

RETAIL/RESTAURANT  
BUILDING FOR LEASE

# Pebble Creek Collection

19651 BRUCE B DOWNS BLVD • TAMPA, FL • 33647



## RARE ANCHOR TENANT OPPORTUNITY

### PROPERTY OVERVIEW

Available for Lease	6,950 sf Outparcel
Property Type	Retail/Shopping Center
Property Size	44,390 sf
Year Built	1990, Renov 2024
Parking	4.3/1,000

### PROPERTY FEATURES

- + Standalone outparcel building available
- + High visibility fronting Bruce B Downs Blvd with a traffic count of 43,000 vehicles per day
- + Building and pylon signage opportunity
- + High occupancy rate with heavy foot traffic
- + New paint, landscaping, and seal and stripe
- + Easy and convenient access from both Bruce B Downs Blvd and Pebble Creek Rd

[www.LeasePebbleCreek.com](http://www.LeasePebbleCreek.com)



### LOCATION

- + Surrounded by the Cross Creek, Live Oak, West Meadows, and Pebble Creek neighborhoods
- + New Tampa location between I-75 and Wiregrass



**Stevens E. Tombrink, CCIM**  
(813) 760-4828 mobile  
stombrink@ciminelli.com

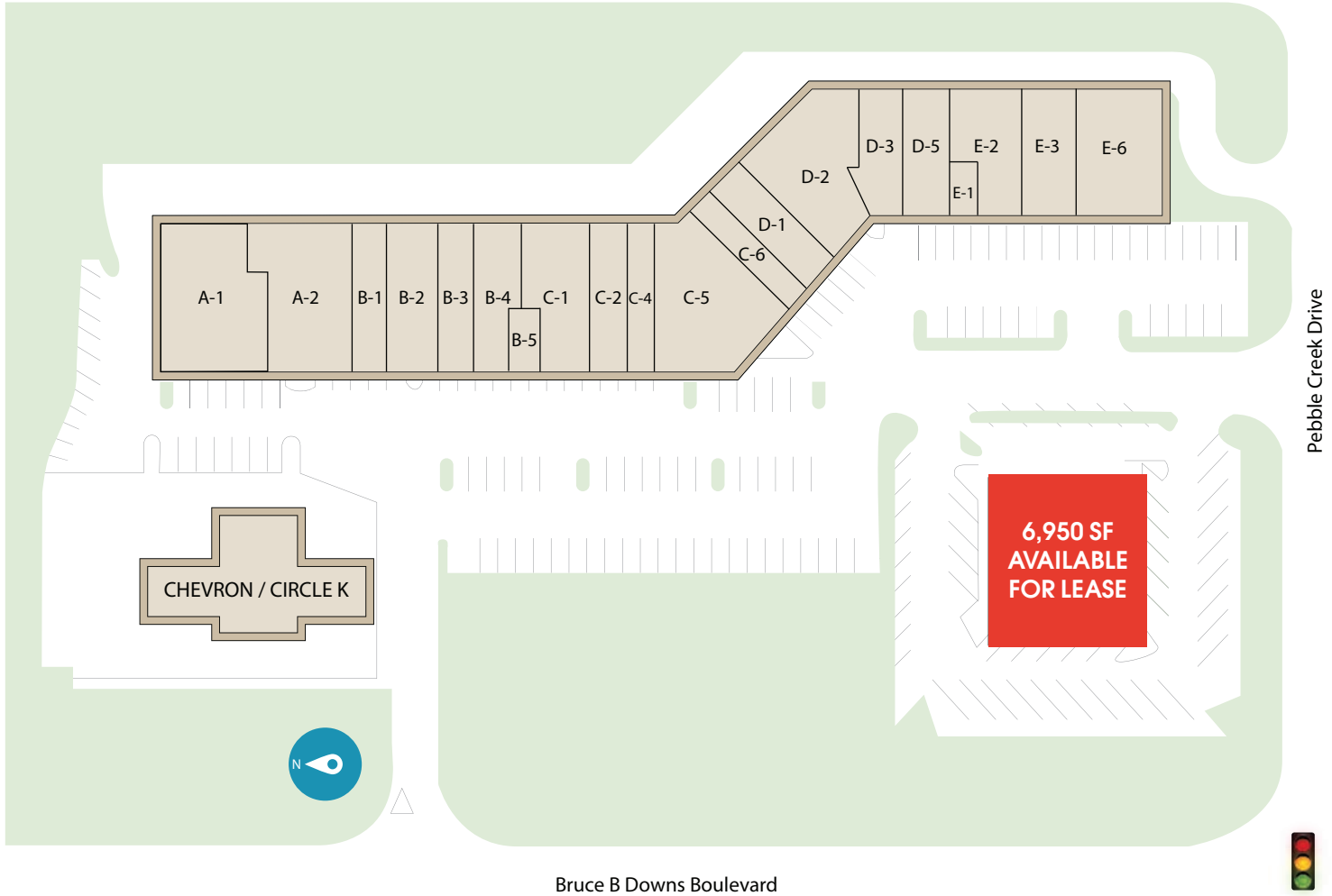


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## SITE PLAN



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## 2023 DEMOGRAPHIC INFORMATION

RADIUS	1 MILE	3 MILE	5 MILE
Population	8,966	60,733	112,191
Total Households	3,402	21,833	40,190
Median Age	37.5	37.1	37.6
Median HH Income	\$92,800	\$93,348	\$96,056

Source: CoStar Group



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