



For Lease

Melissa Riccardi

Vice President
Retail Services
+1 813 871 8523
melissa.riccardi@colliers.com

Stephanie Addis

Vice President
Retail Services
+1 813 222 0484
stephanie.addis@colliers.com

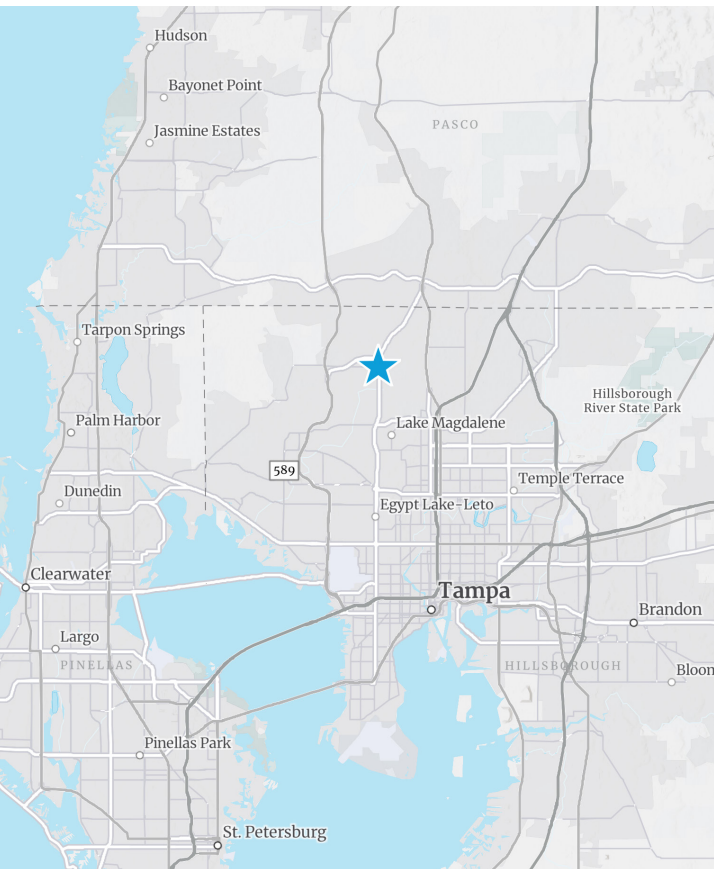
Van Dyke Commons

17630 N Dale Mabry Hwy, Lutz, FL 33558

Colliers

Van Dyke Commons

- 1,300 - 3,052 SF available in Van Dyke Commons; anchored by HomeGoods, Golf Galaxy, EOS Fitness and Dollar Tree
- Highly visible location on Dale Mabry Highway with multiple points of ingress/egress in the heart of North Carrollwood with proximity to Land O'Lakes and the growth corridor of State Road 54
- Strong co-tenancy with recognized national brands
- Average household income of **\$185,843** within 1 mile
- Easy access to the Veterans Expressway
- High traffic counts of 57,000 cars per day: 44,500 on Dale Mabry Hwy and 12,500 on Van Dyke Road



