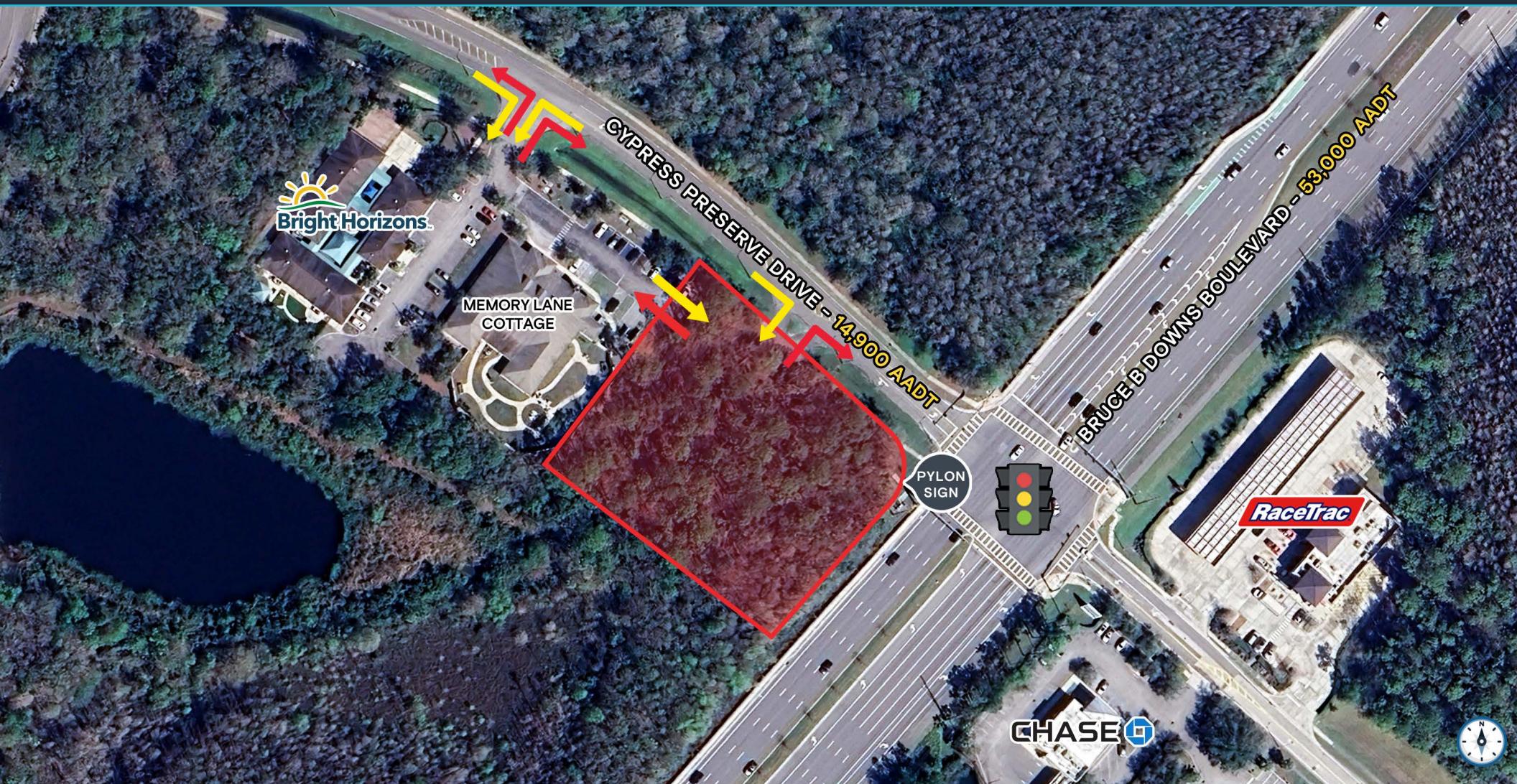


FOR LEASE

# ±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](mailto:davideggnatz@katzretail.com)  
(954) 579-2927

Daniel Solomon, CCIM  
PRINCIPAL  
[danielsolomon@katzretail.com](mailto: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

