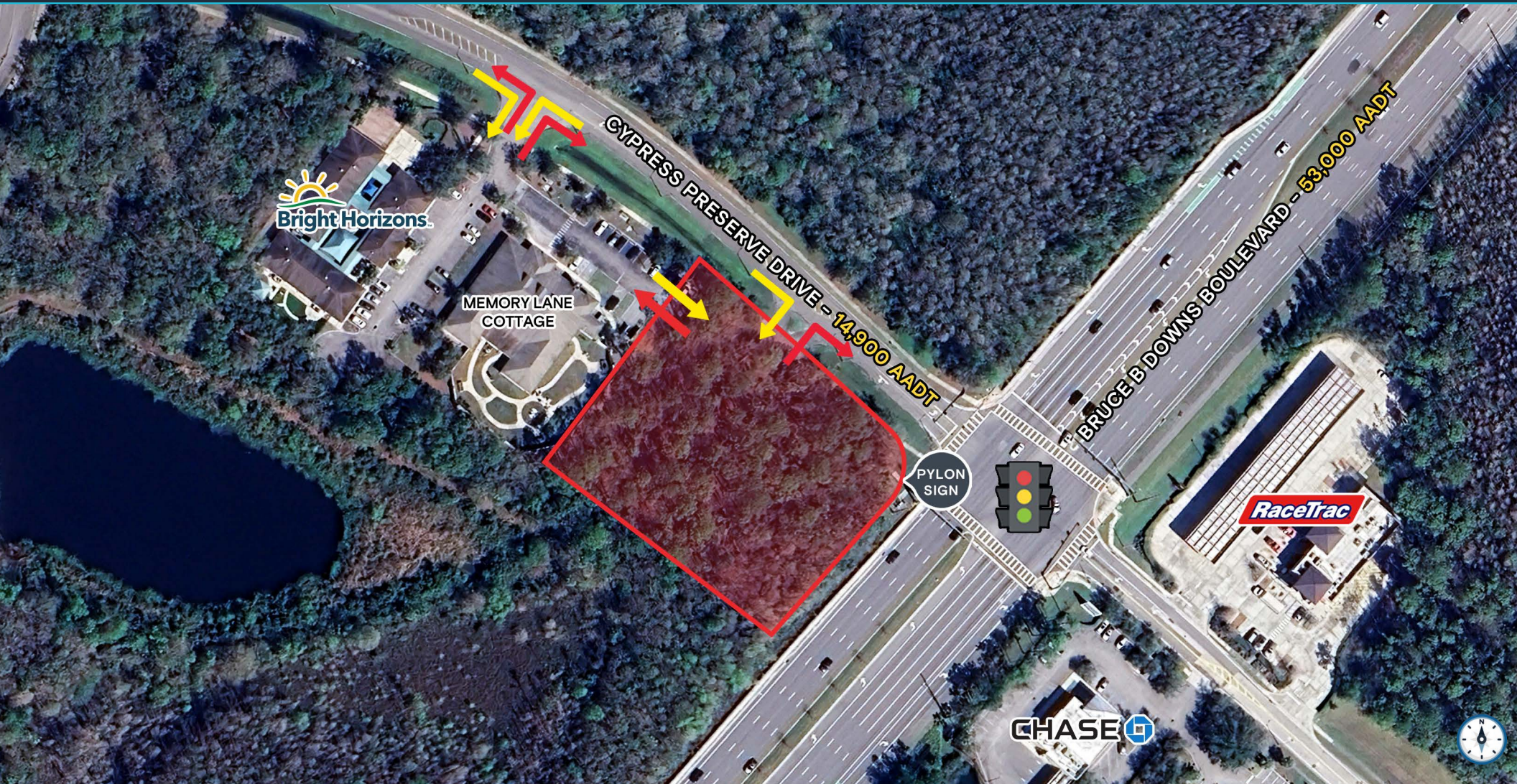


FOR LEASE

±1 ACRE HARD CORNER AVAILABLE

5181 Cypress Preserve Drive, Tampa, FL 33467



EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

David Eggnatz
VICE PRESIDENT
davideggnatz@katzretail.com
(954) 579-2927

Daniel Solomon, CCIM
PRINCIPAL
