

RETAIL SPACE FOR LEASE

Van Dyke Commons Shopping Center

17623-17695 N DALE MABRY HIGHWAY • LUTZ, FL • 33548



PROPERTY OVERVIEW

Property Type	Retail
Property Size	143,066 sf
Traffic Count	60,735 vpd

PROPERTY FEATURES

- + High end shopping center with national retailers, including LA Fitness, HomeGoods, and Golf Galaxy
- + High visibility with nearly 2,000 ft of frontage along N Dale Mabry Hwy
- + Abundant parking
- + Easy access with multiple points in ingress/egress

LOCATION

- + Ideally located at the signalized corner of Dale Mabry Hwy and Van Dyke Rd
- + Less than 1 mile to FL-568/589 and 10 minutes to US-41 and I-275



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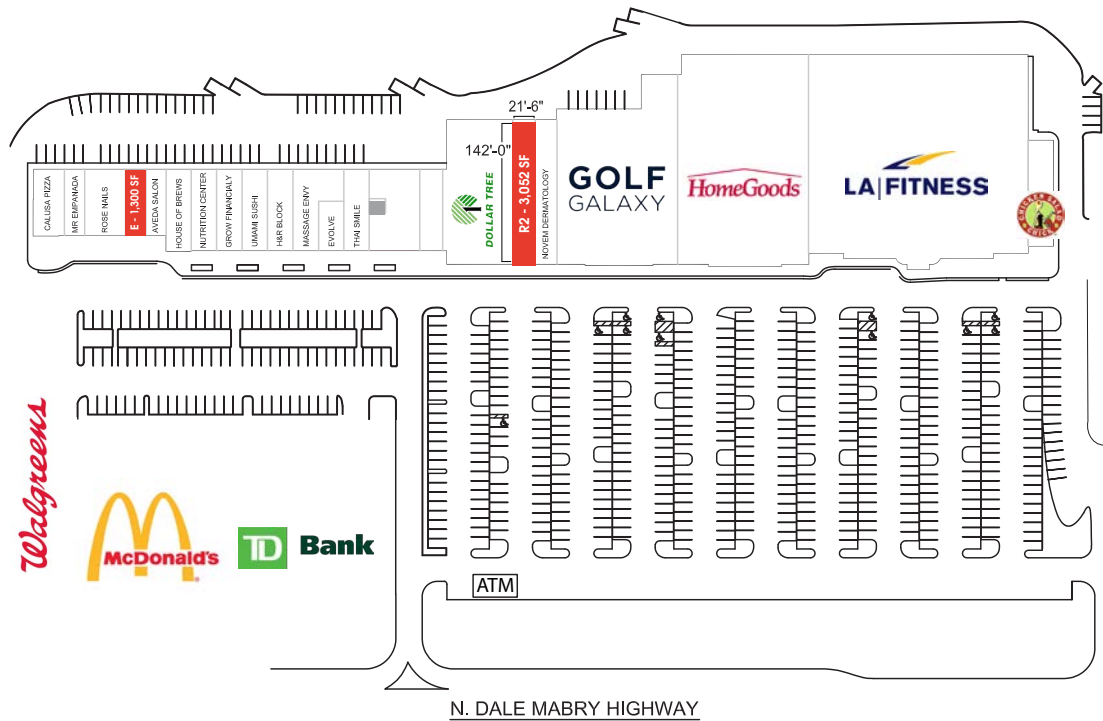
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2023 DEMOGRAPHIC INFORMATION

RADIUS	1 MILE	3 MILE	5 MILE
Population	4,817	52,775	141,271
Total Households	1,972	21,301	57,458
Median Age	43.8	42.4	43.1
Median HH Income	\$83,569	\$85,150	\$78,755

Source: Costar Realty Group



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