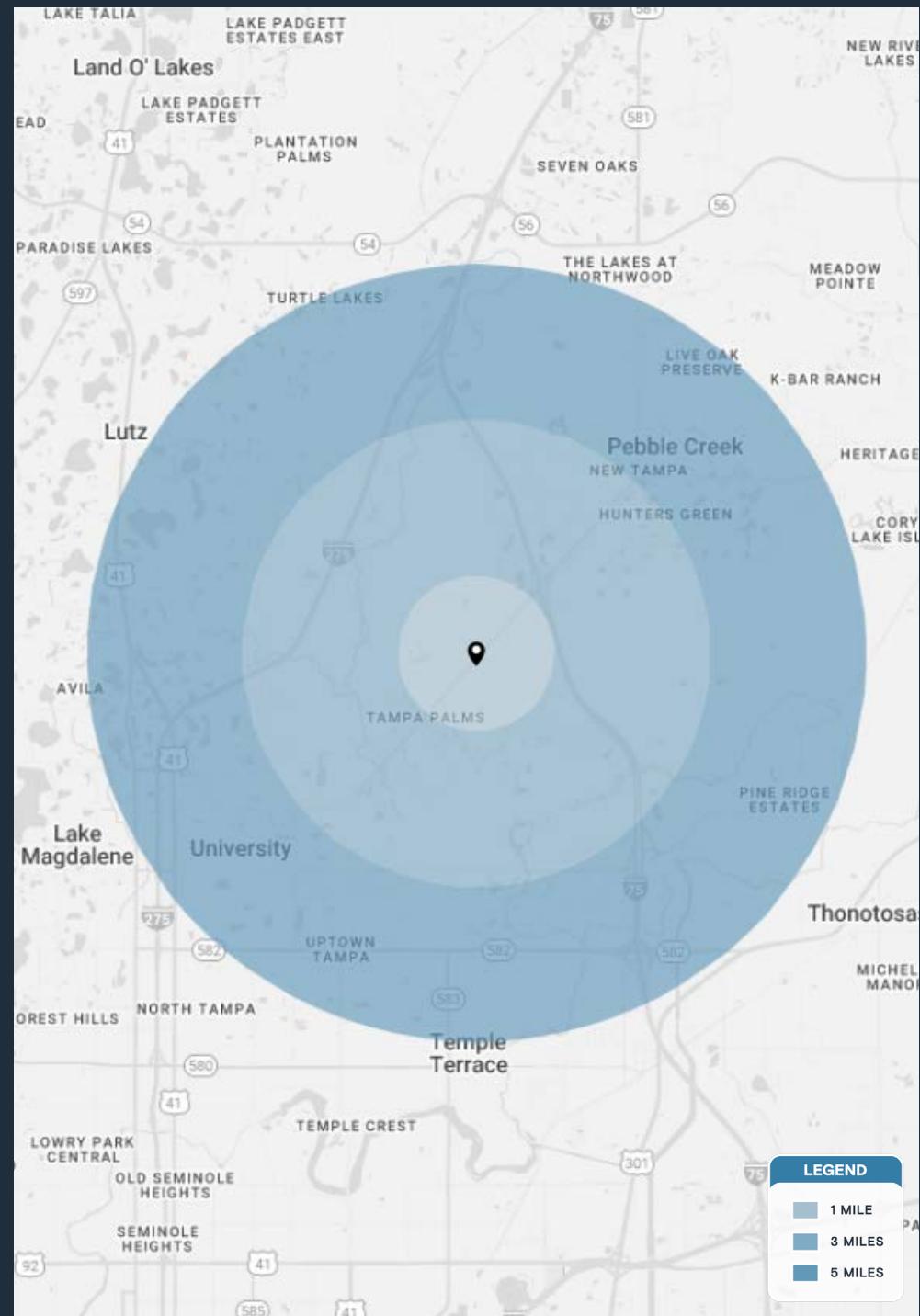
## DEMOGRAPHICS

1 MILE    3 MILES    5 MILES

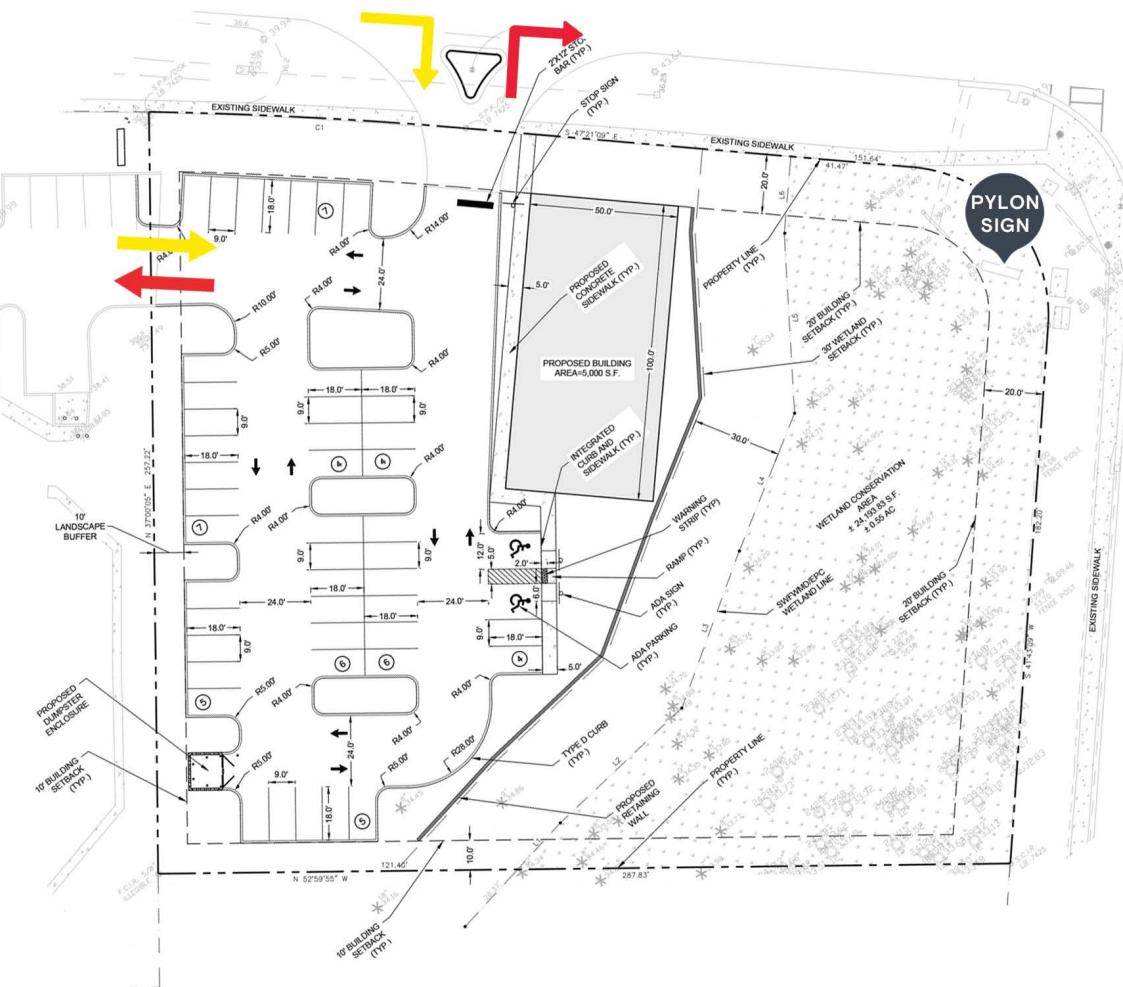
	1 MILE	3 MILES	5 MILES
POPULATION	9,170	47,296	173,407
HOUSEHOLDS	3,543	19,574	66,698
EMPLOYEES	2,180	13,252	81,535
AVERAGE HH INCOME	\$153,155	\$104,178	\$96,751

