

**AVAILABLE: PRIME GROUND FLOOR UNIT**

# MAIN STREET SHOPPING CENTER

11720 North Dale Mabry Highway

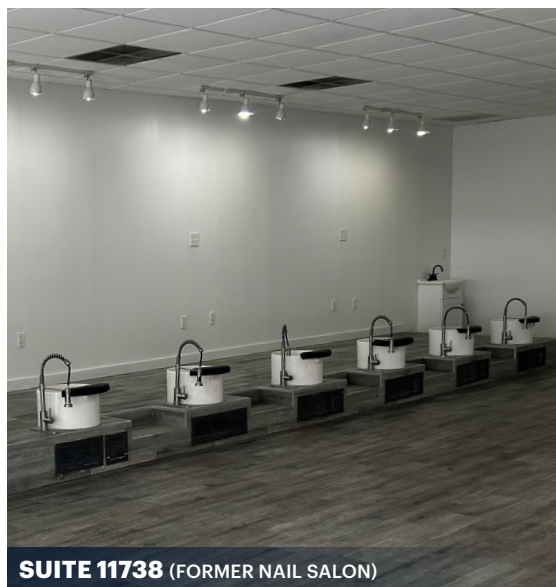
TAMPA | FLORIDA

**±1,366 SF**

**FOR LEASE**



**SUITE 11738 (GROUND FLOOR)**



**SUITE 11738 (FORMER NAIL SALON)**

## SPACE DETAILS

### SIZE

Suite 11738: 1,366 SF

### PROPERTY GLA

±75,637 SF

### CO-TENANTS

All Star Cheer, 1Up Entertainment, School of Rock, Tampa Wine Room, Michael's Grill, Lagree Fitness, Doula Hive, Green Parrot Tiki Bar & Grill

### NEIGHBORS

**NEW BayCare HealthHub** offering Urgent Care, Lab, Imaging and Medical Specialists (*Opening 2026*), Cadence Bank, Red Lobster, Noble Crust, and Gordon Food Service

### COMMENTS

- Ample on-site parking
- Located in primary retail corridor of Carrollwood
- 67,500 AADT on North Dale Mabry Highway
- Suite 11738 formerly a nail salon with six (6) pedicure tubs

## DEMOGRAPHICS

### POPULATION

1 Mile	7,997
3 Mile	104,887
5 Mile	293,639

### DAYTIME POPULATION

1 Mile	12,112
3 Mile	113,786
5 Mile	302,907

### TOTAL HOUSEHOLDS

1 Mile	3,604
3 Mile	43,501
5 Mile	116,571

### AVERAGE HH INCOME

1 Mile	\$140,365
3 Mile	\$103,644
5 Mile	\$91,019

### TOTAL BUSINESSES

1 Mile	748
3 Mile	8,650
5 Mile	12,112

### TOTAL EMPLOYEES

1 Mile	8,650
3 Mile	66,963
5 Mile	162,022

# SITE PLAN

SUITE	TENANT
11720	Michael's Grill
11722	Salon Ingá
11724	Tampa Wine Room
11730	School of Rock
11730 A	Doula Hive
11732	Palm Yoga & Tampa Jiu Jitsu
11734	Weichert Realtors
11736	Panoramic Doors
11738	AVAILABLE
11740	Lagree Fitness
11742	Green Parrot Tiki Bar & Grill
11778	1UP Entertainment + Social
11780	All Star Cheer
11782	Essentials Massage & Facials
11784	All American Dance Factory



# MARKET AERIAL



# STREET MAP



- SYNOVUS
- BayCare HealthHub
- CADENCE
- UNIVERSITY OF FLORIDA
- 1Up Entertainment
- Luna Luxe Nails
- Woolite Fix
- Black Rock
- LAGREE FITNESS
- FedEx
- ELLAY
- PARADISE GRILLS
- NOBLE CRUST
- ONE STOP KITCHENS & BATH
- PARADISE GRILLS
- Ink Villains Tattoos
- Express & Cappuccino
- Glamour Trends Apparel
- Domino's
- 7 ELEVEN
- CVS pharmacy
- Salon Robert Scott
- State Farm
- DeDomenico
- postalite dentistry
- Cheddar's
- EYESGLASS WORLD
- OUTBACK
- Culver's
- dfcu
- GREEN PLACE
- NORALES CABINETS
- Green House Smoke & Vape Shop
- Cafe Caribe
- Shozen Afro
- LASH + INK
- McDonald's
- HealthPoint - Carrollwood
- BayCare Medical Group
- Tracy Chang Burton

# POINTS OF INTEREST

