

## The Walk at Highwoods Preserve II Shopping Center

17502 Preserve Walk Lane, Tampa, FL 33647



**GLA (SF)** **28,452**

**Opened** **2002/2003**

**County** **Hillsborough**

**MSA** **Tampa - St. Petersburg  
Clearwater**

### Available Space

Unit #	Square Feet	Depth	Width
1	2,068	77'	27'

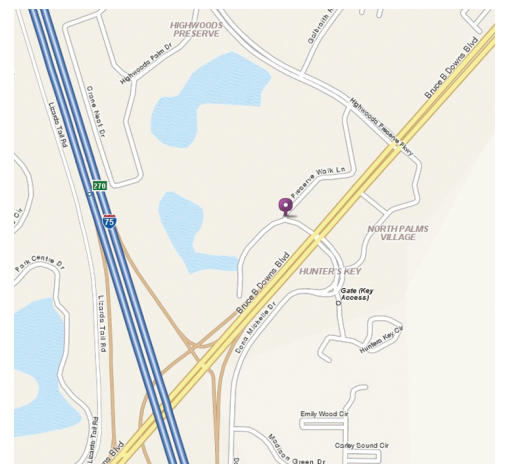
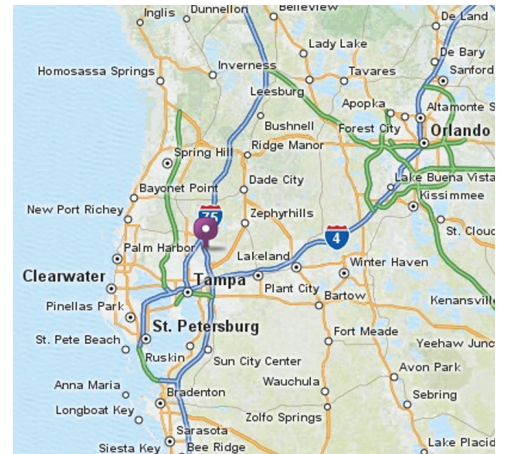
### Demographics

	1 Mile	3 Miles	5 Miles
Population	6,635	41,692	139,443
Average Household Income	\$130,882	\$139,643	\$110,495
Households	2,696	16,004	53,381

Demographics Source: ESRI, 2023

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.

