

MANGO PLAZA

11720 E. Martin Luther King Jr. Blvd | Seffner, FL 33584

RETAIL SPACE AVAILABLE
FOR LEASE



- **AVAILABLE:** 10,900 SF inline space adjacent to Publix
- Anchored by Publix, join national brands such as Bealls Outlet & Walmart
- Located at the signalized intersection of Martin Luther King Jr. Blvd. & Mango Rd., surrounded by dense retail with three ingress/egress points
- Mango Plaza generates approximately 2.7 million visits per year (Placer.ai, 2023)

[VR TOUR](#)

AREA RETAILERS:



AREA POPULATION

	3 Mile	70,298
	5 Mile	151,556
	10 Minute	71,070

AVG. HOUSEHOLD INCOME

	3 Mile	\$97,737
	5 Mile	\$95,236
	10 Minute	\$94,801

DAILY TRAFFIC COUNTS AADT (2023)

	Martin Luther King Blvd	42,000
	Mango Road	12,300
	I-75	167,000

FranklinStreet
LICENSED REAL ESTATE BROKER | [FranklinSt.com](#)

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MANGO PLAZA

SITE PLAN

MANGO ROAD



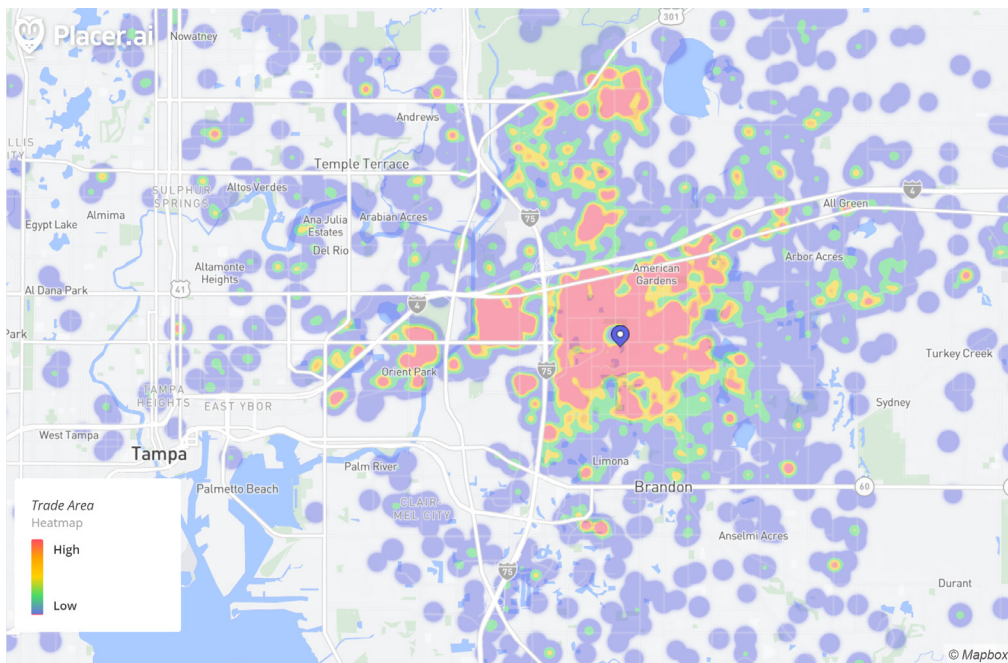
Suite	Tenant	Area (SF)
Bldg.		
11720	Walmart	
11724-32	Rainbow USA	
11734	Sally Beauty	
11736	Fantastic Sam's	
11738	Cricket Wireless	
11740	Macore Coin Laundry	
11744	Mango Cleaners	
11748	Pizza Hut	
11750	Beautiful Nails & Spa	
11752	Wingstop	
11754	Cora Rehabilitation Clinics	
11758	Juan L. Alvarez, DDS	
11760	Hong Kong Chinese Restaurant	
11762	Plummer's Family Restaurant	
11766	Buddy's Home Furnishings	
11770	Beall's Outlet	
11776	AVAILABLE	10,900 SF
11778	Jeff & Elizabeth's Liquor Store	
11780	Kiso Sushi & Hibachi	
11782	Publix	
TOTAL:		166,465

AVAILABLE Separately Owned Outparcel

Landlord does not covenant that any occupant indicated herein will be a tenant in the space marked or in this shopping center. Nothing contained herein shall be deemed to limit, waive, or lessen the rights of Landlord under the lease. This exhibit shows only Tenant's location in the Landlord's property and is not a scale drawing showing size, etc.

