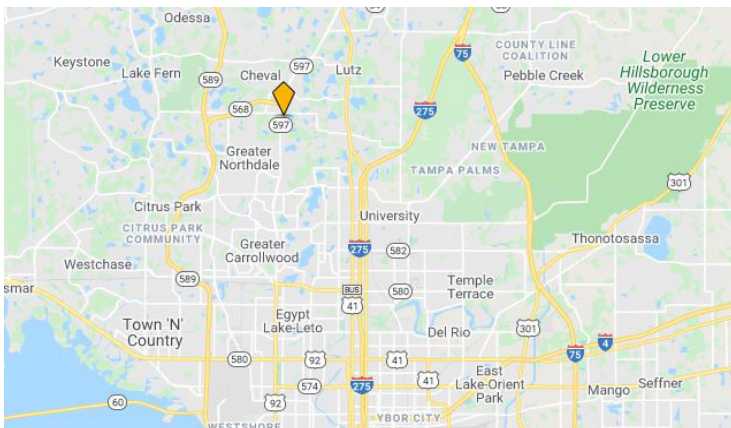


RETAIL SPACE FOR LEASE

Van Dyke Commons Shopping Center

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



PROPERTY OVERVIEW

Square Footage Available	3,052 sf & 3,989 sf
Property Type	Retail
Property Size	134,666 sf
Traffic Count	52,500 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

For additional information, contact:

Greg McNutt, CCIM

(813) 477-2276 mobile • (813) 908-1727 office
gmcnutt@ciminelli.com



RETAIL SPACE FOR LEASE

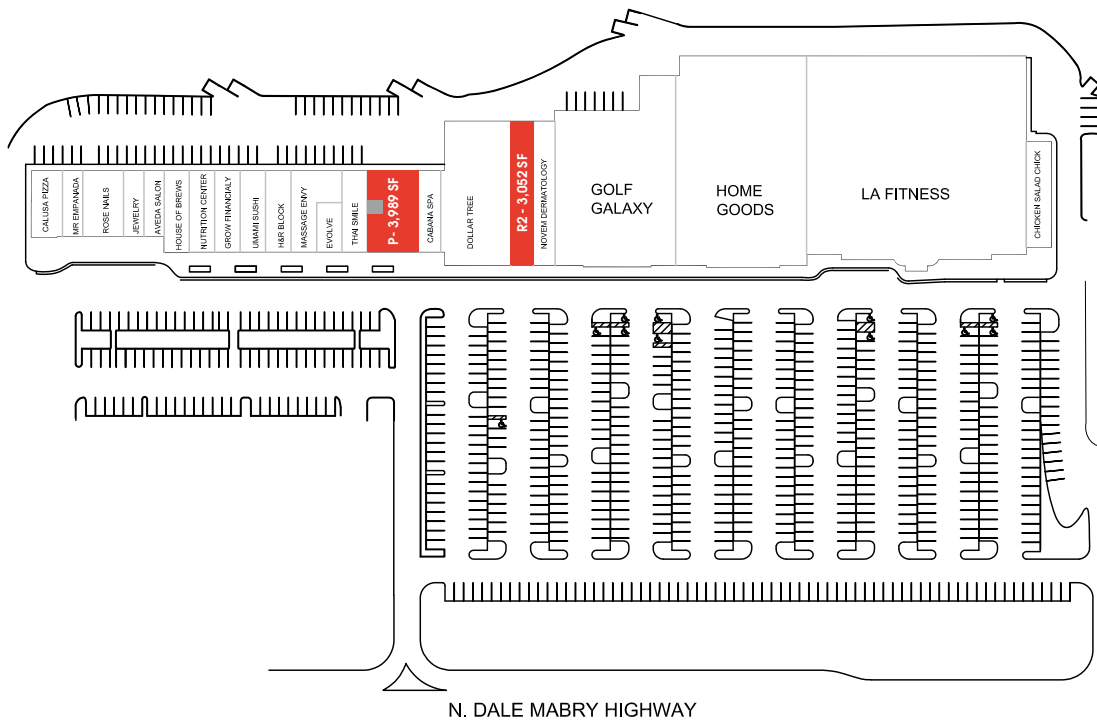
Van Dyke Commons Shopping Center

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2020 DEMOGRAPHIC INFORMATION

RADIUS	1 MILE	3 MILE	5 MILE
Population	3,945	52,709	143,177
Total Households	1,608	21,128	57,710
Median Age	41.8	41.4	42.3
Median HH Income	\$70,083	\$78,957	\$74,014

Source: Costar Realty Group



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