5 MINUTES    10 MINUTES    15 MINUTES

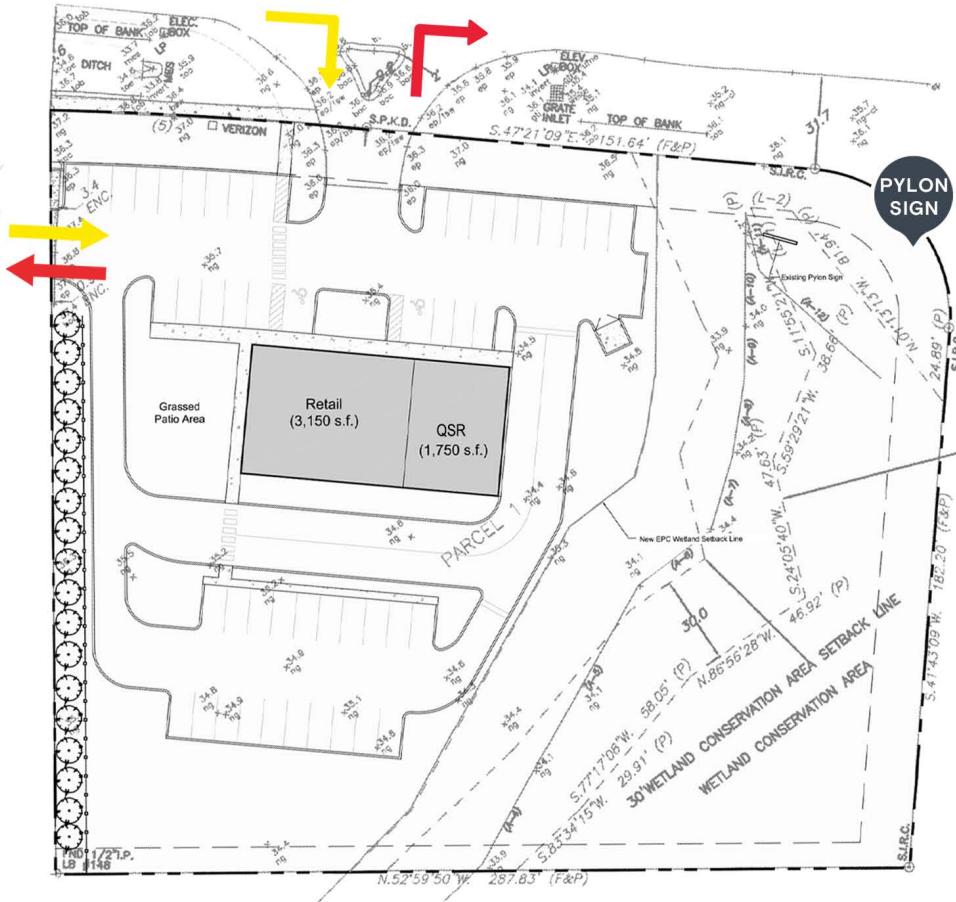
	5 MINUTES	10 MINUTES	15 MINUTES
POPULATION	11,361	60,854	194,236
HOUSEHOLDS	4,454	24,854	73,529
EMPLOYEES	3,072	27,256	89,057
AVERAGE HH INCOME	\$149,735	\$105,087	\$97,125

