

INSPIRE CYPRESS RANCH

RETAIL FOR LEASE

17740 Harpers Run | Lutz, FL 33558



PROPERTY DETAILS

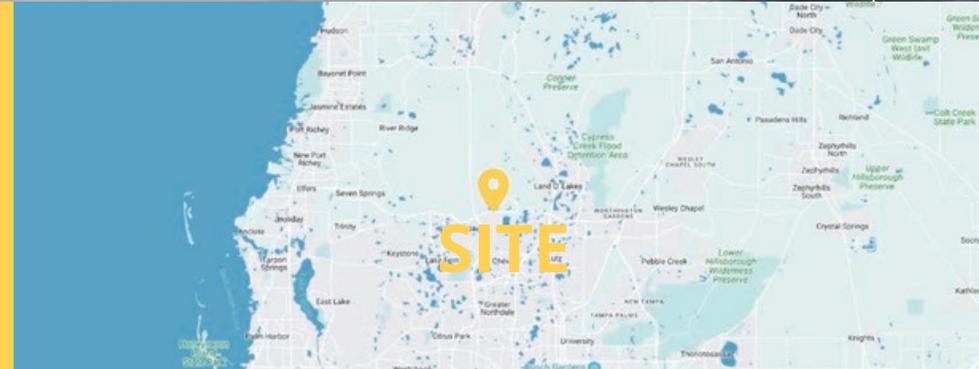
- **Up to +/- 14,000 SF Retail Space Available for Lease**
- First floor retail under and Active Adult Rental Community
- Part of Cypress Ranch, 164-acre mixed-use development that includes 598 single and multi-family residential, 100,000 SF retail and office
- Surrounding retailers include: EoS Fitness, Publix, Aldi, Publix Greenwise, Chick-fil-A, Starbucks, First Watch, Panera Bread, USF Credit Union, CVS, and Amazon
- Construction starting estimated Spring 2024

NEARBY RETAILERS



TRAFFIC COUNTS

S.R. 54 - 61,000 VPD SUNCOAST PKWY - 45,700 VPD



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	5,071	41,737	78,401
Households	1,963	14,303	28,538
Average Household Income	\$128,957	\$142,789	\$134,344
Daytime Employees	1,431	4,842	17,797

CONTACT FOR LEASING

JANNIE HUETING

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36,242+ Units
Future Total Residential



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