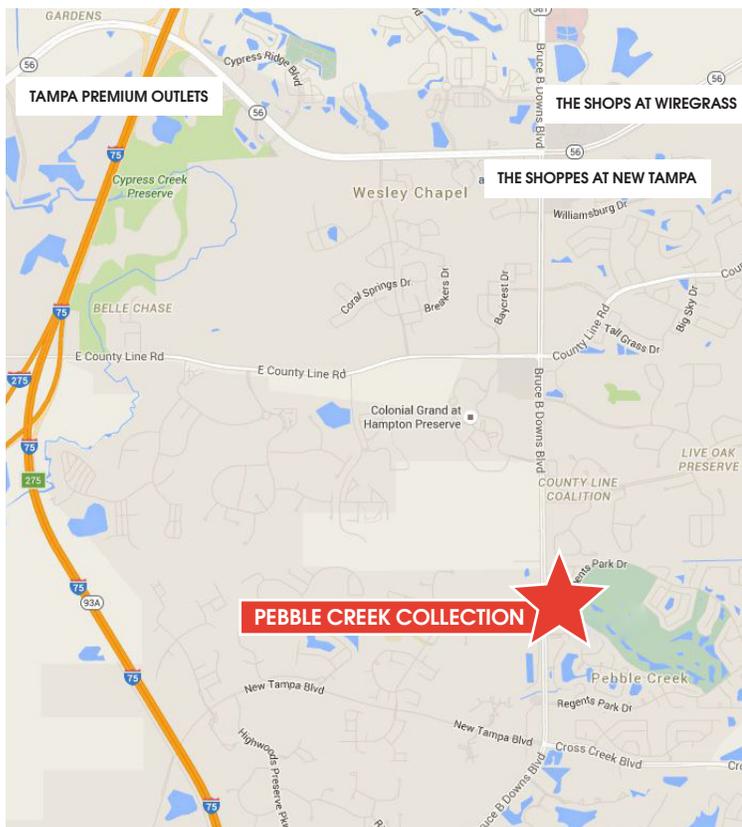


RETAIL SPACE FOR LEASE

Pebble Creek Collection

19651 BRUCE B DOWNS BLVD • TAMPA, FL • 33647

HIGH VISIBILITY RETAIL PROPERTY!



PROPERTY OVERVIEW

Square Footage Available	1,350 - 6,950 sf
Year Built	1990, Renovated 2008
Property Size	44,923 sf
Property Type	Retail
Traffic Counts	Approx 43,000 vpd
Parking	4.3/1,000

PROPERTY FEATURES

- + High visibility and pylon signage fronting Bruce B Downs Blvd
- + Anchor tenants include Circle K, Kobe Restaurant, and Once Upon a Child
- + High occupancy rate with heavy foot traffic
- + Easy access from both Bruce B Downs Blvd and Pebble Creek Rd

LOCATION

- + Surrounded by the Cross Creek, Live Oak, West Meadows, and Pebble Creek neighborhoods
- + New Tampa location between I-75 and Wiregrass

For additional information, contact:

Greg McNutt
 (813) 477-2276 mobile
 gmcnutt@ciminelli.com



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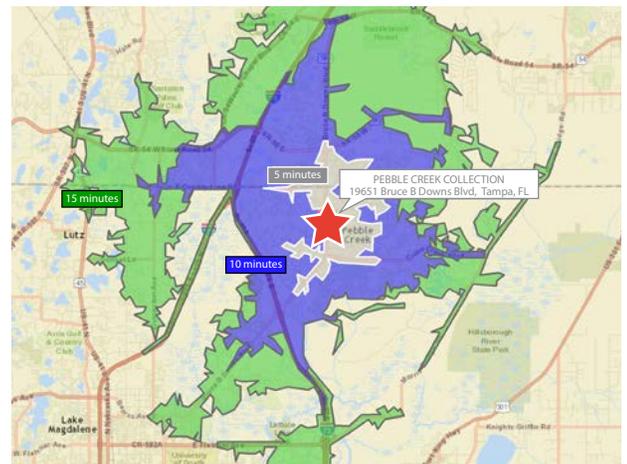
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2019 DEMOGRAPHICS

