



Preserve at Mobbly Bay
316 Units

Banfield
PET HOSPITAL

4,000 SF
Available

Mister
CAR WASH

The Sedona
240 Units

Wawa

RaceTrac

580

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

Retail | Medical Space For Lease

12820 W. Hillsborough Ave
Tampa, FL 33635

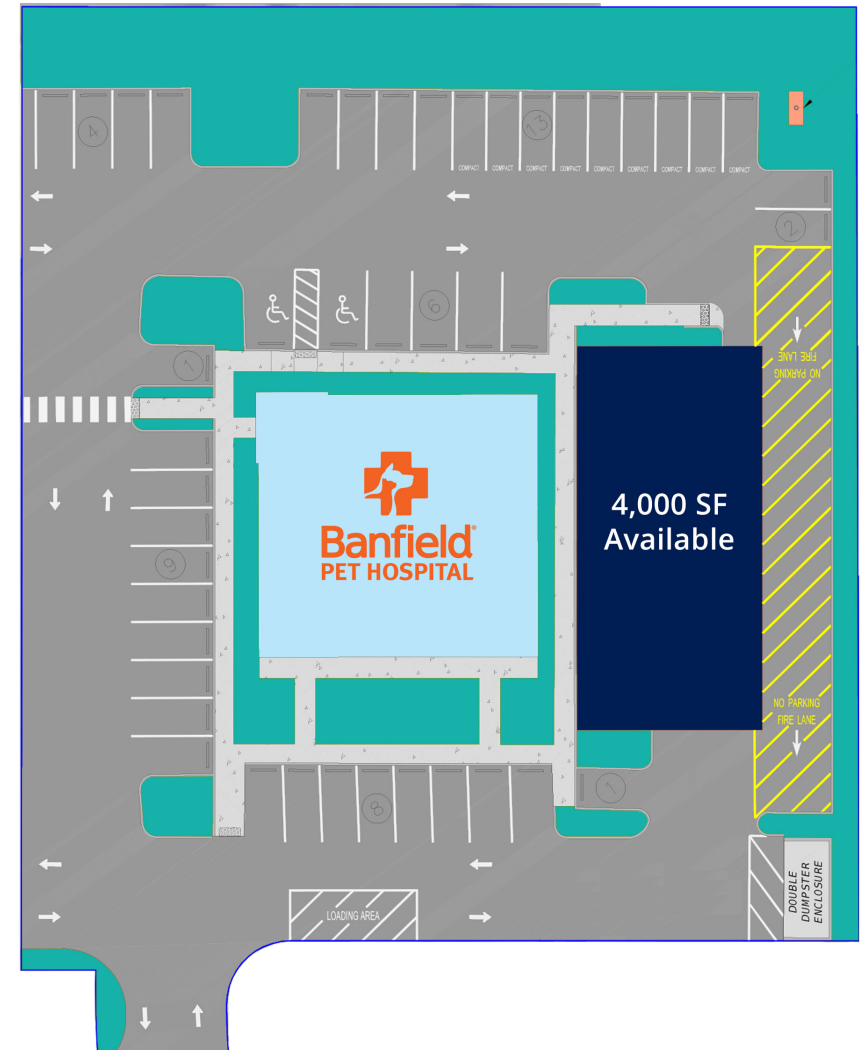


12820

W. Hillsborough Avenue | Tampa

- 4,000 SF available
- Proposed freestanding building near Westchase with direct frontage on highly trafficked Hillsborough Ave/Tampa Road, a major thoroughfare connecting Tampa and North Pinellas
- Shared access and parking with Banfield Pet Hospital
- Positioned near the entrances of The Sendona (240 units) and The Preserve at Mobbly Bay (316 units)
- Average household income of **over \$174,000** within 1 mile
- Exceptional visibility with 57,000 vehicles passing daily on Hillsborough Avenue
- Area retailers include Publix, Lowes Home Improvement, Starbucks, Dunkin', Walgreens, Tropical Smoothie Cafe, RaceTrac, and Wawa

