

# CARROLLWOOD VILLAGE SHOPPES

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



### PROPERTY HIGHLIGHTS:

- Up to 2,500 SF available for lease
- High traffic count of 97,500 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, Michael's, 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
<b>POPULATION</b>			
2018 Estimated Population	8,516	107,230	282,576
2018 Estimated Households	3,898	44,838	111,899
<b>INCOME</b>			
2018 Est. Avg HH Income	\$113,345	\$81,826	\$68,226
<b>AGE</b>			
Median Age	45	40	37
<b>DAYTIME DEMOS</b>			
Number of Businesses	858	5,050	12,076
Number of Employees	6,494	40,500	124,221
Total Daytime Population	9,313	69,773	207,581
<b>TRAFFIC COUNTS</b>			
N Dale Mabry Hwy (N/S)	74,500 AADT		
W Fletcher Ave (E/W)	24,000 AADT		
S Village Drive (E/W)	23,000 AADT		



### FOR LEASING INFORMATION:

Kerri Atkins  
813.960.8154 x264  
katkins@rmcp.com

8902 N Dale Mabry Hwy  
Tampa, FL 33614  
800.728.5379  
www.RMCPG.com



# CARROLLWOOD VILLAGE SHOPPES

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



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	Empress Tea Room	3,031
12926	Painting with a Twist	2,500
<b>12932</b>	<b>AVAILABLE</b>	<b>2,500</b>
12938	Side Splitters Comedy Club	5,300
13002	Circles Bistro	2,500
<b>13008</b>	<b>AVAILABLE</b>	<b>750</b>
13008B	Sheren Fardin	500

UNIT	TENANT	SF
<b>13010</b>	<b>AVAILABLE</b>	<b>1,250</b>
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
<b>13030</b>	<b>AVAILABLE</b>	<b>1,615</b>
13032	Headlines Barber Shop	785
13036	MorphoTrust USA	1,800
13050	Chili's Bar & Grill	5,972

All information given herein is obtained from sources considered reliable. However, we are not responsible for misstatement of facts, errors, omissions, prior sale, withdrawal from market, modification of mortgage commitment, terms and considerations, or change in price without notice. The information supplied herein is for informational purposes only and shall not contain a warranty or assurance that said information is correct. Any person intending to rely upon the information supplied herein should verify said information independently. **UPDATED: 031519**



### FOR LEASING INFORMATION:

Kerri Atkins  
813.960.8154 x264  
katkins@rmcpg.com

8902 N Dale Mabry Hwy  
Tampa, FL 33614  
800.728.5379  
www.RMCPG.com