

# **THE CYPRESS**

6431 E. County Line Road, Tampa, FL 33647 TOTAL GLA: 111,228

#### **BRIEF DESCRIPTION**

The Cypress is situated within the rapidly growing and affluent New Tampa/Wesley Chapel area in Hillsborough County. New Tampa/ Wesley Chapel continues to attract upper-middle income families with its high-end residential developments, excellent schools and accessibility via both I-75 and I-275. Alongside it's rapid population growth, the area boasts one of the healthiest retail markets and property developments in all of Tampa. Tenants within 2-miles include Target, Walmart, Sam's Club, Petco, Macy's, and Dillards.



## DEMOGRAPHICS

2024 ESTIMATES	POPULATION	HOUSEHOLDS	HH INCOME	TRAFFIC COUNTS	
1-Mile	9,484	3,443	\$147,475	Total	77,000
3-Mile	62,954	23,371	\$153,449	E. County Line Road	14,000
5-Mile	137,323	50,096	\$151,603	Bruce B. Downs Boulevard	63,000

#### **PROPERTY HIGHLIGHTS**

#### **BULLET POINTS**

- County: Hillsborough
- Type: Retail
- Year Built: 2009
- Metro Area: Tampa-St. Petersburg-Clearwater

### CONTACTS

#### LEASING

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LEASING TEAM leasing@ShopOne.com

567.361.1111

ShopOne<sup>®</sup>

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ShopOne Centers REIT, Inc. One Grand Central Place 60 East 42nd Street, Suite 464 New York, NY 10165

100         21,024         ALDI           100A         17,120         Residual Space           140         1,600         PT Solutions           150         1,539         Available           160         1,539         Eye Doctors Optical Outlet           170         1,600         GNC           180         3,564         Ginza Sushi           200         45,000         LA Fitness           300         2,400         Five Guys Burgers and Fries           305         2,400         Max's Pet Market           315         1,200         Coffee Latitudes           320         1,230         Heverly Educational Services           325         1,230         Massage Therapy           330         1,258         ubreakifix           335         1,490         Family Nail and Spa           340         1,000         China Wok           345         1,204         Las Palmas Latin Grill           350         1,100         Headlines Barber Shop           355         1,305         PGT Cabinets           360         1,215         Hungry Howies Pizza           365         1,210         Lapels Dry Cleaning	SUITE	GLA	TENANT	
140         1,600         PT Solutions           140         1,600         PT Solutions           150         1,539         Available           160         1,539         Eye Doctors Optical Outlet           170         1,600         GNC           180         3,564         Ginza Sushi           200         45,000         LA Fitness           300         2,400         Five Guys Burgers and Fries           305         2,400         Max's Pet Market           315         1,200         Coffee Latitudes           320         1,230         Heverly Educational Services           325         1,230         Massage Therapy           330         1,258         ubreakifix           335         1,490         Family Nail and Spa           340         1,000         China Wok           345         1,204         Las Palmas Latin Grill           350         1,100         Headlines Barber Shop           355         1,305         PGT Cabinets           360         1,215         Hungry Howies Pizza	100	21,024	ALDI	
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### Last Updated 9/20/2024