

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

2021 ESTIMATES

	POPULATION	HOUSEHOLDS	HH INCOME
1-Mile	10,278	3,746	\$111,109
3-Mile	57,632	21,399	\$117,807
5-Mile	127,745	46,270	\$113,513

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
100	38,144	Winn Dixie
140	1,600	PT Solutions
150	1,539	Island Fin Poke
160	1,539	Eye Doctors Optical Outlet
170	1,600	Backyard Pool Supplies
180	3,564	Ginza Sushi
200	45,000	LA Fitness
300	2,400	Five Guys Burgers and Fries
305	1,200	Available
310	1,200	Heverly Educational Services
315	1,200	Juice Factory
320	1,230	Available
325	1,230	Massage Therapy
330	1,258	Available
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