

WEST VILLAGE COMMONS

📍 5320 Ehrlich Road | Tampa, FL 33624

RETAIL SPACE AVAILABLE
FOR LEASE



- **AVAILABLE:** 3,677 SF | 11,995 (AT LEASE)
- Anchored by EOS Fitness, Join Tenants: Dogtopia, Sushimoto, Salon Suites, and Little Caesars
- 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
- Features 3 Full Access points & 2 Traffic Signals
- West Village Commons generates approximately 1.2 Million Visits per Year (Placer.ai, 2023)

AREA RETAILERS: ↗



DUNKIN'

CVS



CHASE

AREA POPULATION



3 Mile	86,272
5 Mile	199,900
10 Minute	113,521

AVG. HOUSEHOLD INCOME



3 Mile	\$122,492
5 Mile	\$124,228
10 Minute	\$120,873

DAILY TRAFFIC COUNTS AADT (2023)



Ehrlich Road	31,000
Turner Road	14,300
Veterans Expy	60,400

FranklinStreet

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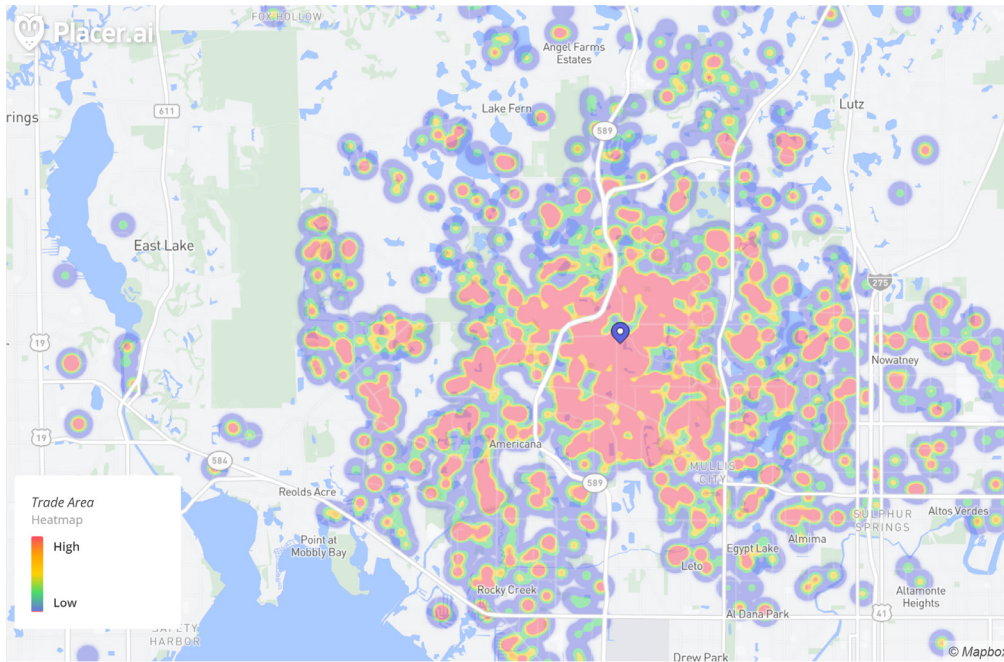
WEST VILLAGE COMMONS

SITE PLAN

3,677 SF AVAILABLE



101	Cepas Wine & Tapas Bar	1,778 SF
102	PGT Cabinets	1,756 SF
103	Terra Sur Cafe	4,078 SF
106	Shoe Repair	935 SF
107	Jolie's Nails Spa	1,186 SF
108	Village Hair	1,211 SF
110	Sushimotion	927 SF
112	Salon Suites	6,512 SF
114	Koenig Martial Arts	3,037 SF
115	EOS Fitness	41,668 SF
121	The Homeschool Hive	2,800 SF
122	United States Postal Service	12,547 SF
130	AVAILABLE	3,677 SF
132	AT LEASE	11,995 SF
133	Manga Tea	1,102 SF
134	Little Caesar's	1,656 SF
135	Barber Shop	752 SF
136	Dogtopia	5,778 SF



DEMOGRAPHICS

AREA POPULATION



3 Mile	86,272
5 Mile	199,900
10 Minute	113,521

AVG. HOUSEHOLD INCOME



3 Mile	\$122,492
5 Mile	\$124,228
10 Minute	\$120,873

DAYTIME POPULATION



3 Mile	51,619
5 Mile	135,205
10 Minute	74,513

ESTIMATED HOUSEHOLDS



3 Mile	34,445
5 Mile	80,919
10 Minute	45,826



NUMBER OF VISITS TO WEST VILLAGE COMMONS IN 2023

1,200,000 Visits

NUMBER OF VISITORS TO WEST VILLAGE COMMONS IN 2023

152,100 Visitors

AVERAGE DWELL TIME IN WEST VILLAGE COMMONS IN 2023

75 Minutes

WHERE ARE THE MAJORITY OF VISITORS COMING FROM?

66.8% from Home





ACKERMAN JEWELERS
CHASE
CVS
Essentials
ERBA'S Sweetshop
WHERE SWEET COPIE IS LIFE

p
TACO BELL
McDonald's
KFC
PIT-ZA PIZZA
FANTASTIC SAM'S
CUT & COLOR

Wendy's
DUNKIN'
Pizza Hut
Shell
ROGER'S BUDDIES
Odessa Grill
PICKY'S
Chickadee


Hill Middle School

WEST VILLAGE COMMONS

E55FITNESS
do\$topia
Little Caesars
Sushi motion
SUSHI ROLLS