danielsolomon@katzretail.com
(954) 401-2181

Property Overview

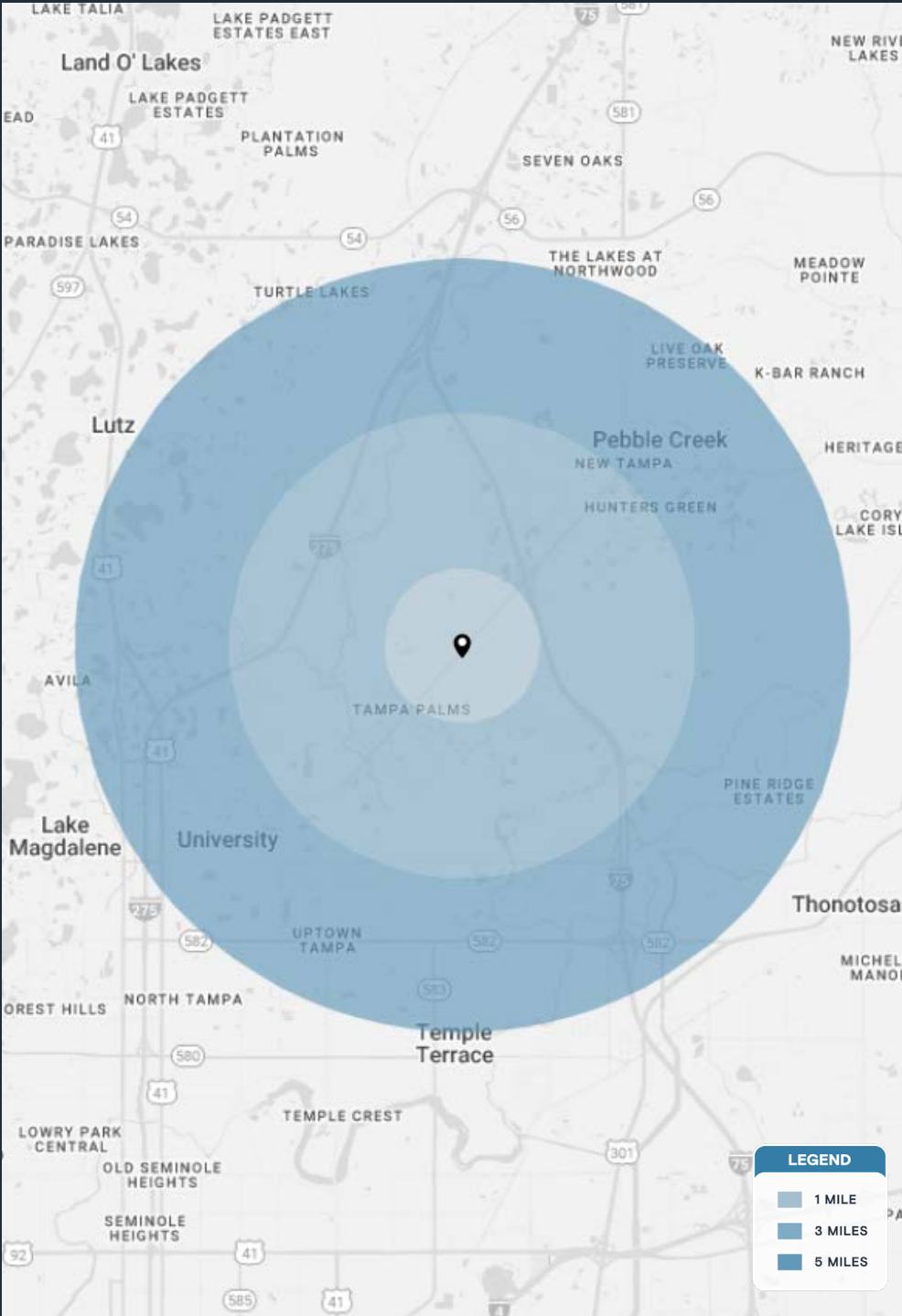
HIGHLIGHTS

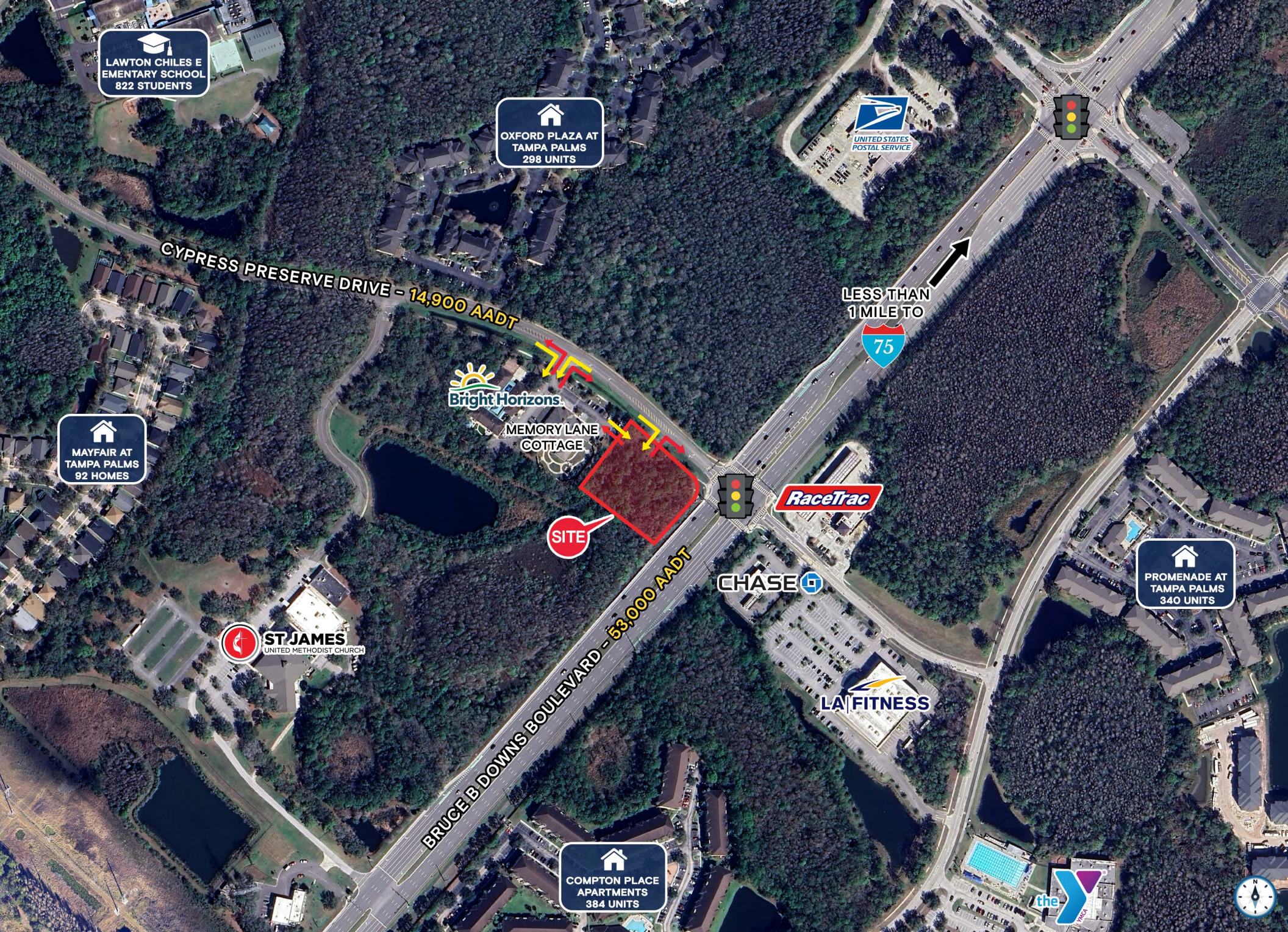
- Developable Acres: ±0.95 Acres
- Wetland Acres: ±0.71 Acres
- Total ±1.66 Acres
- Hard Corner Signalized Intersection Parcel
- High Income market
- Across from LA Fitness & Chase Bank
- Cypress Preserve Drive direct access with left in cross access
- Entitlements up to 5,000 SF buildable with additional SF allowable
- Wetlands: wetland credits are available to purchase for enhanced visibility to Bruce B Downs

