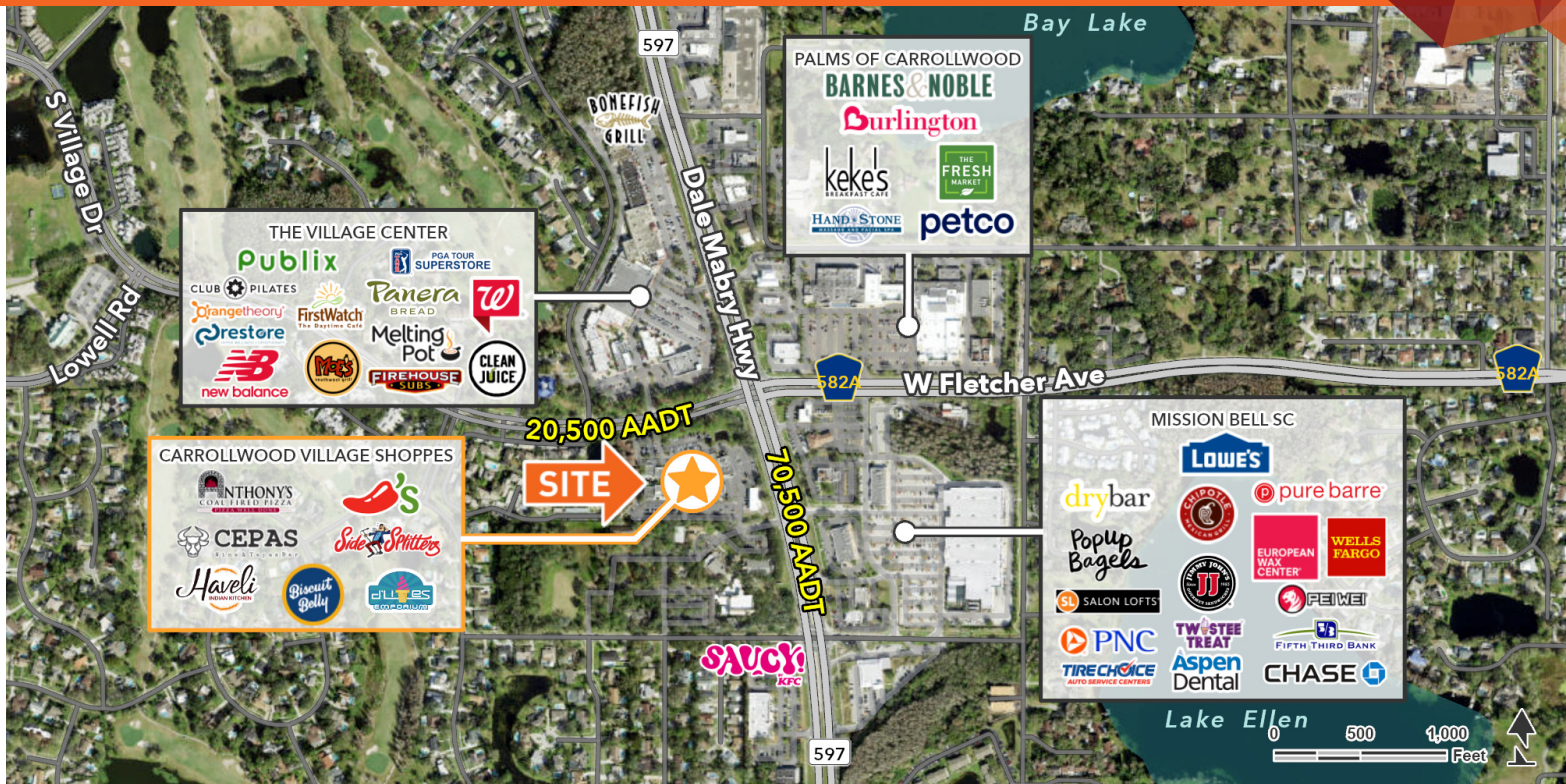


CARROLLWOOD VILLAGE SHOPPES

FOR LEASE

12904 -13050 NORTH DALE MABRY HIGHWAY, TAMPA, FL 33618



LOCATION DESCRIPTION

Located on the bustling Dale Mabry Highway, the area offers a dynamic mix of affluent residential neighborhoods and thriving commercial centers.

PROPERTY HIGHLIGHTS

- 1,800 - 2,500 SF Available
- Direct frontage along North Dale Mabry Highway enhances visibility
- Prominent signage opportunities on a marquee retail corridor
- Dedicated parking lot facilitates customer convenience
- Strategic ingress and egress promotes seamless traffic flow
- Traffic Count (AADT): Dale Mabry Hwy - 70,500; S Village Drive - 20,500



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Population	7,584	105,837	284,357
Daytime Population	10,907	102,983	283,489
Households	3,450	44,541	113,083
Average HH Income	\$140,435	\$110,708	\$95,817



JEREMY KRAL

jeremy.kral@tscg.com
813.545.4757

ERIC BATTISTONE

eric.battistone@tscg.com
813.760.3742

NICK ANTHONY

nick.anthony@tscg.com
813.373.4810

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SUITE	TENANT NAME	SPACE SIZE
12904	Cepas Tapas & Bar	2,855 SF
12908	Royal Sweets Indian Restaurant	1,879 SF
12914	Pink & White Nails & Sereni...	2,500 SF
12922	Prime IV	1,231 SF
12924	Available	1,800 SF
12926	Available	2,500 SF
12932	Aspire MedSpa & Beauty Bar	2,500 SF

SUITE	TENANT NAME	SPACE SIZE
12938	Side Splitters Comedy Club	5,300 SF
13002	Circles Bistro	2,500 SF
13008	Clean Your Dirty Face	750 SF
13008B	Sheren Hair Studio	500 SF
13010	D'Lites Emporium	1,250 SF
13014	The UPS Store	1,200 SF
13016	Smoke Shop	1,200 SF

SUITE	TENANT NAME	SPACE SIZE
13018	Tampa Family Health	1,160 SF
13020	Anthony's Coal Fired Pizza	3,000 SF
13028	Biscuit Belly	3,000 SF
13030	Hiccups & Churroholic	1,615 SF
13032	Headlines Barber Shop	785 SF
13036	Press Pass Breaks	1,800 SF
13050	Chili's Bar & Grill	5,972 SF



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