[View Online](#)
colliers.com

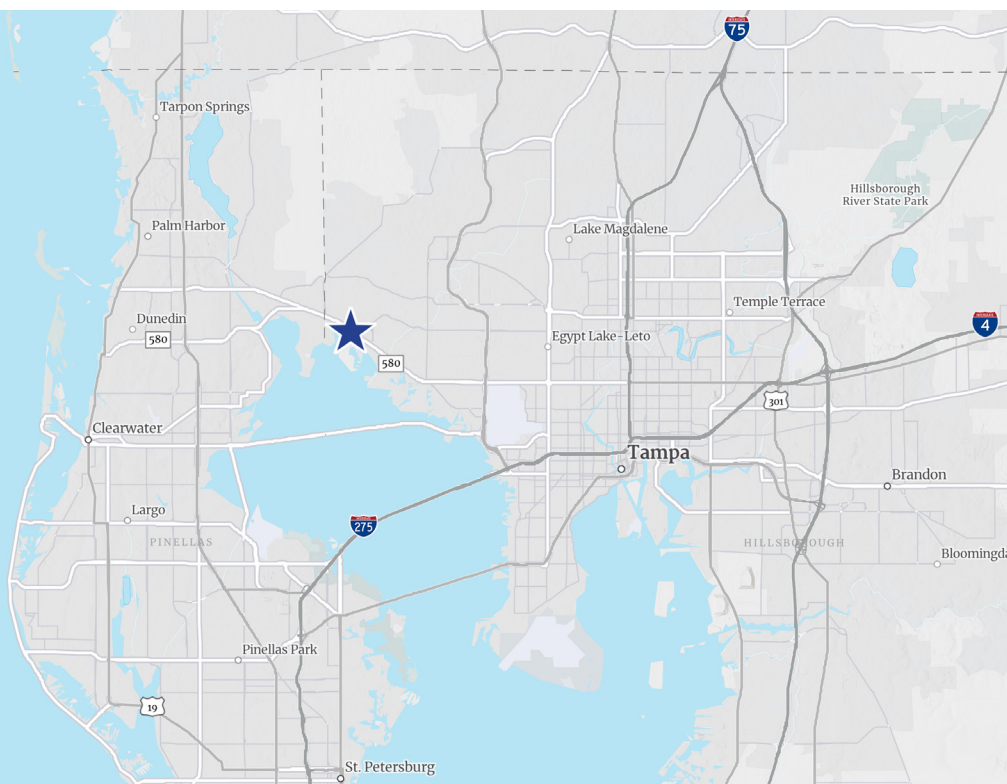


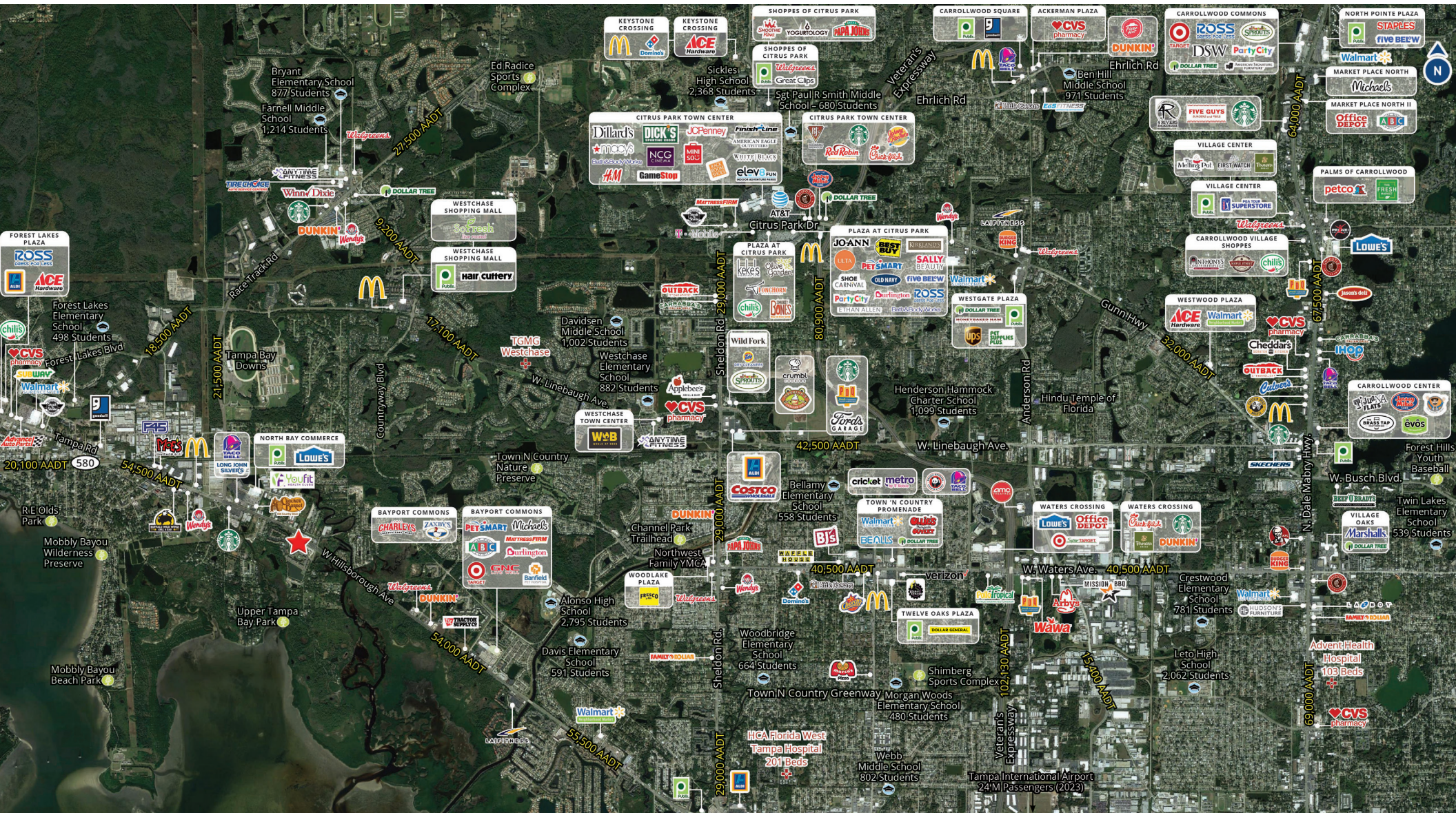
For Lease



Area Demographics

	1-Mile	3-Mile	5-Mile
Total Population	4,673	51,275	152,142
Daytime Population	5,851	52,337	143,297
Average Household Income	\$174,294	\$150,970	\$143,046
Median Age	39.8	40.8	43.5





4830 W. Kennedy Blvd.
Suite 300
Tampa, FL 33609
P: +1 813 221 2290

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2026. All rights reserved.