

The Walk at Highwoods Preserve II Shopping Center

17509 Preserve Walk Lane, Tampa, FL 33647

Leasing Contact

Brad Luger, CCIM

Licensed Real Estate Broker

813-230-2449

bluger@blinvest.com



GLA (SF) **28,452**

Opened **2002/2003**

County **Hillsborough**

MSA **Tampa - St. Petersburg
Clearwater**

Available Space

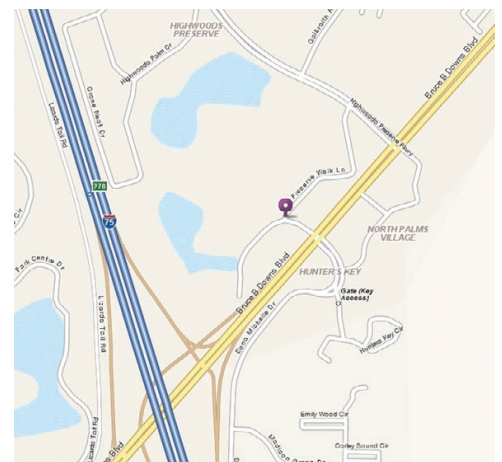
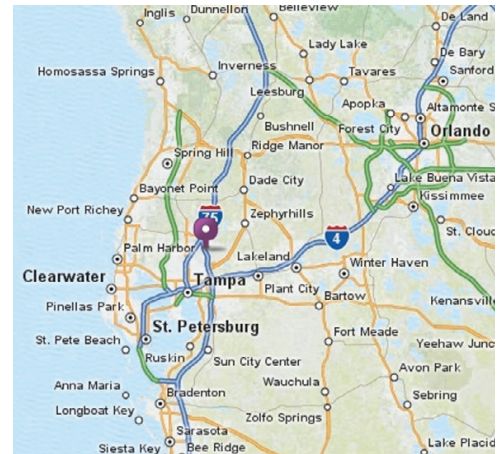
Unit #	Square Feet	Depth	Width
15	2,209	72'	31'

Demographics	1 Mile	3 Miles	5 Miles
Population	4,579	41,331	143,745
Average Household Income	\$134,430	\$172,318	\$134,429
Households	1,906	16,123	55,562

Demographics Source: ESRI, 2025

The Walk at Highwoods Preserve II shopping center is well located just east of Interstate 75 on Bruce B. Downs Boulevard in Tampa, Florida. The center has excellent visibility from Bruce B. Downs Boulevard and access via a traffic signal at Bruce B. Downs Boulevard and Dona Michelle Drive which connects with Preserve Walk Lane that serves the overall site.

With more than 65,000 vehicles per day passing by the center, the location offers retailers an opportunity to locate in this affluent, fast growing area of "New Tampa" and benefit from an ample supply of customers.

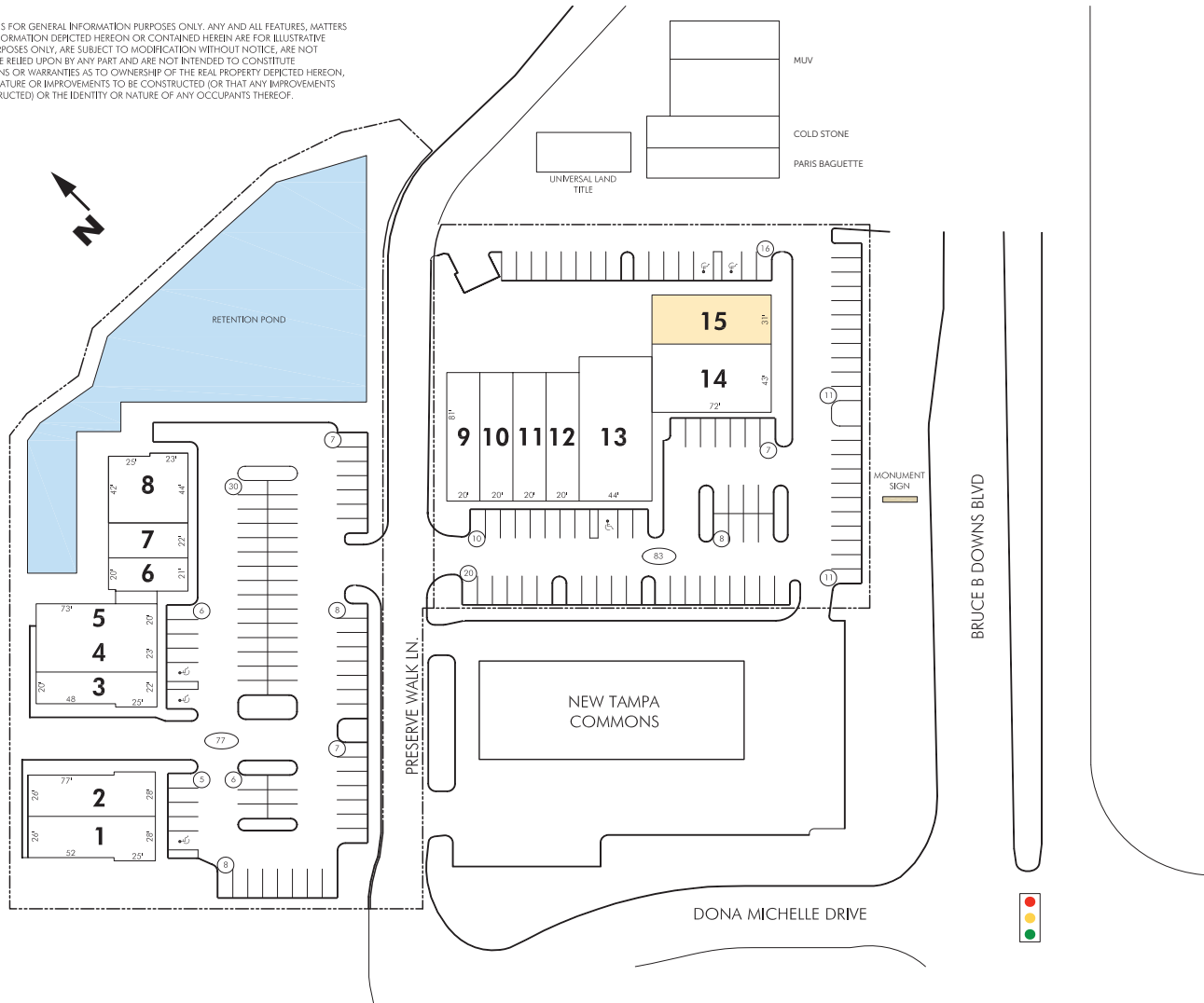


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Unit Retailer	Square Feet
1 Dentist	2,068
2 Refresh Tampa	2,067
3 Paddywagon Pub	1,461
4 Windmar Solar	1,642
5 Windmar Solar	1,460
6 Mr. Green Thumb's	1,030
7 Ultracuts	1,021
8 Crown Trophy	2,028

Unit Retailer	Square Feet
9 Lapels Cleaners	1,600
10 Namaste Express	1,600
11 NY Pizzeria	1,600
12 Be Nail & Spa	1,600
13 FedEx Office & Print Svs.	4,012
14 EggTown	3,054
15 Available	2,209

Total Square Feet 28,452



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