Site Plan & Availabilities



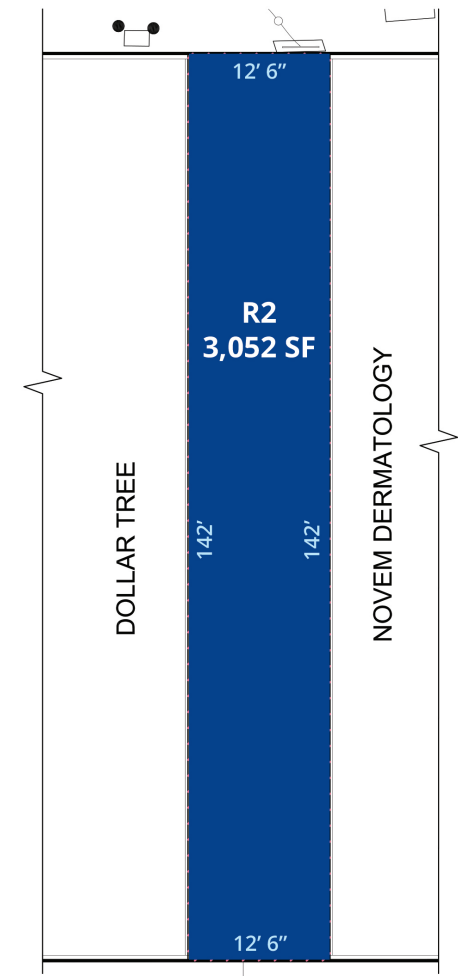
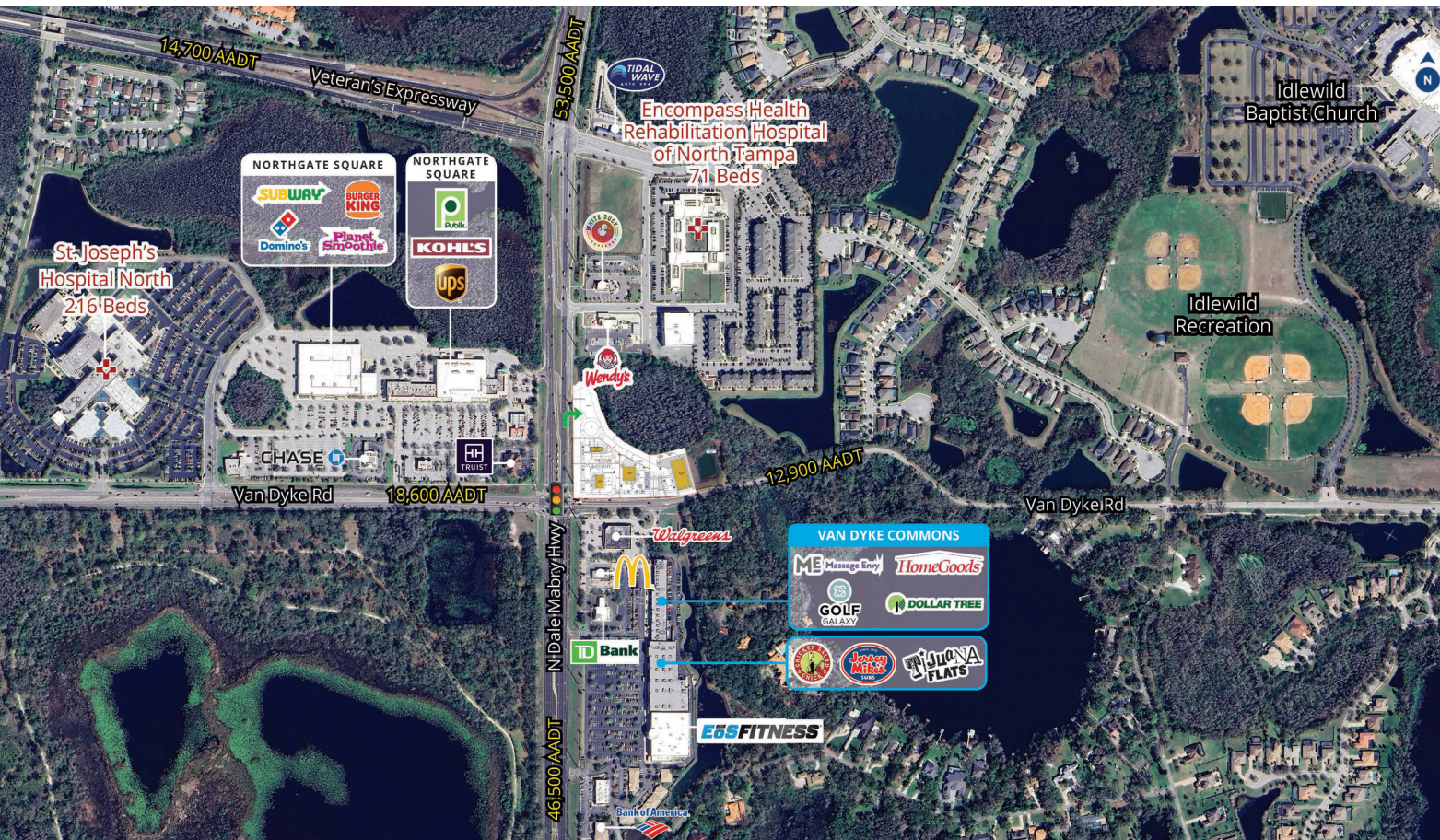
Suite	Tenant	SF
A	Calusa Pizza	2,000
B	Mr Empanada	1,300
C-D	Rose Nails	1,300
E	Jewelry	1,300
F	Available	1,300
G	House of Brews	2,000
H	GNC	2,000

Suite	Tenant	SF
I	Grow Financial	2,000
J	Umami Sushi	2,000
K	H&R Block	2,000
L	Massage Envy	1,600
M	Evolve	1,200
N	Thai	2,000
P	Mahadev Liquor	3,989

Suite	Tenant	SF
Q	Scenthound	1,800
R	Dollar Tree	9,530
R2	Available	3,052
R3	Novel Dermatology	2,818
S	Golfsmith	20,087
T	HomeGoods	25,802
U	EOS Fitness	45,000

Suite	Tenant	SF
V	Chicken Salad Chick	2,588
D1	Tijuana Flats	2,450
D2	Jersey Mikes	1,400
D3	Great Clips	1,050
D4	Tmobile	1,400
D5	Bach to Rock	2,100

Close up Aerial



Demographic Summary

	1-Mile	3-Mile	5-Mile
Total Population	3,774	50,852	141,548
Daytime Population	4,993	43,508	126,064
Average Household Income	\$185,843	\$146,751	\$140,892
Median Age	44.8	42.3	43.5

Colliers

Melissa Riccardi

Vice President

Retail Services

+1 813 871 8523

melissa.riccardi@colliers.com

Stephanie Addis

Vice President

Retail Services

+1 813 222 0484

stephanie.addis@colliers.com

View Online
colliers.com

4830 West Kennedy Blvd.

Suite 300

Tampa, FL 33609

colliers.com