

# VILLAGE LAKES SHOPPING CENTER

📍 23532 State Road 54, Land O'Lakes, FL 34639

**MSA** Tampa, FL

📍 28.190546, -82.45872

RPT



## CENTER SIZE



TOTAL CENTER GLA

**163,746 S.F.**

## PROPERTY HIGHLIGHTS

- Neighborhood shopping center ideally located on high-traffic State Road 54 in Land O' Lakes, Florida (69,500 ADT).
- Featuring Marshalls, Ross Dress For Less, Beall's Outlet, YouFit Health Clubs, Dollar Tree and Five Below.
- Outparcel opportunity for a ground lease, built-to-suit, or multi-tenant building.
- Ulta opening in Fall of 2023

## PROPERTY DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
 <b>4,037</b>	<b>43,235</b>	<b>102,178</b>	
 <b>1,761</b>	<b>16,310</b>	<b>36,708</b>	
 <b>\$103,469</b>	<b>\$123,417</b>	<b>\$128,662</b>	

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## RETAILERS

A100	Reflex Taekwondo	6,200 SF
A102	Continuicare Medical Center	5,400 SF
A106	Joy Nail	1,078 SF
A108	GentleCare Pet Hospital	1,525 SF
A110	Eye Works of Land O' Lakes	2,047 SF
A111	Breakfast Station	1,700 SF
A112	Thomas Orthodontics	1,700 SF
A116	Dollar Tree	10,555 SF
A117	T-Mobile	2,445 SF
A118	Jackson Hewitt	946 SF
A120	Land O' Lakes Dental Care	1,779 SF
A122	La Carmen Hair Salon	1,133 SF
A124	Noire The Nail Bar	2,153 SF
A125	Available	1,802 SF
A126	Ulta	7,807 SF
B100	NY Times Square Pizza	1,400 SF
B102	Eyebrow Threading & Beauty Spa	1,400 SF
B103	Embroider Too	1,400 SF
B104	Amスコ	4,200 SF
B106	Five Below	9,213 SF
B108	Talk Time	1,050 SF
B110	Elite Barbershop	1,050 SF
B112	Hong Massage & Spa	1,492 SF
C100	YouFit Health Clubs	15,406 SF
C102	Pet Supplies Plus	9,127 SF
MAJA	Ross Dress For Less	23,864 SF
MAJB	Bealls Outlet	25,817 SF
MAJC	Marshalls	24,009 SF