

Cypress Creek Retail Center

I-75 and SR 56, Wesley Chapel, Florida



HAVERTYS
MAKES IT HOME



FOR LEASE

Anchor, Junior Anchor and Bank Outparcel Available

- Strategically positioned at the southeast corner of **I-75** and **SR 56**, between Cypress Creek Town Center, Shoppes at Wiregrass and The Grove at Wesley Chapel.
- Easily accessible from both **Hillsborough** and **Pasco Counties** along the Primary Commercial Corridor.
- In the heart of residential growth including the New Tampa communities of **Seven Oaks, Meadow Point, Wiregrass & Land O Lakes**.
- **Traffic Counts** 81,840 AADT on I-75 and 34,500 AADT on SR 56
- Located on the Going Home Side

Cypress Creek Retail Center

12/07



| DEMOS | 3 mile | 5 mile | 7 mile |
|----------------------------------|----------|----------|----------|
| Total Population (postal counts) | 30,058 | 92,320 | 147,587 |
| Average Household Income | \$72,670 | \$76,141 | \$80,856 |
| Median Age | 33.6 | 34.7 | 35.3 |

AVAILABLE UP TO 58,760 SF (CAN DIVIDE)

OVERALL DEVELOPMENT
SCALE: 1" = 150'-0"

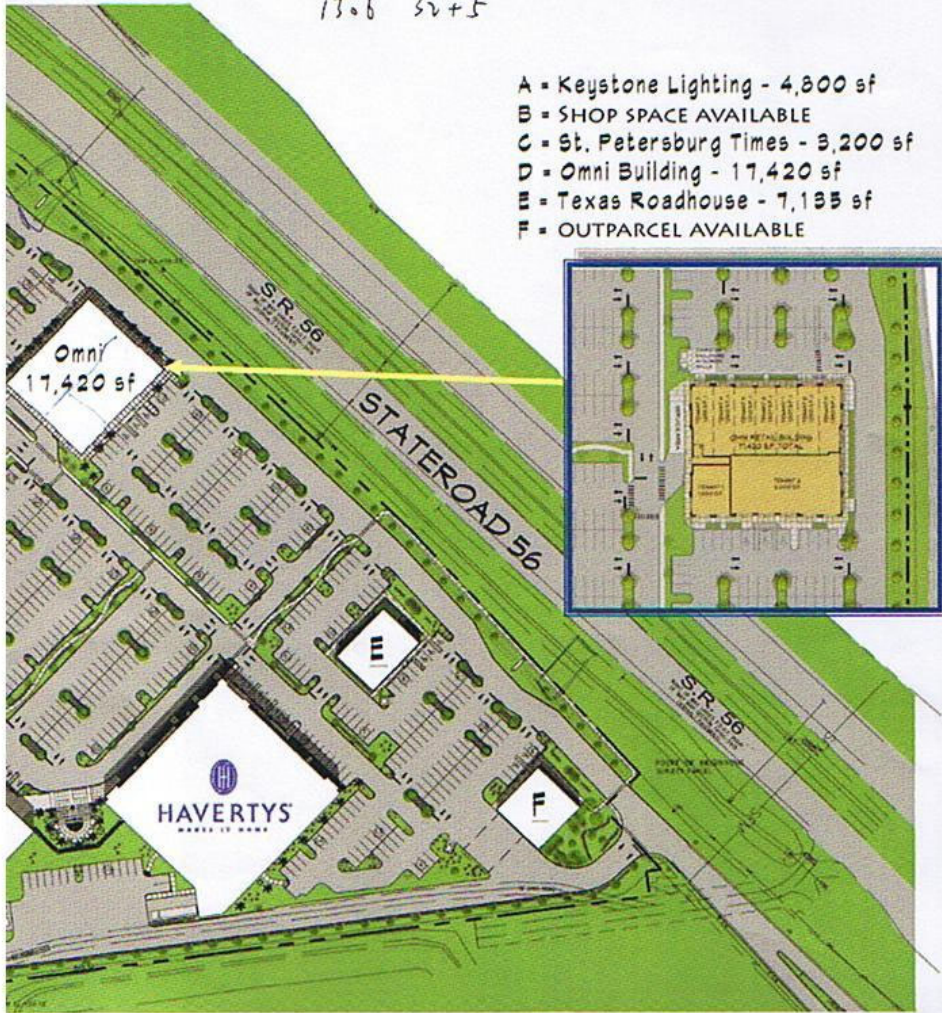


➤ With affluent master planned communities being developed at record pace, New Tampa offers luxurious amenities to its residents as well as a variety of waterfront and golf course homes situated on large conservation lots

Not to scale.