	1 Mile	3Mile	5 Mile
Population	8,813	54,315	98,467
Households	3,291	19,514	35,497
Median Age	36.3	35.4	35.5
Median HH Income	\$76,345	\$84,364	\$83,664

Source: CoStar



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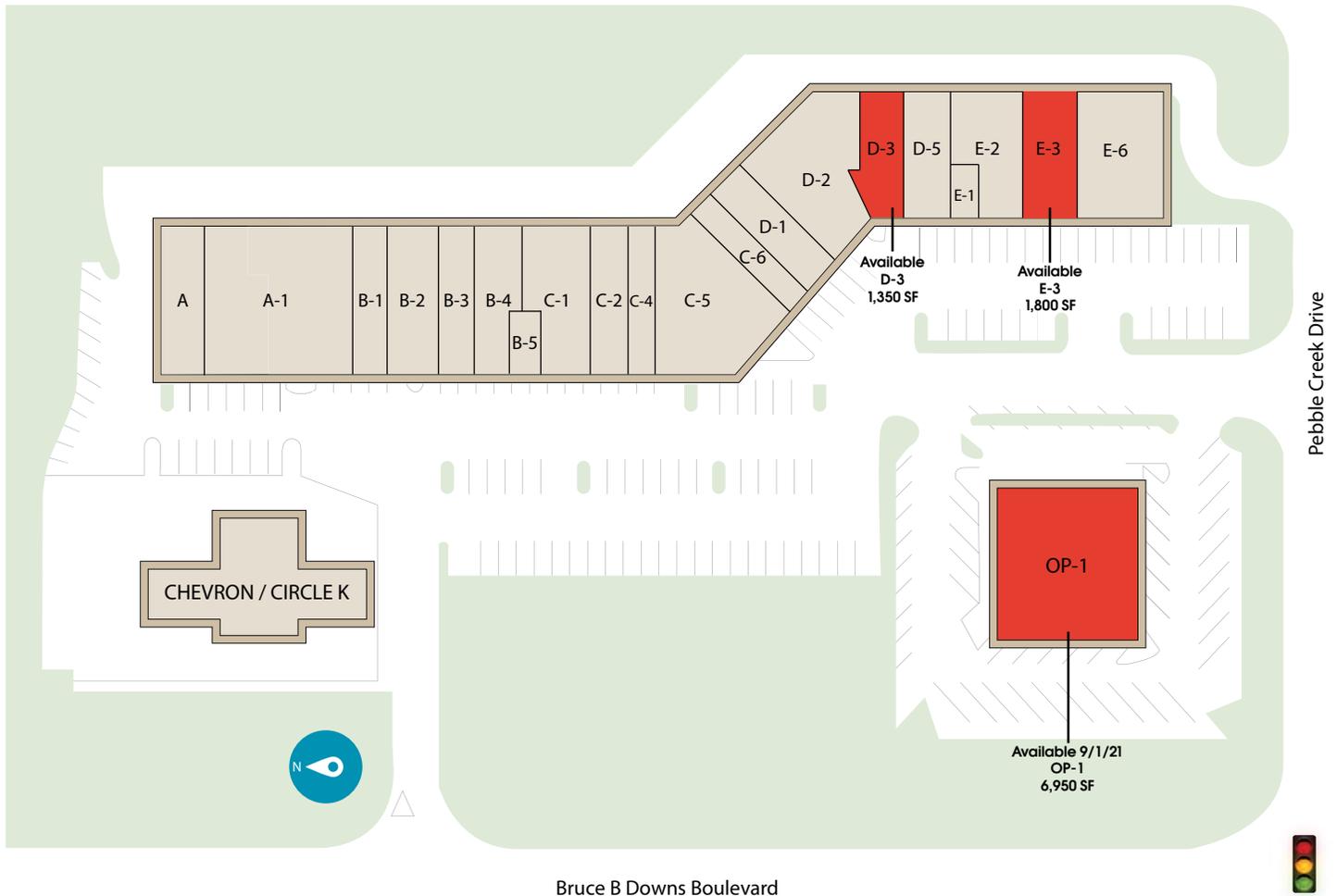


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SITE PLAN



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