

## 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
1-Mile	9,215	3,193	\$149,445
3-Mile	63,415	22,939	\$149,116
5-Mile	134,242	48,433	\$147,470

### 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

Matt Yaniglos  
matt.yaniglos@ShopOne.com  
813.540.3726

### LEASING TEAM

leasing@ShopOne.com  
567.361.1111

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SUITE	GLA	TENANT
100	38,144	Winn Dixie
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