



For Lease

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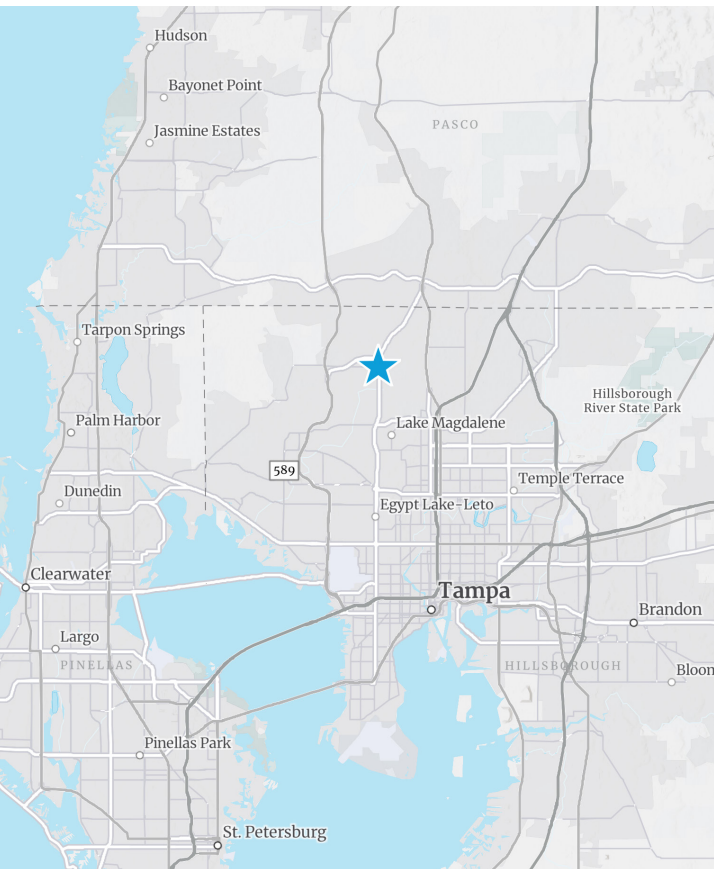
Van Dyke Commons

17630 N Dale Mabry Hwy, Lutz, FL 33558

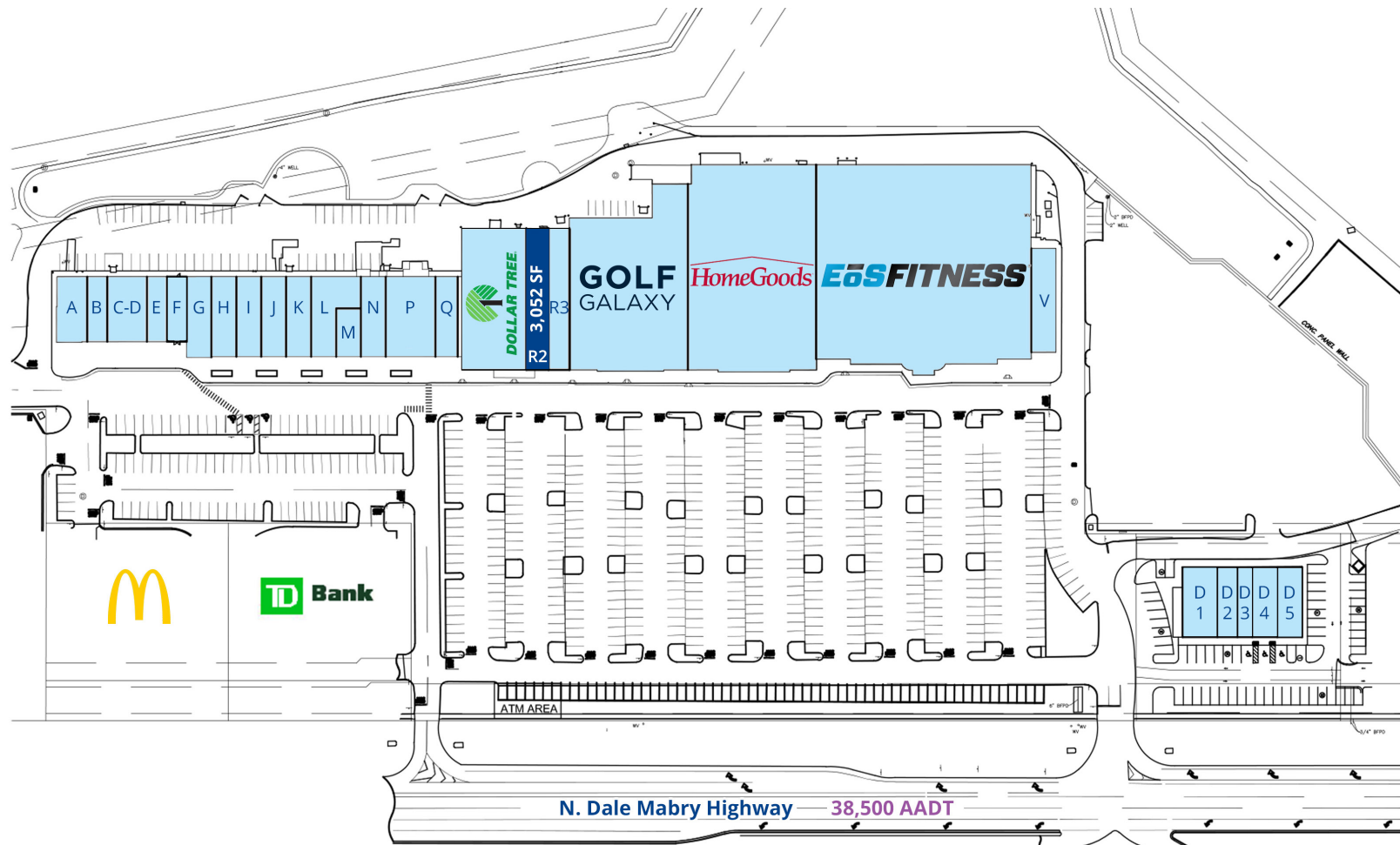
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Van Dyke Commons

