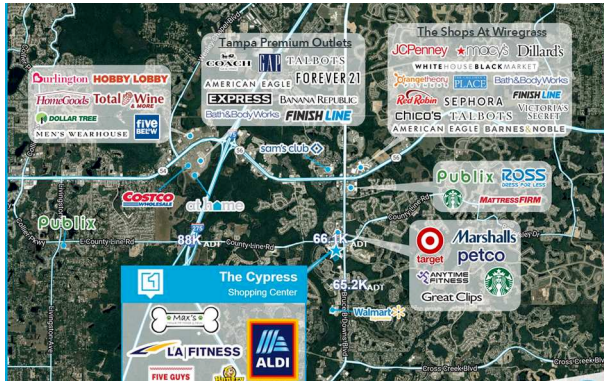


THE CYPRESS

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

2025 ESTIMATES

	POPULATION	HOUSEHOLDS	HH INCOME
1-Mile	9,329	3,384	\$144,661
3-Mile	64,121	23,858	\$147,823
5-Mile	145,212	53,129	\$154,074

TRAFFIC COUNTS

Total	77,000
E. County Line Road	14,000
Bruce B. Downs Boulevard	63,000

PROPERTY HIGHLIGHTS

BULLET POINTS

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

CONTACTS

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TOTAL GLA: 111,228



SUITE	GLA	TENANT
100	21,024	ALDI
100A	17,120	Residual Space
140	1,600	PT Solutions
150	1,539	Fresh Monkee
160	1,539	Eye Doctors Optical Outlet
170	1,600	GNC
180	3,564	Sushi Time
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