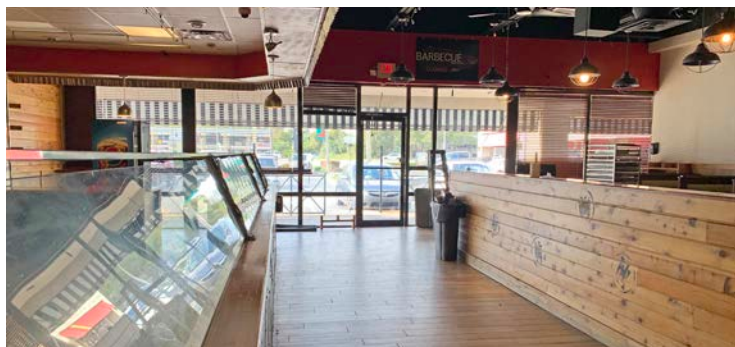


RETAIL SPACE FOR LEASE

# Rainbow Village Center

11401-11435 N DALE MABRY HWY • TAMPA, FL • 33618

## 2ND GENERATION RESTAURANT SPACE



### PROPERTY OVERVIEW

Square Footage Available	2,214
Property Type	Retail Center
Property Size	27,948 sf
Year Built	1982, Renovated 2005
Parking Ratio	5.39/1,000

### PROPERTY FEATURES

- + High exposure on Dale Mabry Hwy with a traffic count of approx 73,100 vpd
- + Building and pylon signage available
- + Tenants include Carrabba's Italian Grill, Carrollwood Fine Wine & Spirits, Pet Supermarket, Fidelity National Title, Good Feet, and Dyco Sun Paints and Coatings

### LOCATION

- + Ideally located in the heart of Carrollwood
- + Northwest Tampa Submarket
- + Only 10 minutes from the Veteran's Expressway and I-275



For additional information, contact:

**Greg McNutt, CCIM**

(813) 477-2276 mobile • (813) 908-1727 office

gmcnutt@ciminelli.com



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## DEMOGRAPHIC INFORMATION

RADIUS	1 MILE	3 MILE	5 MILE
2020 Population	8,306	103,895	297,070
2020 Total Households	3,689	42,450	116,392
2020 Median Age	46.7	41.2	38.8
2020 Median HH Income	\$79,649	\$56,934	\$49,623

Source: Esri Market Profile Forecast/US Census Bureau



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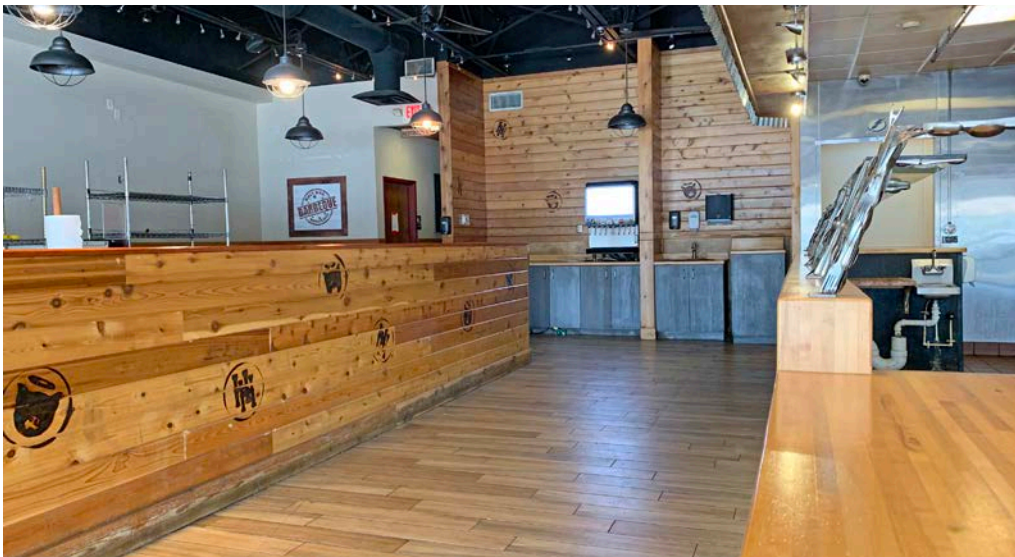
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Bar-Top & Booth Seating



Walk-in Cooler



Walk-in Cooler

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