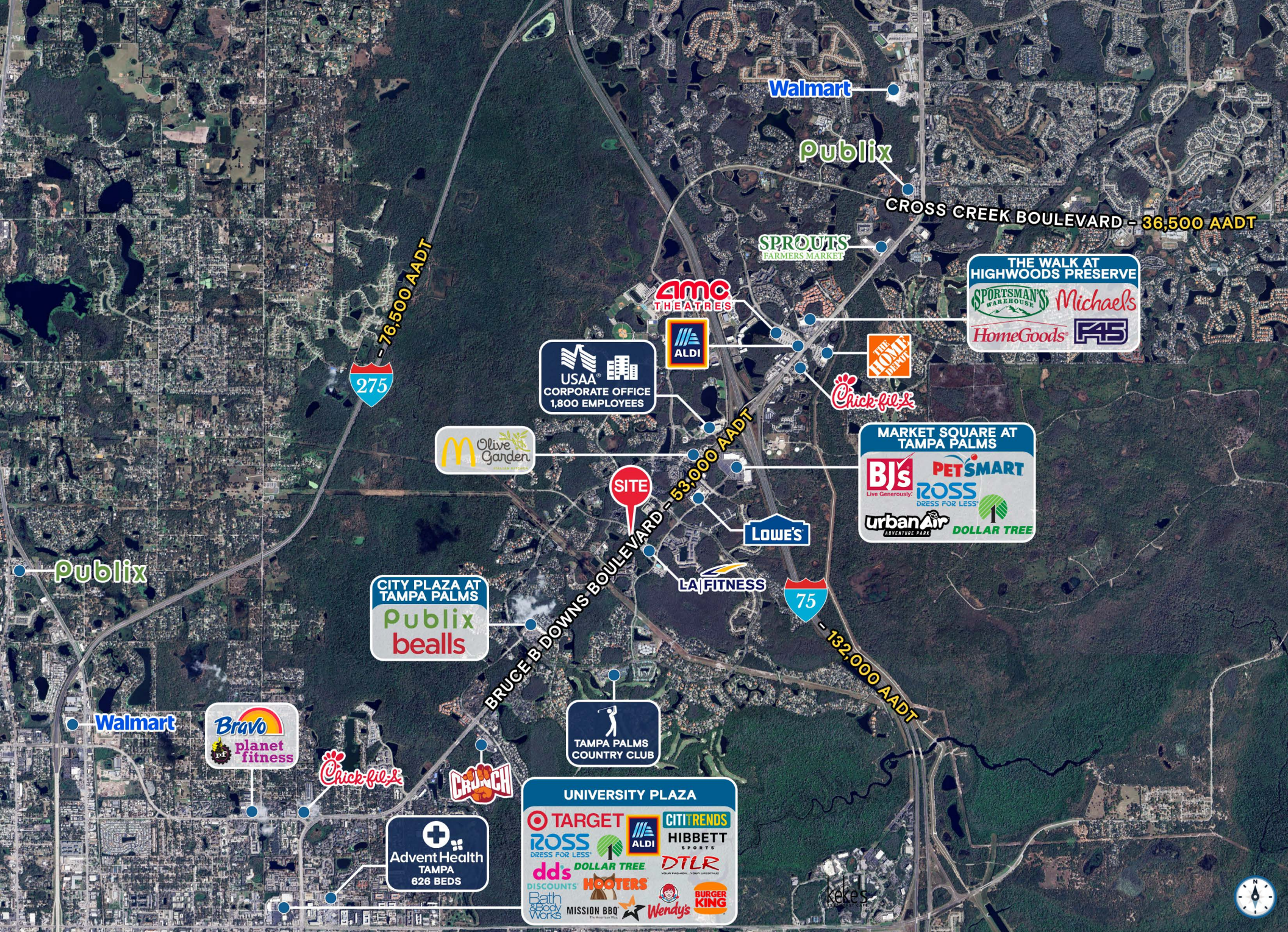
DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	9,170	47,296	173,407
HOUSEHOLDS	3,543	19,574	66,698
EMPLOYEES	2,180	13,252	81,535
AVERAGE HH INCOME	\$153,155	\$104,178	\$96,751

	5 MINUTES	10 MINUTES	15 MINUTES
POPULATION	11,361	60,854	194,236
HOUSEHOLDS	4,454	24,854	73,529
EMPLOYEES	3,072	27,256	89,057
AVERAGE HH INCOME	\$149,735	\$105,087	\$97,125









Contact Brokers

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The information herein was obtained from third parties and has not been independently verified by Katz & Associates. Any and all interested parties should have their choice of experts inspect the property and verify all information. Katz & Associates makes no warranties or guarantees as to the information given to any prospective buyer or tenant. REV: 11.14.25