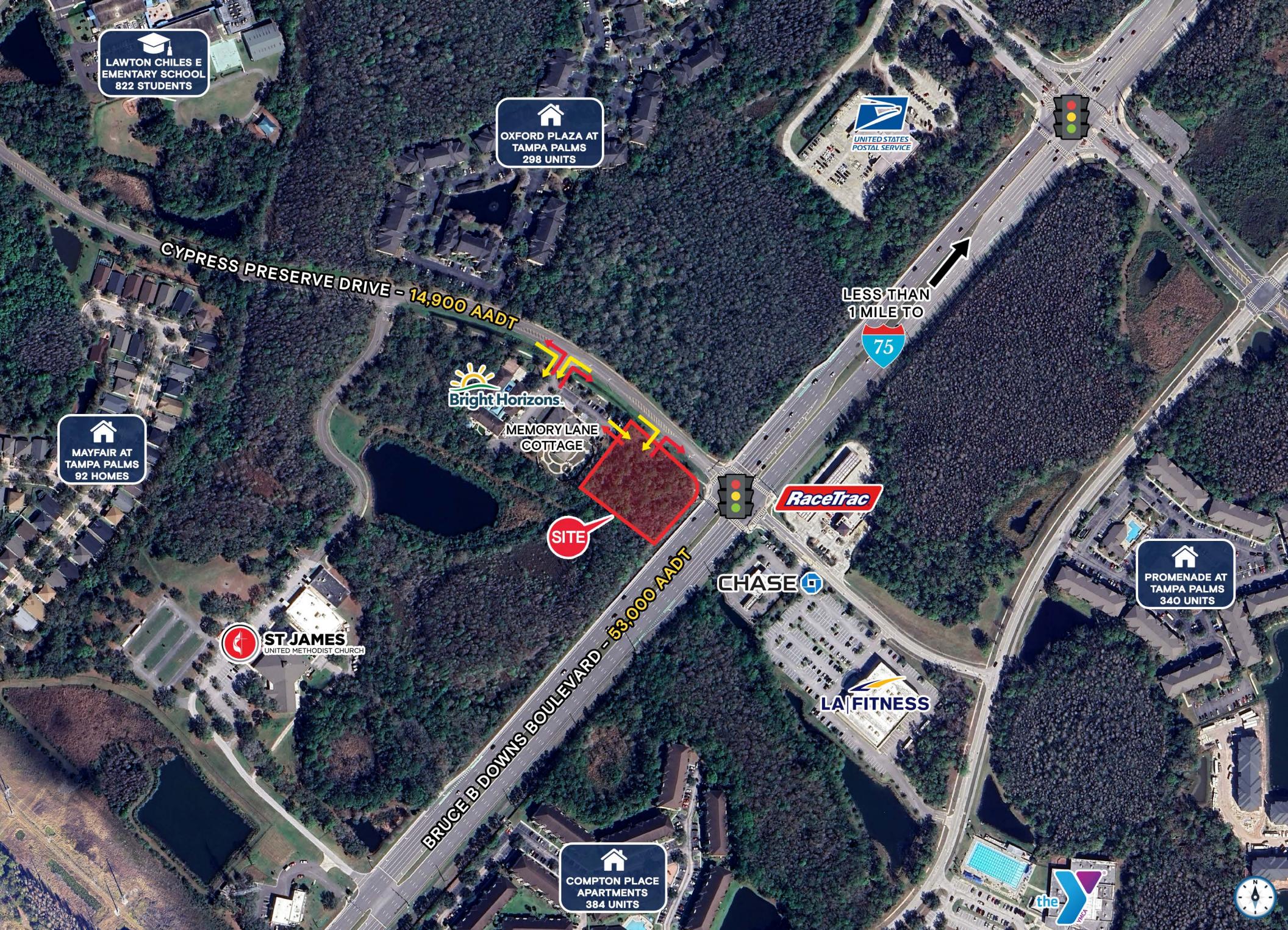


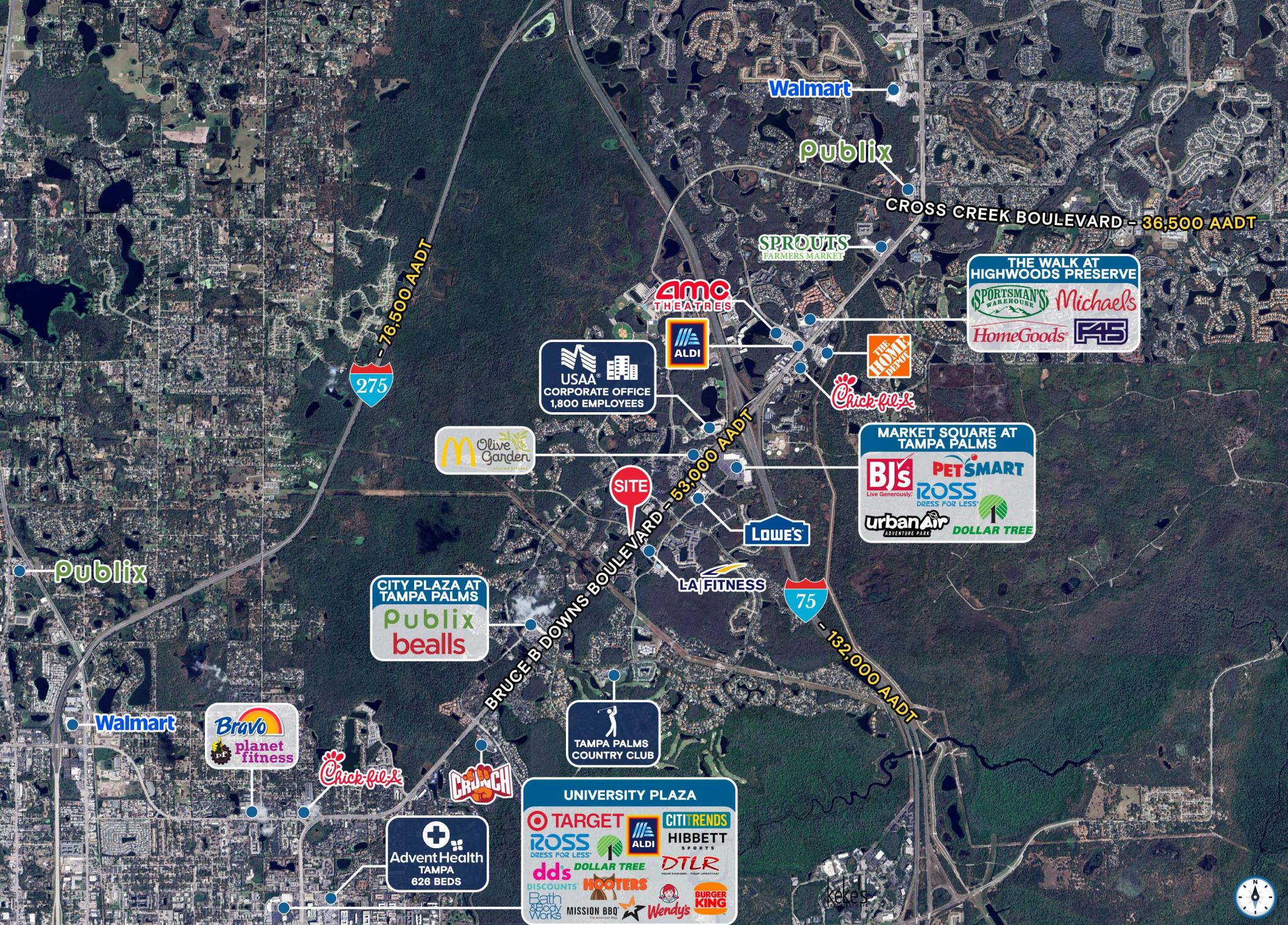
**CONCEPT A**  
±5,000 SF WITHOUT DRIVE-THRU



**CONCEPT B**  
±5,000 SF WITH DRIVE-THRU









## Contact Brokers

**David Eggnatz**  
VICE PRESIDENT  
[davideggnatz@katzretail.com](mailto:davideggnatz@katzretail.com)  
(954) 579-2927

**Daniel Solomon, CCIM**  
PRINCIPAL  
[danielsolomon@katzretail.com](mailto:danielsolomon@katzretail.com)  
(954) 401-2181



**KATZ & ASSOCIATES**

RETAIL REAL ESTATE ADVISORS

[katzretail.com](http://katzretail.com)

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