- 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

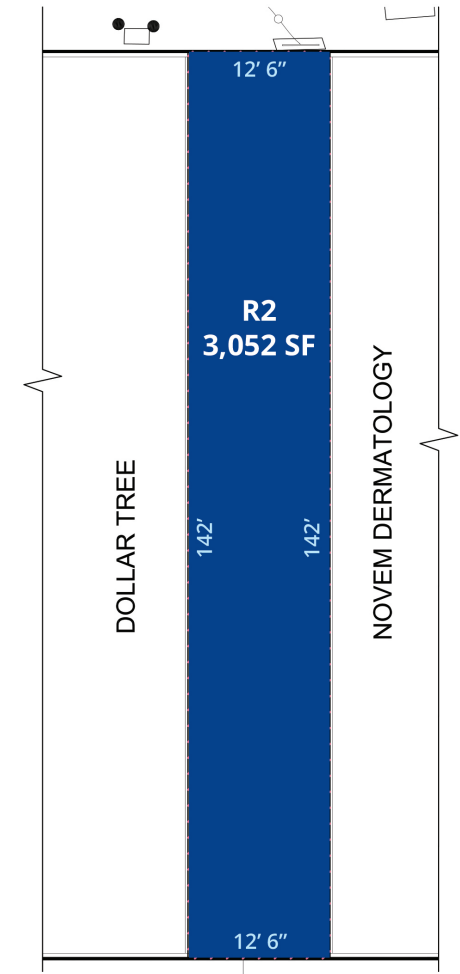
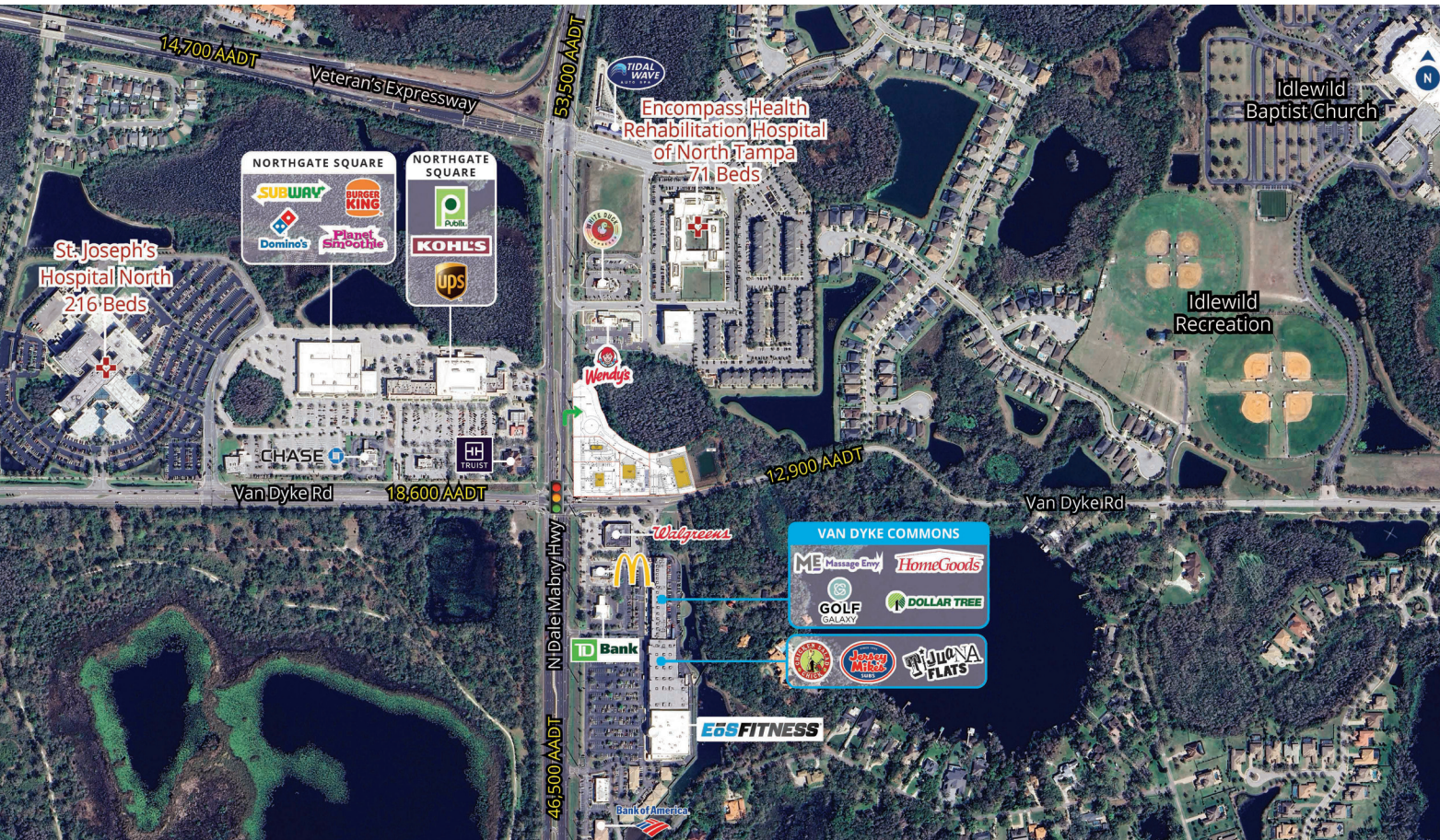


Site Plan & Availabilities



Suite	Tenant	SF	Suite	Tenant	SF	Suite	Tenant	SF	Suite	Tenant	SF
A	Calusa Pizza	2,000	I	Grow Financial	2,000	Q	Scenthound	1,800	V	Chicken Salad Chick	2,588
B	Mr Empanada	1,300	J	Umami Sushi	2,000	R	Dollar Tree	9,530	D1	Tijuana Flats	2,450
C-D	Rose Nails	1,300	K	H&R Block	2,000	R2	Available	3,052	D2	Jersey Mikes	1,400
E	Jewelry	1,300	L	Massage Envy	1,600	R3	Novel Dermatology	2,818	D3	Great Clips	1,050
F	Sobol Bowl	1,300	M	Evolve	1,200	S	Golfsmith	20,087	D4	Tmobile	1,400
G	House of Brews	2,000	N	Thai	2,000	T	HomeGoods	25,802	D5	Bach to Rock	2,100
H	GNC	2,000	P	Mahadev Liquor	3,989	U	EOS Fitness	45,000			

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

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