

VILLAGE LAKES SHOPPING CENTER

23532 FLORIDA 54, LAND O' LAKES, FL 33559

FOR LEASE




LOCATION DESCRIPTION

Neighborhood shopping center ideally located on high-traffic State Road 54

PROPERTY HIGHLIGHTS

- Located at signalized intersection of SR-54 & Village Lakes Shopping Center Drive
- Featuring Marshalls, Ross Dress For Less, Beall's Outlet, YouFit Health Clubs, Dollar Tree and Five Below
- Outparcel opportunity for a ground lease, built-to-suit, or multi-tenant building
- Less than 1/2 mile east of Land O' Lakes Blvd/US-41
- 4.5 miles west of Cypress Creek Town Center and I-75
- Over 61,000 pass the center everyday



 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Population	6,504	37,792	110,551
Daytime Population	5,782	33,647	99,087
Households	2,645	14,421	41,083
Average HH Income	\$106,181	\$119,257	\$133,747



NICK ANTHONY

nick.anthony@tscg.com
813.373.4810

JEREMY KRAL

jeremy.kral@tscg.com
813.547.6804

ERIC BATTISTONE

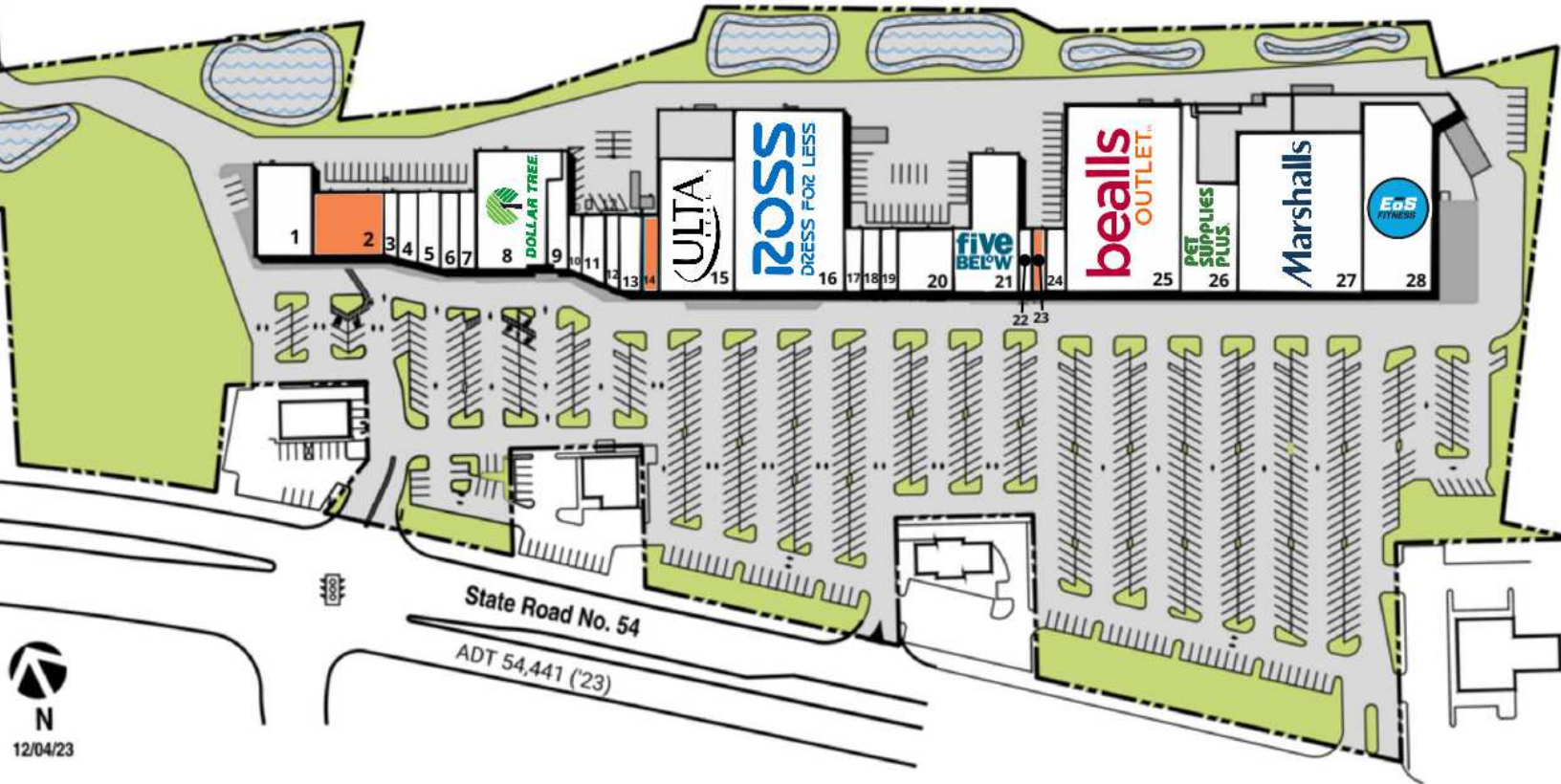
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SUITE	TENANT NAME	SPACE SIZE
1	Reflex Taekwondo	6,200 SF
2	Available	5,400 SF
3	Joy Nail	1,078 SF
4	Veterinarian	1,525 SF
5	MyEyeDr.	2,047 SF
6	Breakfast Station	1,700 SF
7	Thomas Orthodontics	1,700 SF
8	Dollar Tree	10,555 SF
9	T-Mobile	2,445 SF
10	Jackson Hewitt Tax Service	946 SF
11	Dentist	1,779 SF
12	La Carmen Hair Salon	1,133 SF
13	Noire The Nail Bar	2,503 SF
14	Available	1,802 SF

SUITE	TENANT NAME	SPACE SIZE
15	Ulta Beauty	10,207 SF
16	Ross Dress for Less	23,864 SF
17	NY Times Square Pizza	1,400 SF
18	Eyebrow Threading	1,400 SF
19	Embroider Too	1,400 SF
20	Amscot Financial	4,200 SF
21	Five Below	9,213 SF
22	Metro by T-Mobile	1,050 SF
23	Available	1,050 SF
24	Hong Foot Spa	1,492 SF
25	Bealls Outlet	25,817 SF
26	Pet Supplies Plus	9,127 SF
27	Marshalls	24,009 SF
28	EOS Fitness	15,406 SF



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