

# WEST VILLAGE COMMONS

5320 Ehrlich Rd, Tampa, FL 33624

## RETAIL PROPERTY FOR LEASE

### PROPERTY HIGHLIGHTS

- MULTIPLE INLINE SPACES AVAILABLE: 927 SF to 3,037 SF
- JUNIOR BOX REDEVELOPMENT AVAILABLE SE CORNER: 23,400 SF
- Anchored by now open EOS Fitness
- Located at the signalized intersection of Ehrlich Rd. and Turner Rd. with close proximity to Dale Mabry Hwy, Veteran's Expy, Carrollwood Village Community, Citrus Park and Westchase
- Three full access points and two traffic signals

### DEMOGRAPHICS

#### POPULATION



3 Miles 87,748  
5 Mile 198,643  
10 Minute 12,968

#### HOUSEHOLDS



3 Miles 34,061  
5 Mile 78,773  
10 Minute 51,311

#### DAYTIME POPULATION



3 Miles 82,760  
5 Mile 192,320  
10 Minute 128,448

#### AVE. HOUSEHOLD INCOME



3 Miles \$99,223  
5 Mile \$97,899  
10 Minute \$99,069

#### DAILY TRAFFIC COUNTS AADT




Ehrlich Rd 23,500  
Turner Rd 21,500  
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#TogetherOneTeam





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101	Cepas Wine & Tapas Bar	1,778 SF	112	Salon Suites	6,512 SF
102	PGT Cabinets	1,756 SF	114	Available	3,037 SF
103	Terra Sur Cafe	4,078 SF	115	EOS Fitness	41,668 SF
106	Shoe Repair	935 SF	121	Available	2,860 SF
107	Jolie's Nails Spa	1,186 SF	122	United States Postal Service	12,547 SF
108	Village Hair	1,211 SF	130	Available	23,400 SF
109	Available	927 SF			



