

THE CYPRESS

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

BRIEF DESCRIPTION

The Cypress is an Aldi-anchored shopping center situated within the rapidly growing and affluent New Tampa/Wesley Chapel area in Hillsborough County and is co-anchored by LA Fitness. 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

2026 ESTIMATES

	POPULATION	HOUSEHOLDS	HH INCOME
1-Mile	8,935	3,280	\$149,322
3-Mile	63,004	23,681	\$149,161
5-Mile	144,854	53,608	\$155,678

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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SUITE	GLA	TENANT
6411	45,000	LA Fitness
6417-100	1,600	PT Solutions
6417-101	1,539	Fresh Monkee
6417-102	1,539	Eye Doctors Optical Outlet
6417-103	1,600	GNC
6417-104	3,564	Sushi Time
6425	21,024	ALDI
6427	17,120	Dollar Tree
6431-100	1,210	Lapels Dry Cleaning
6431-101	1,215	Hungry Howies Pizza
6431-102	1,305	PGT Cabinets
6431-103	1,100	Headlines Barber Shop
6431-104	1,204	Las Palmas Latin Grill
6431-105	1,000	China Wok
6431-106	1,490	Family Nail and Spa
6431-107	1,258	ubreakifix
6431-108	1,230	Massage Therapy
6431-109	1,230	Heverly Educational Services
6431-110	1,200	Coffee Latitudes
6431-113	2,400	Max's Pet Market
6431-114	2,400	Amo Sami's Shawarma