

CARROLLWOOD VILLAGE SHOPPES

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



PROPERTY HIGHLIGHTS:

- Up to 1,231 SF available for lease
- Major signalized intersection – N Dale Mabry Hwy and W Fletcher Ave with a combined traffic count of 71,100 vehicles per day
- Across the street from newly redeveloped Publix Super Market, Bed Bath & Beyond, The 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			
2022 Estimated Population	7,921	101,252	282,336
2022 Estimated Households	3,610	42,324	111,637
INCOME			
2022 Estimated Avg HH Income	\$99,595	\$90,260	\$73,784
AGE			
Median Age	44	40	38
DAYTIME DEMOS			
Number of Businesses	1,215	8,491	20,656
Number of Employees	7,436	49,432	135,750
Total Daytime Population	9,796	78,873	222,024
TRAFFIC COUNTS			
N Dale Mabry Hwy (N/S)	59,000 AADT		
W Fletcher Ave (E/W)	16,800 AADT		
S Village Drive (E/W)	16,800 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 & White Nails & Serenity Spa	2,500
12922	Prime IV	1,231
12924	Feline Bistro	1,800
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	QuickHIT Fitness Labs	750
13008B	Sheren Hair Studio	500

UNIT	TENANT	SF
13010	D'Lites Emporium	1,250
13014	The UPS Store	1,200
13016	Smoke Shop	1,200
13018	Tampa Medical	1,160
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	IdentoGo	1,800
13050	Chili's Bar & Grill	5,972

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