

Retail for
Lease

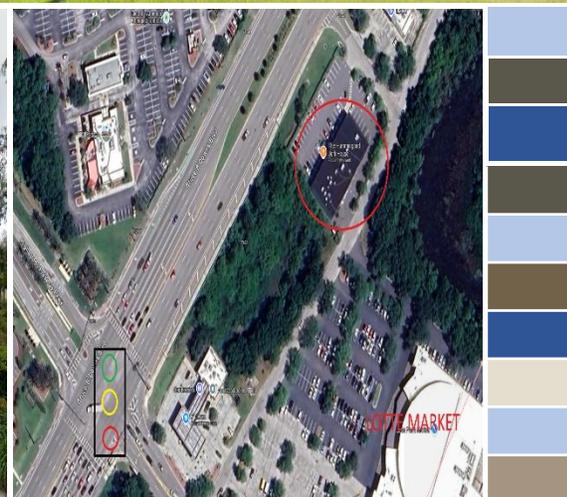
ICI SHOPPING CENTRES

THE SHOPPES AT NEW TAMPA

Lease Rate:
\$39 SQFT NNN

- 1,500-3,000 SQFT on Bruce B Downs Blvd
 - Available 90 days notice
 - Could provide up to 3,000 SF in June 2025
 - Second generation restaurant space
 - Join current tenants: Papa John's Pizza, Supercuts, MIT Computers, VidaCann, Frami
 - Shadow Anchor Lotte Market

17631 Bruce B Downs Blvd, Tampa, FL 33647



Store Front of space

Aerial View- access from traffic signal and shadow anchored by lotte marjet

ICI SHOPPING CENTRES

Features Include: Desirable endcap on Bruce B Downs Blvd that is visible to over 70,000 daily drivers. Location in New Tampa that is easily accessible to the nearly 42,000 affluent residents that live within 5 miles of your store. **Nearby retailers include AMC Theaters, Home Depot, BJ's Wholesale, Ross, Bed Bath & Beyond, Staples, JoAnn Fabrics.**

Additional Information: The city of Tampa is the largest city in Hillsborough County, is the county seat and is the third most populous city in Florida. The Tampa Bay area has an estimated population of nearly 4.5 million.

Please Contact:

Casey J. Ahern

813-545-7908

Casey@icisc.com