

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
- 8,500 SF Freestanding Restaurant Available
- 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



NORTHBRIDGE
COMMERCIAL REAL ESTATE GROUP

LEASING CONTACTS

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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	1,800 SF
A0T	Kova Dental	2,633 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
TOTAL RSF		162,178 SF



LEASING CONTACTS

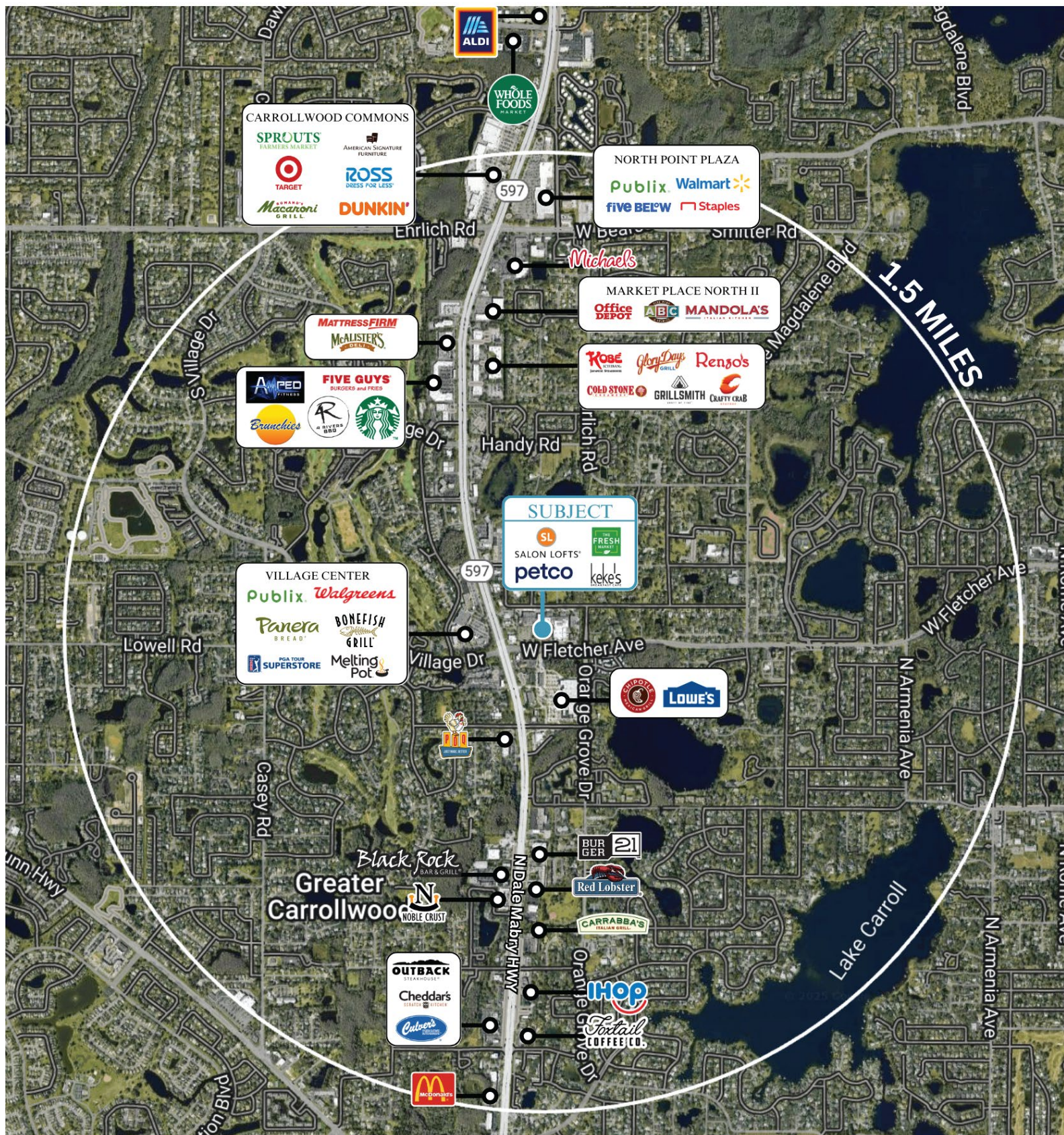
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