

## 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 its 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

### LEASING

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### LEASING TEAM

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| 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  | Available                    |
| 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 Howie's Pizza         |
| 365   | 1,210  | Lapels Dry Cleaning          |