

MIRABAY VILLAGE

252 Harbor Village Lane, Apollo Beach, FL 33572

PROJECT SUMMARY

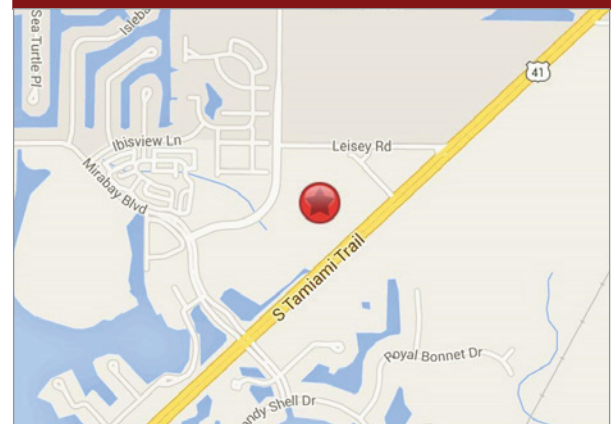


Built in 2008, MiraBay Village Shopping Center is positioned in a prominent location alongside Tamiami Trail (US 41), immediately adjacent to the 750-acre MiraBay waterfront residential community, and across from the master-planned residential community Waterset, with 3,500 new homes. Additionally, the adjacent 9.79-acre undeveloped land at MiraBay Village is zoned for future residential developments. The retail center features upscale design elements and a recently converted Winn-Dixie grocery anchor. Its unique layout captures a pedestrian-friendly, main street atmosphere, accommodating a variety of retail, restaurant, and medical uses.

FEATURES

GLA:	93,985 SF
DAILY TRAFFIC COUNT:	
Tamiami Trail/US 41	27,000 AADT
ANCHORS:	
Winn Dixie Marketplace	
COUNTY:	Hillsborough
LAT/LON:	27.751725/-82.412726

MAP



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	3,181	22,895	56,990
Households	1,323	8,915	25,371
Avg HH Income	\$114,323	\$83,135	\$63,885

LEASING INFORMATION

JANNIE DELRIO

P 863.646.4567 **C** 813.382.2929

jdelrio@RetailSolutionsAdvisors.com

3730 Cleveland Heights Blvd | Suite 2
Lakeland, FL 33803

RetailSolutionsAdvisors.com



**RETAIL
SOLUTIONS
ADVISORS**

MIRABAY VILLAGE

252 Harbor Village Lane, Apollo Beach, FL 33572



Unit	Tenant	SF
106-118	AVAILABLE	10,413
109-113	Keller Williams	4,800
115-121	Asian Fusion Buffet	5,314
131	Incognito Lounge	2,356
137	Chamber of Commerce	2,401
139-141	AVAILABLE	1,185
143	Kimi's Ice Cream	1,258
151	H&R Block	1,050
230	Dr. Robaina	1,218
236	Snap Fitness	4,952
240-242	Optical Outfitters	2,143

Unit	Tenant	SF
260	Marco's Pizza	1,238
262	Marco Nails & Spa	1,208
264	AVAILABLE	1,208
266	AVAILABLE	1,208
268	Tangle Me Knot	1,200
270	Dones Cleaners	1,153
Anchor	Winn-Dixie	49,680
Outparcel C	AVAILABLE	1.30 AC
Outparcel D	AVAILABLE	1.46 AC
Outparcel I	AVAILABLE	1.11 AC
Outparcel K	AVAILABLE	0.95 AC

LEASING INFORMATION

JANNIE DELRIO

P 863.646.4567 **C** 813.382.2929

jdelrio@RetailSolutionsAdvisors.com

3730 Cleveland Heights Blvd | Suite 2
Lakeland, FL 33803

RetailSolutionsAdvisors.com



**RETAIL
SOLUTIONS
ADVISORS**