E. MARTIN LUTHER KING JR BOULEVARD





DEMOGRAPHICS

AREA POPULATION

	3 Mile	70,298
	5 Mile	151,556
	10 Minute	71,070

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DAYTIME POPULATION

	3 Mile	43,773
	5 Mile	125,356
	10 Minute	50,529

ESTIMATED HOUSEHOLDS

	3 Mile	25,912
	5 Mile	57,139
	10 Minute	26,520



NUMBER OF VISITS TO MANGO PLAZA IN 2023

2,700,000 Visits

NUMBER OF VISITORS TO MANGO PLAZA IN 2023

373,900 Visitors

AVERAGE DWELL TIME IN MANGO PLAZA IN 2023

31 Minutes

WHERE ARE THE MAJORITY OF VISITORS COMING FROM?

41.7% from Home

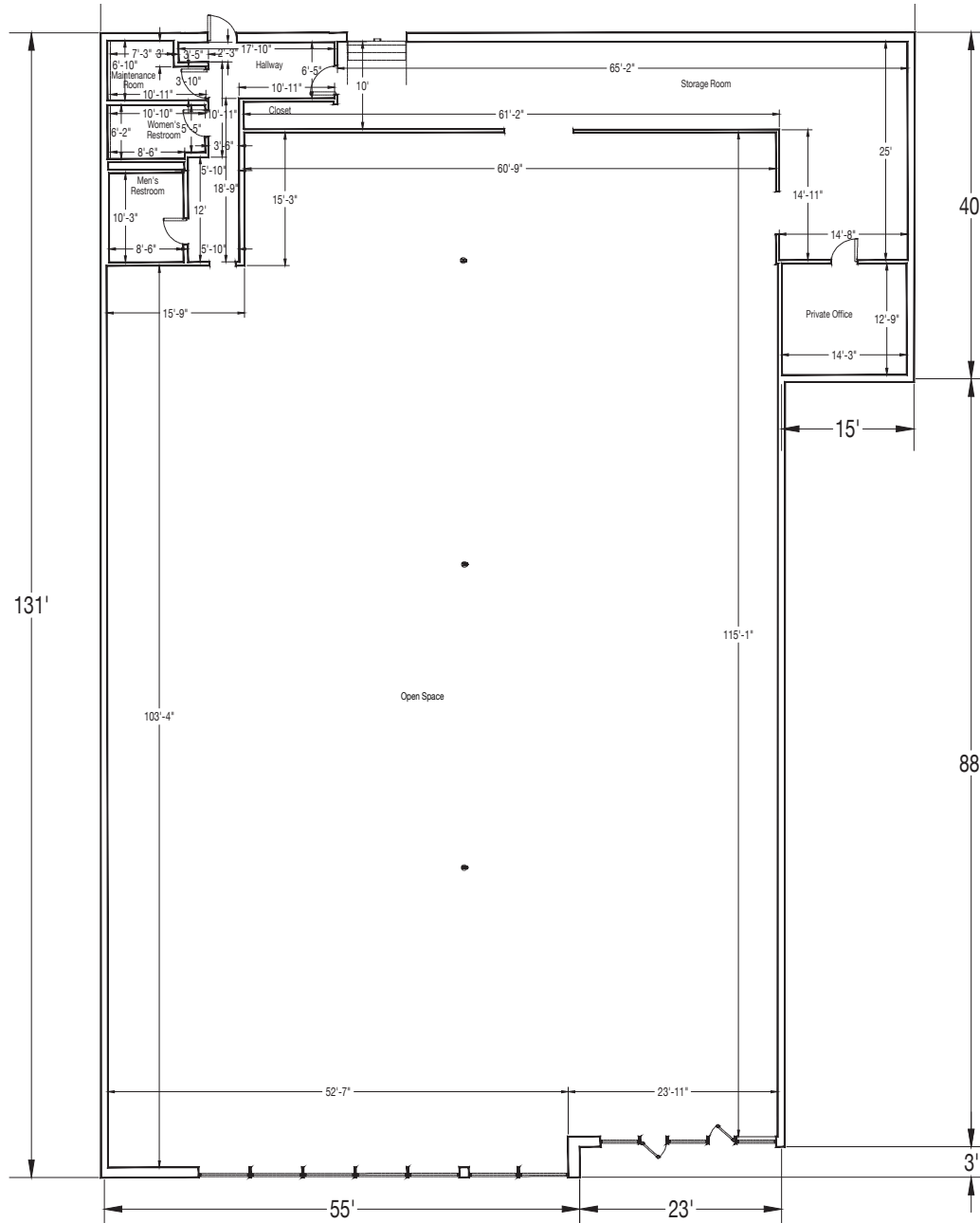




SUITE #1176

FLOOR PLAN

10,900 SF





MANGO PLAZA

Walmart Publix

bealls OUTLET. Rainbow

SALLY BEAUTY FANTASTIC SAM'S CUT & COLOR

Winn-Dixie

DUNKIN'

WAFFLE HOUSE

NORTHGROVE SHOPPING CENTER

Save a lot

ACE Hardware

DOLLAR TREE

PARSONS VILLAGE SQUARE

Winn-Dixie

FAMILY DOLLAR

CVS

BEEF 'O BRADY'S GOOD FOOD. GOOD SPORTS.