



**GAVIN WALSH**  
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**1,050 SF AVAILABLE FOR  
LEASE**



# NEW TAMPA CENTER



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# PROJECT HIGHLIGHTS

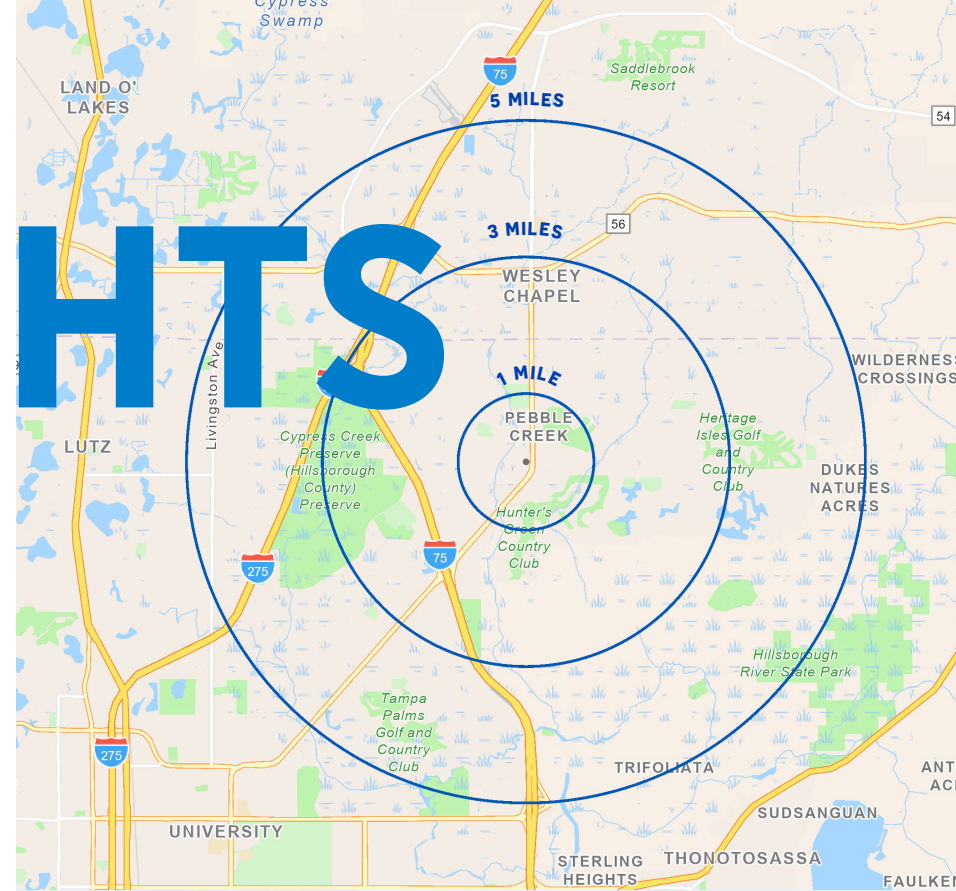
## PROPERTY HIGHLIGHTS

- 93,666 SF neighborhood shopping center
- NWC of Bruce B Downs Blvd & New Tampa Blvd
- Signalized access
- Excellent household incomes
- Surrounded by numerous master-planned communities including Hunter's Green, Pebble Creek and West Meadows
- 62,000 VPD on Bruce B. Downs Blvd. and 9,600 on New Tampa Blvd.

### Co-tenants include:



### Area retailers include:



## DEMOGRAPHICS

|                                                                                                                 | 1 MILE    | 3 MILE    | 5 MILE    |
|-----------------------------------------------------------------------------------------------------------------|-----------|-----------|-----------|
|  <b>POPULATION</b>         | 9,883     | 57,081    | 117,973   |
|  <b>DAYTIME POPULATION</b> | 9,091     | 51,225    | 107,358   |
|  <b>AVERAGE HH INCOME</b>  | \$145,684 | \$149,906 | \$152,592 |
|  <b>TOTAL HOUSEHOLDS</b>   | 4,099     | 21,065    | 43,682    |

