

The Crossing at Cypress Creek

SWQ of I-75 & State Road 56

Developed By:



Tampa's Largest Growth Corridor

New Tampa, FL - Pasco County

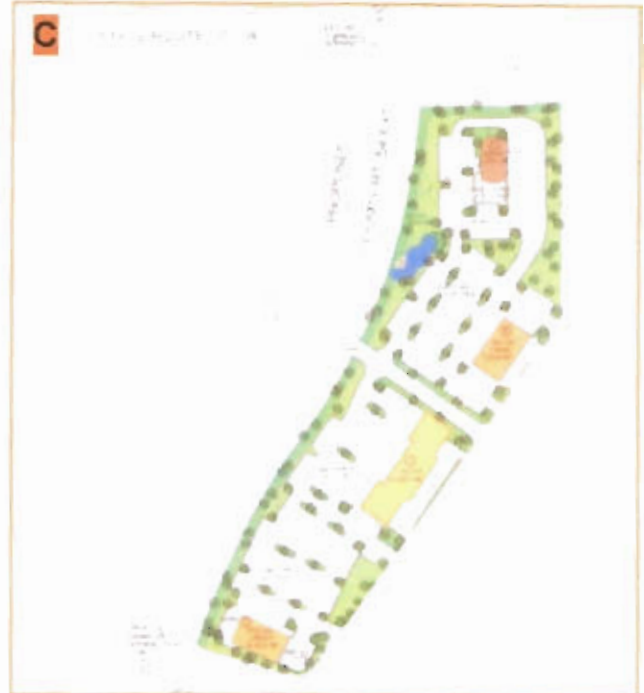
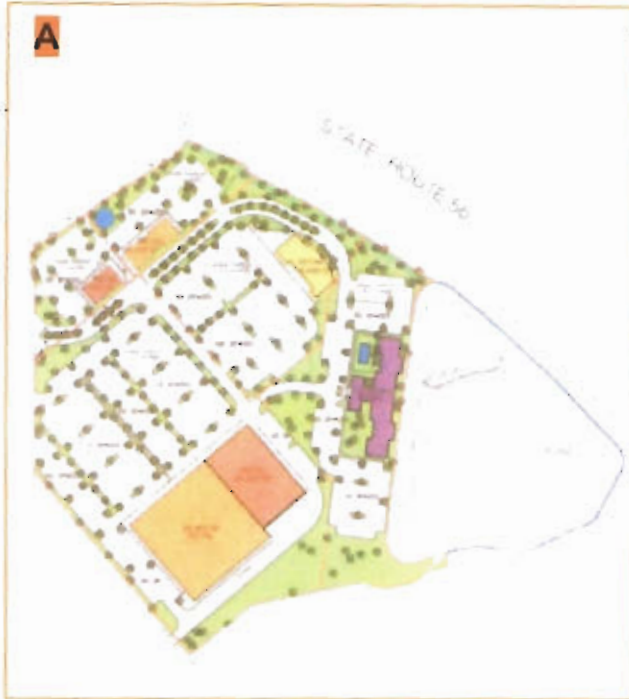


PROPERTY HIGHLIGHTS

- Big Box, Outparcels, and Small Shop Space Available
- Retail opportunities adjacent to proposed Cypress Creek Town Center containing Super Target, Kohl's, Costco, Sports Authority, Books-A-Million, AMC Theaters, Circuit City, and many more
- New Tampa accounted for 52% of Tampa's citywide growth.
- Positioned in the center of an explosive housing market with more than 12,500 new homes to be constructed and 9,500 newly constructed homes within a 5 mile radius
- Traffic Counts: 113,500 AADT** (I-75)
48,500 AADT** (SR 56)

For Lease

SWQ of I-75 & State Road 56



DEMOGRAPHICS*	3-Mile	5-Miles	7-Miles
Population	34,708	100,955	160,908
Med. HH Income	\$70,402	\$70,766	\$69,542
Median Age	32.8	33.8	34.3
Annual Growth (1990 - 2006)	7.2%	6.2%	13%

*Applies Geographic Solutions, 2006 Estimates. USPS Postal Counts as of 8/06
 Florida Department of Business & Professional Regulation *FDOT 2006 Traffic Counts
 Rev 3/30/2007