I-75 and SR 56, Wesley Chapel, FL 33543

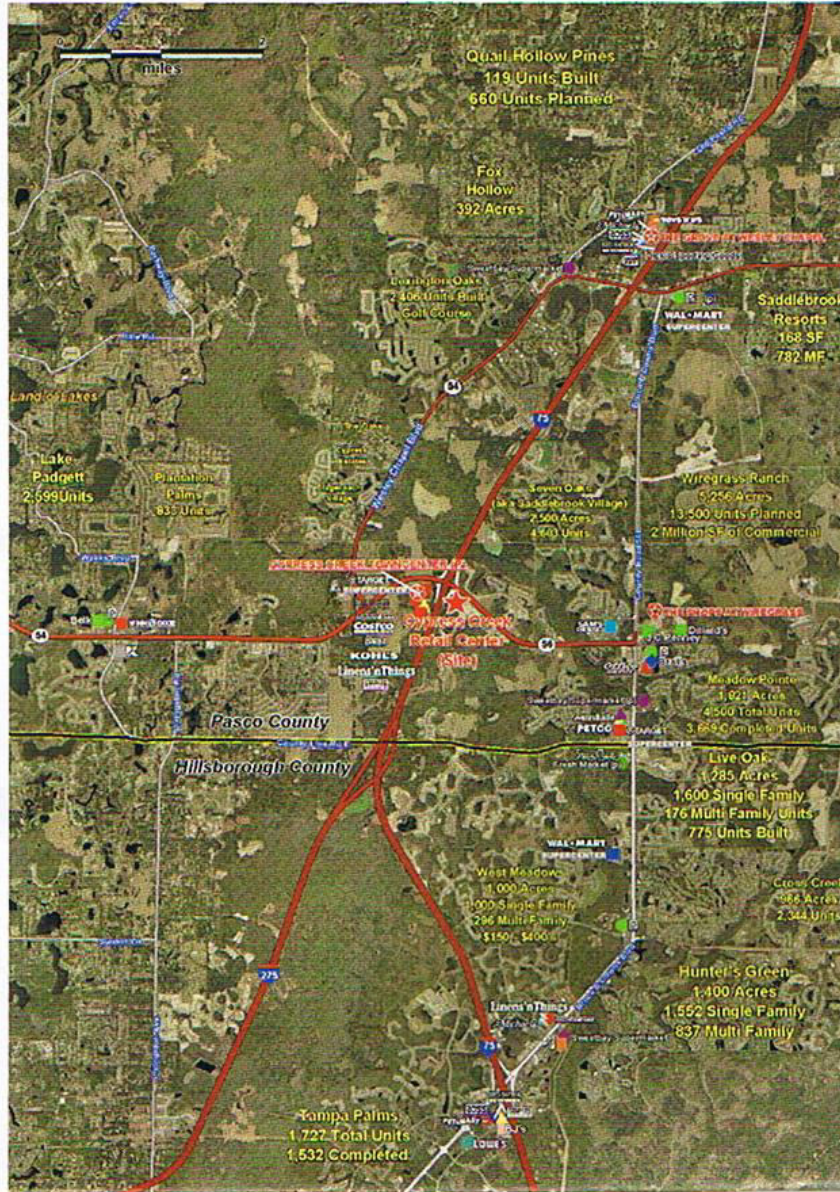
1306 32+5



SITE PLAN



➤ New Tampa is one of the fastest growing real estate markets in Hillsborough and Pasco Counties, with home prices ranging from the \$150s to over \$2,000,000.



FOR LEASE