

CARROLLWOOD VILLAGE SHOPPES

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



PROPERTY HIGHLIGHTS:

- Up to 3,031 SF available for lease
- High traffic count of 97,000 vehicles per day
- Major signalized intersection – N Dale Mabry Hwy and Fletcher Ave
- Across the street from newly redeveloped Publix Super Market, Bed Bath & Beyond, 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
POPULATION			
2019 Estimated Population	8,475	107,046	283,344
2019 Estimated Households	3,963	45,748	114,607
INCOME			
2019 Est. Avg HH Income	\$107,389	\$82,876	\$68,848
AGE			
Median Age	45	40	37
DAYTIME DEMOS			
Number of Businesses	966	5,626	13,503
Number of Employees	6,707	41,196	125,510
Total Daytime Population	9,477	70,578	208,033
TRAFFIC COUNTS			
N Dale Mabry Hwy (N/S)	72,000 AADT		
W Fletcher Ave (E/W)	25,000 AADT		
S Village Drive (E/W)	23,000 AADT		



FOR LEASING INFORMATION:

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UNIT	TENANT	SF
12904	Maloney's Irish Pub	2,855
12908	Royal Sweets Indian Restaurant	1,879
12914	Pink and White Nails	2,500
12924	AVAILABLE SOON	3,031
12926	Painting with a Twist	2,500
12932	Aspire MedSpa & Beauty Bar	2,500
12938	Side Splitters Comedy Club	5,300
13002	Circles Bistro	2,500
13008	Quick Hit Fitness	750
13008B	Sheren Fardin	500

UNIT	TENANT	SF
13010	D'Lites Emporium	1,250
13014	UPS Store	1,200
13016	McNatt's Cleaners	1,200
13018	Brush Blow & Go	1,216
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	MorphoTrust USA	1,800
13050	Chili's Bar & Grill	5,972

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