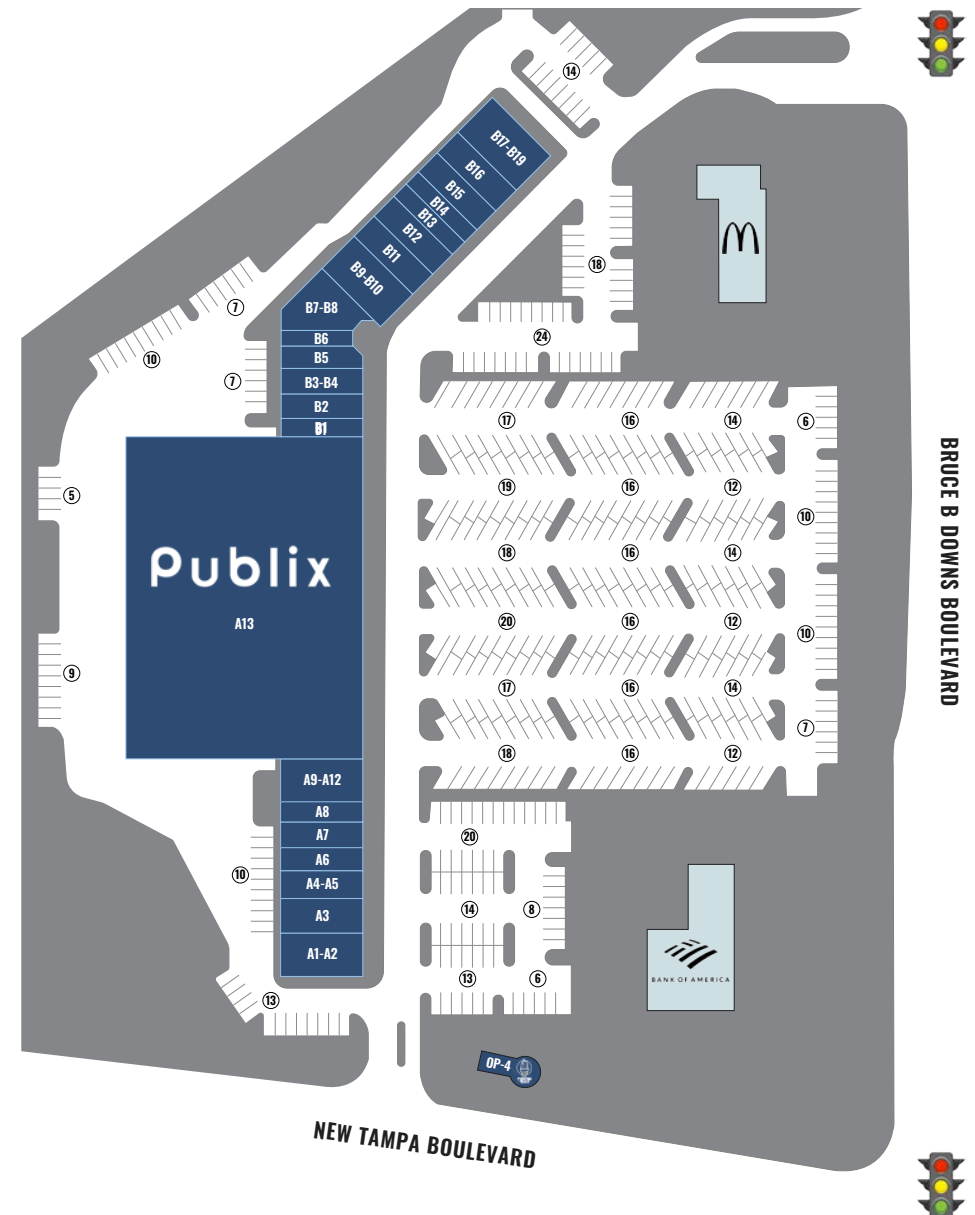
# SITE PLAN

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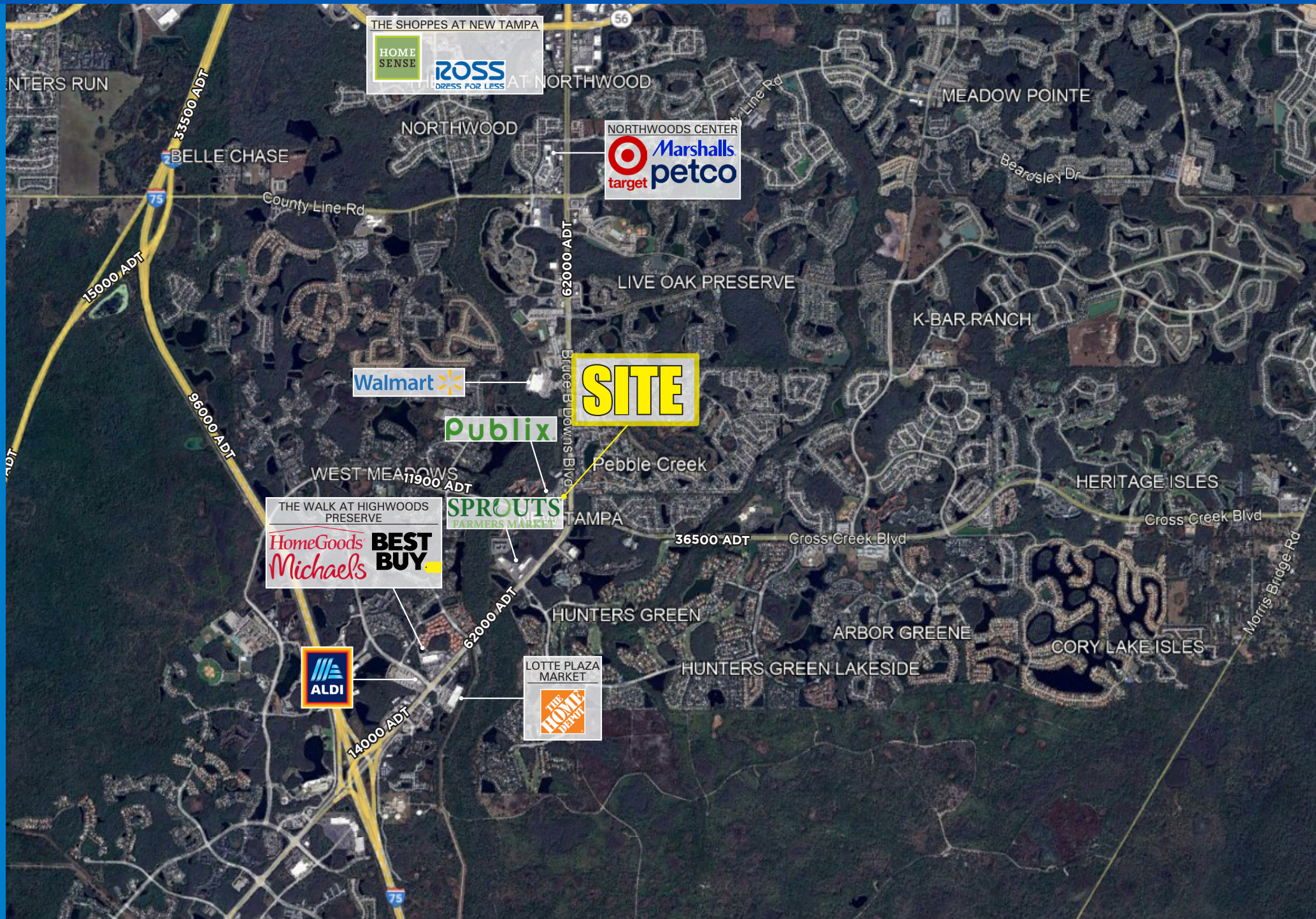
| TENANTS                      | UNIT    |           |
|------------------------------|---------|-----------|
| Pizza Hut                    | A1-A2   | 2,450 SF  |
| The Joint Chiro              | A3      | 1,050 SF  |
| New Tampa Liquors            | A4-A5   | 2,100 SF  |
| Leiva's Jewelry              | A6      | 1,050 SF  |
| Little Greek Restuarant      | A7      | 1,400 SF  |
| China One                    | A8      | 1,050 SF  |
| Coldwell Banker              | A9-A12  | 4,200 SF  |
| Publix                       | A13     | 56,146 SF |
| BarkSuds                     | B1      | 1,050 SF  |
| Code Ninja                   | B2      | 1,400 SF  |
| 4ever Young                  | B3-B4   | 1,750 SF  |
| Cleaners                     | B5      | 1,350 SF  |
| Pak Mail                     | B6      | 898 SF    |
| Coast Dental                 | B7-B8   | 3,616 SF  |
| Minerva's Indian Restaurant  | B9-B10  | 2,275 SF  |
| H&R Block                    | B-11    | 1,625 SF  |
| New Tampa Math               | B12     | 1,625 SF  |
| A Touch of Perfection Barber | B13     | 975 SF    |
| K & S Nails                  | B14     | 975 SF    |
| Lima Peruvian Cuisine        | B15     | 1,625 SF  |
| Pinch A Penny Pool Patio Spa | B16     | 1,625 SF  |
| The Eye Doctors of New Tampa | B17-B19 | 2,925 SF  |
| Twistee Treat                | OP-4    | 506 SF    |

Available

Leased



# SITE AERIAL



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# SITE AERIAL



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**11NORTH**  
PARTNERS