- Shopping center total GLA: 45,353 SF (MOL)



KEY DEMOS	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
2025 Estimated Population	7,916	105,821	290,544
2025 Estimated Households	3,732	44,957	117,631
<b>INCOME</b>			
2025 Estimated Avg HH Income	\$128,774	\$114,633	\$99,883
<b>AGE</b>			
Median Age	42	40	38
<b>DAYTIME DEMOS</b>			
Number of Businesses	1,185	8,912	21,192
Number of Employees	7,065	48,308	126,574
Total Daytime Population	9,390	79,537	216,620
<b>TRAFFIC COUNTS</b>			
N Dale Mabry Hwy (N/S)	69,500 AADT		
W Fletcher Ave (E/W)	19,400 AADT		



### FOR LEASING INFORMATION:

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UNIT	TENANT	SF
12904	Cepas Tapas & Bar	2,855
12908	Royal Sweets Indian Restaurant	1,879
12914	Pink & White Nails & Serenity Spa	2,500
12922	Prime IV	1,231
<b>12924</b>	<b>AVAILABLE</b>	<b>1,800</b>
<b>12926</b>	<b>AVAILABLE</b>	<b>2,500</b>
12932	Aspire MedSpa & Beauty Bar	2,500
12938	Side Splitters Comedy Club	5,300
13002	Circles Bistro	2,500
13008	Clean Your Dirty Face	750
13008B	Sheren Hair Studio	500

UNIT	TENANT	SF
13010	D'Lites Emporium	1,250
13014	The UPS Store	1,200
13016	Smoke Shop	1,200
13018	Tampa Family Health	1,160
13020	Anthony's Coal Fired Pizza	3,000
13028	Maple Street Biscuit Company	3,000
13030	Hiccups & Churroholic	1,615
13032	Headlines Barber Shop	785
13036	Press Pass Breaks	1,800
13050	Chili's Bar & Grill	5,972

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