



Preserve at Mobbly Bay
316 Units

Banfield
PET HOSPITAL

4,000 SF
Available

Mister
CAR WASH

RaceTrac

Wawa

The Sedona
240 Units

Retail For Lease

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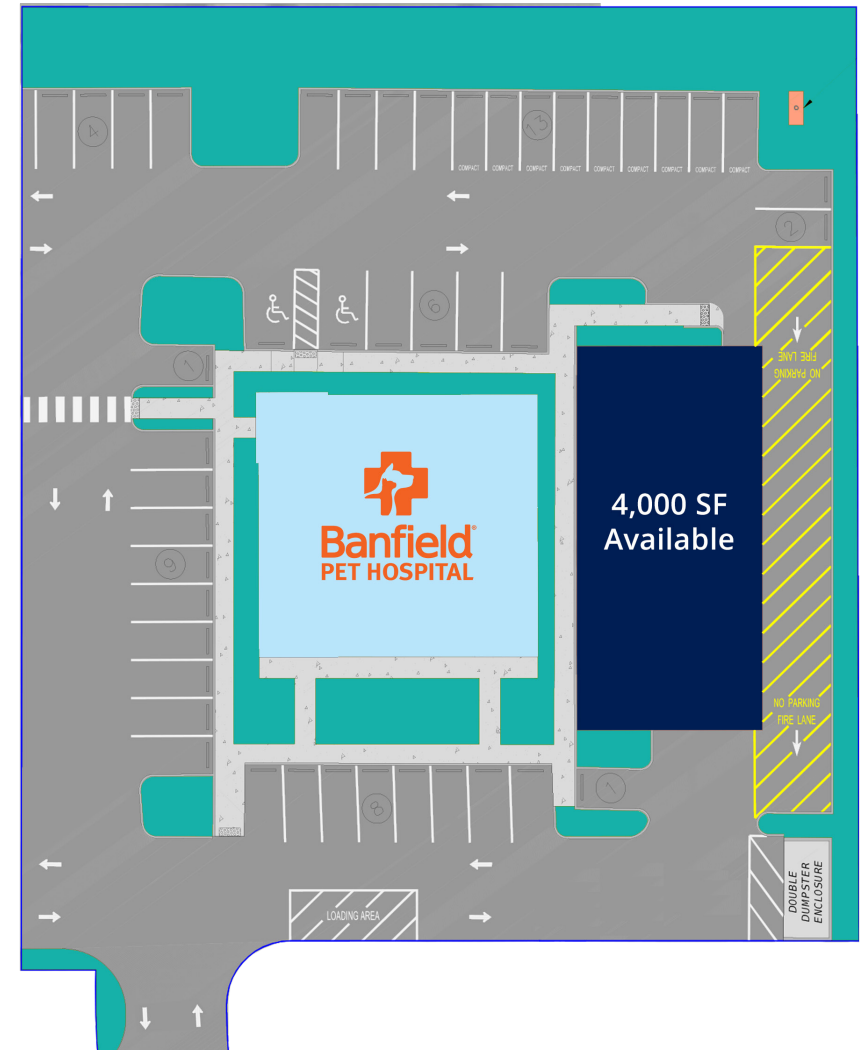
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12820

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

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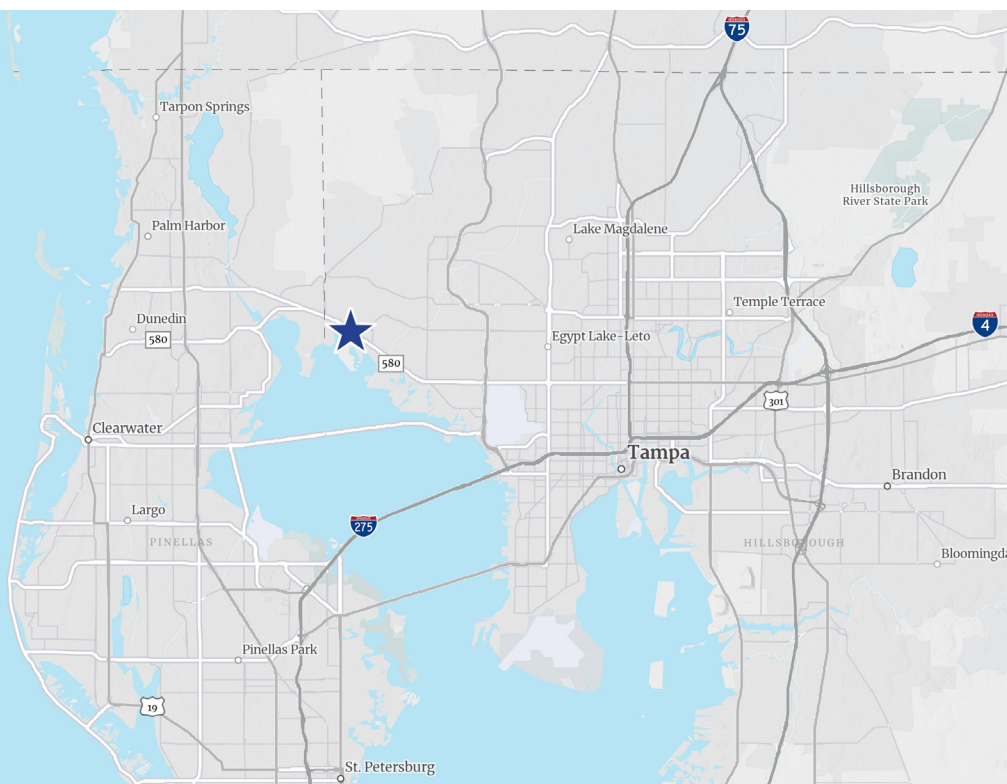