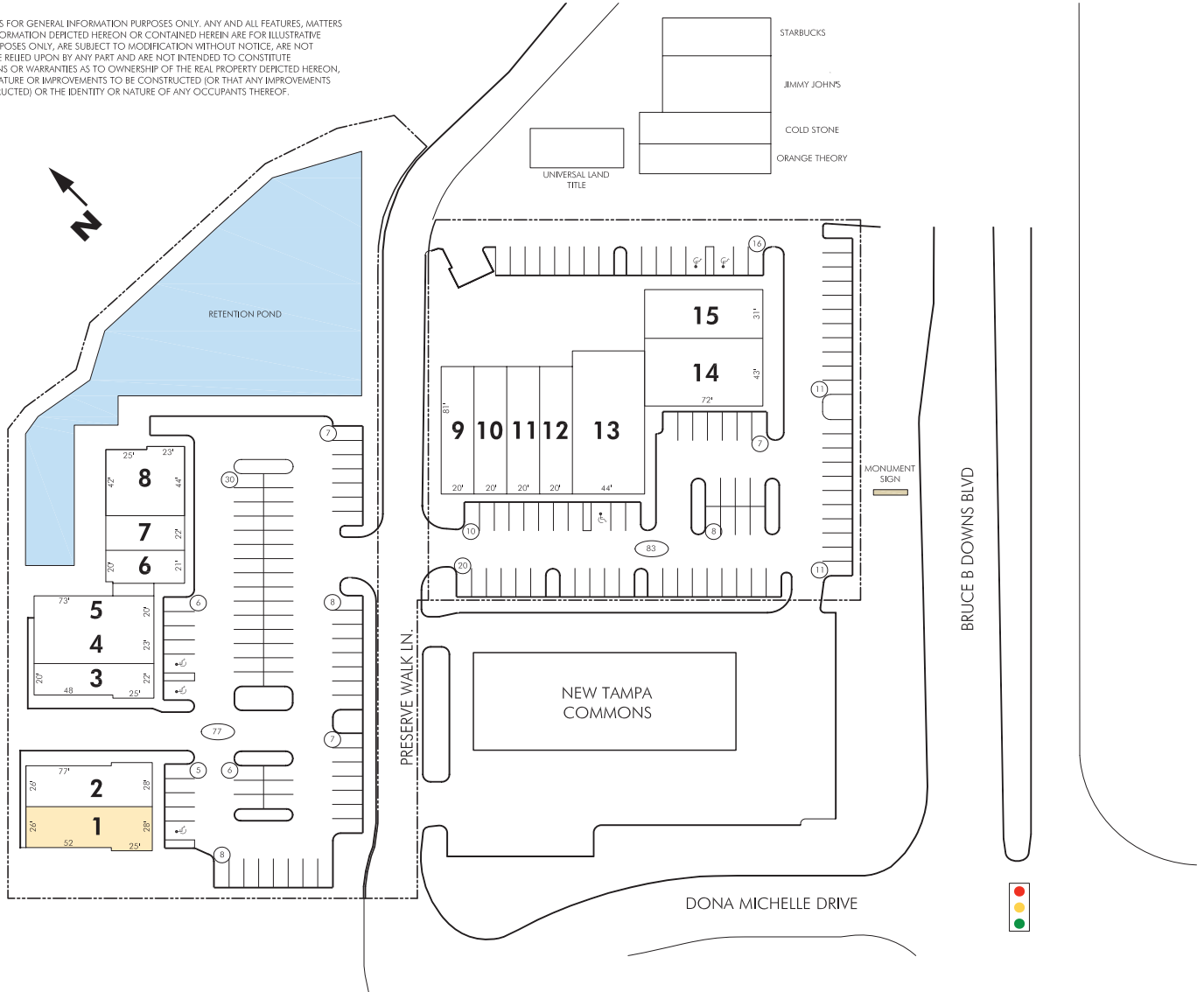


## The Walk at Highwoods Preserve II Shopping Center

17502 Preserve Walk Lane, Tampa, FL 33647

**Leasing Contact**  
 Brad Luger, CCIM  
 Licensed Real Estate Broker  
 813-230-2449  
 bluger@blinvest.com

THIS DRAWING IS FOR GENERAL INFORMATION PURPOSES ONLY. ANY AND ALL FEATURES, MATTERS AND OTHER INFORMATION DEPICTED HEREON OR CONTAINED HEREIN ARE FOR ILLUSTRATIVE MARKETING PURPOSES ONLY. ARE SUBJECT TO MODIFICATION WITHOUT NOTICE, ARE NOT INTENDED TO BE RELIED UPON BY ANY PART AND ARE NOT INTENDED TO CONSTITUTE REPRESENTATIONS OR WARRANTIES AS TO OWNERSHIP OF THE REAL PROPERTY DEPICTED HEREON, THE SIZE AND NATURE OR IMPROVEMENTS TO BE CONSTRUCTED (OR THAT ANY IMPROVEMENTS WILL BE CONSTRUCTED) OR THE IDENTITY OR NATURE OF ANY OCCUPANTS THEREOF.



Unit	Retailer	Square Feet
1	Available	2,068
2	Ideal Image	2,067
3	Linksters Tap Room	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	Taste of NY Pizzeria	1,600
12	Be Nail & Spa	1,600
13	FedEx Office & Print Svs.	4,012
14	EggTown	3,054
15	Qdoba	2,209

<b>Total Square Feet</b>	<b>28,452</b>
--------------------------	---------------



# The Walk at Highwoods Preserve II Shopping Center

17502 Preserve Walk Lane, Tampa, FL 33647

Leasing Contact  
Brad Luger, CCIM  
Licensed Real Estate Broker  
813-230-2449  
bluger@blinvest.com