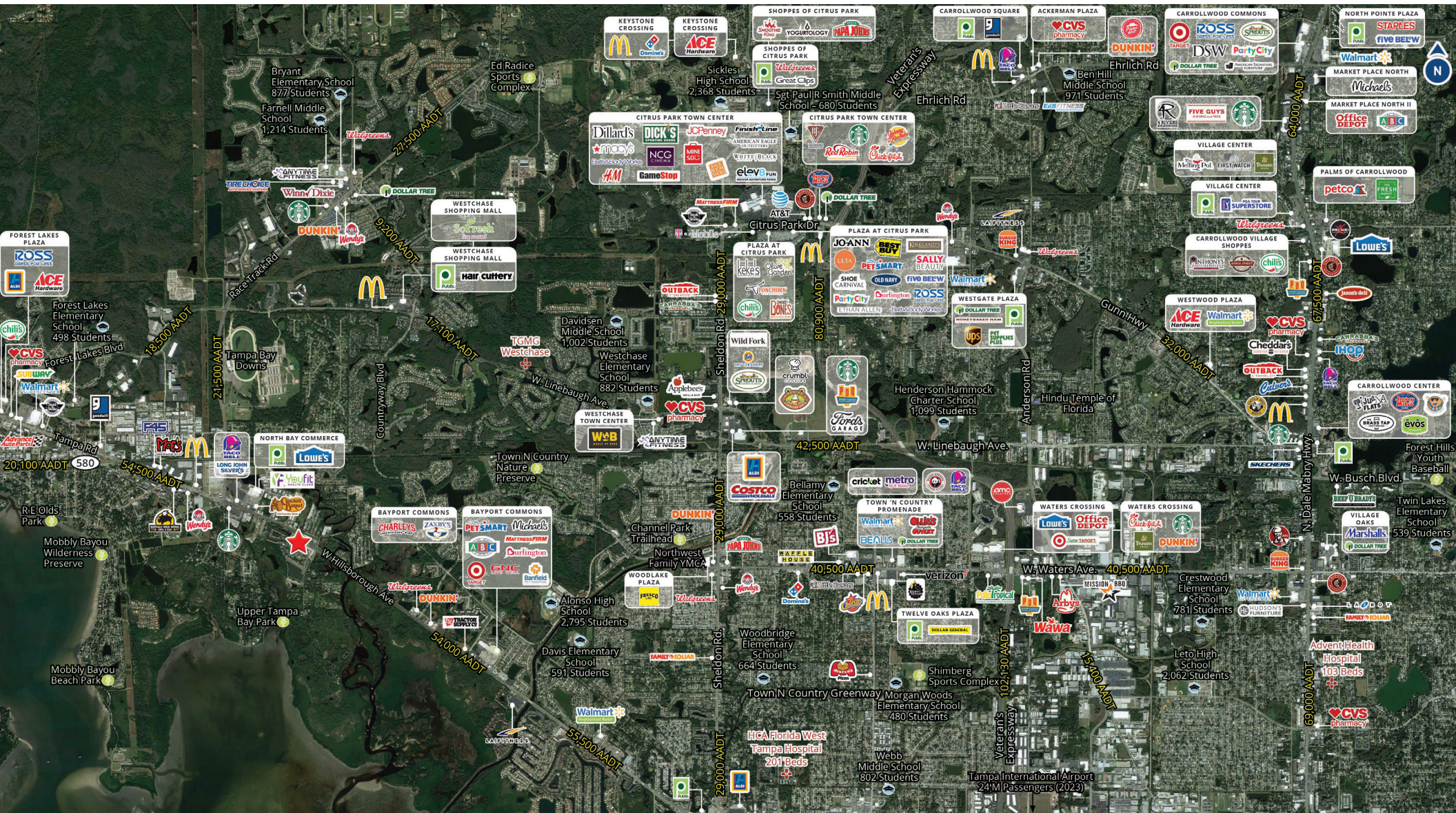
For Lease



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





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