

CYPRESS CREEK TOWN CENTER

LUTZ, FL

Cypress Creek Town Center is strategically located in the heart of booming north Tampa. Sitting directly across from the Tampa Premium Outlets, the property is home to anchor tenants such as Hobby Lobby, HomeGoods, Burlington, Total Wine and more. Interstate 75 and State Road 56 drive traffic into this beautifully situated property. Boasting 4.2 million square feet of retail space, Cypress Creek Town Center is an ideal retail opportunity in the Florida market.

LEASINGCONTACT

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411 Theodore Fremd Ave | Suite 300 | Rye, NY 10580



PROPERTY INFORMATION

Address

25557, 25662, 25426 & 25750 Sierra Center Blvd
Lutz, FL 33559

GLA

240,211 ± SF

Parking

1,080 Spaces

Anchors

Hobby Lobby, Burlington, HomeGoods, Total Wine



OVERALL MARKET AERIAL

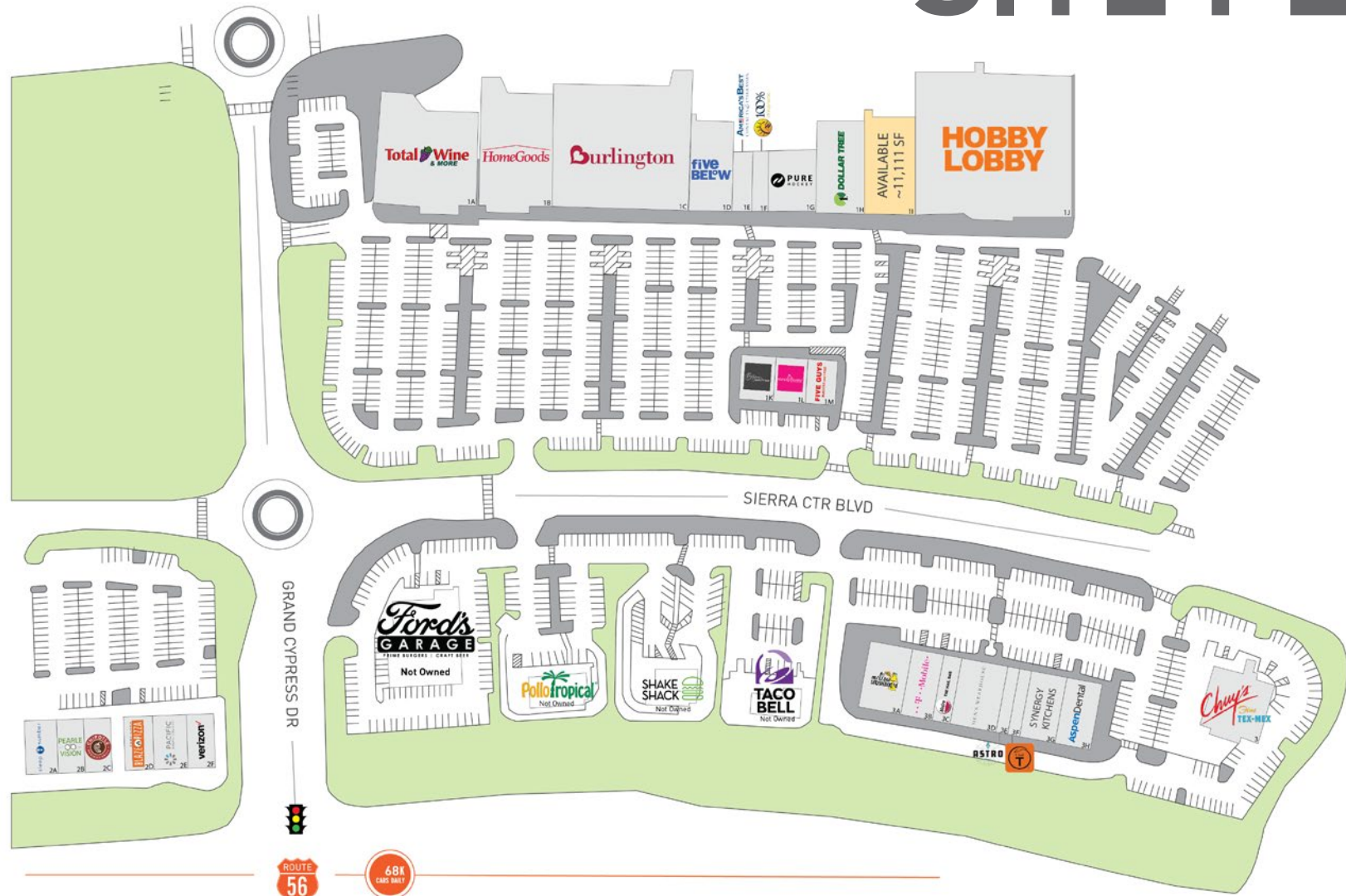


CLOSE AREA COMPETITION





SITE PLAN



1A. Total Wine	24,044 sf
1B. HomeGoods	20,000 sf
1C. Burlington	40,478 sf
1D. Five Below	9,008 sf
1E. America's Best Eyeglasses	3,000 sf
1F. 100% Chiropractic	2,145 sf
1G. Pure Hockey	7,500 sf
1H. Dollar Tree	10,000 sf
1I. Available	11,111 sf
1J. Hobby Lobby	55,000 sf

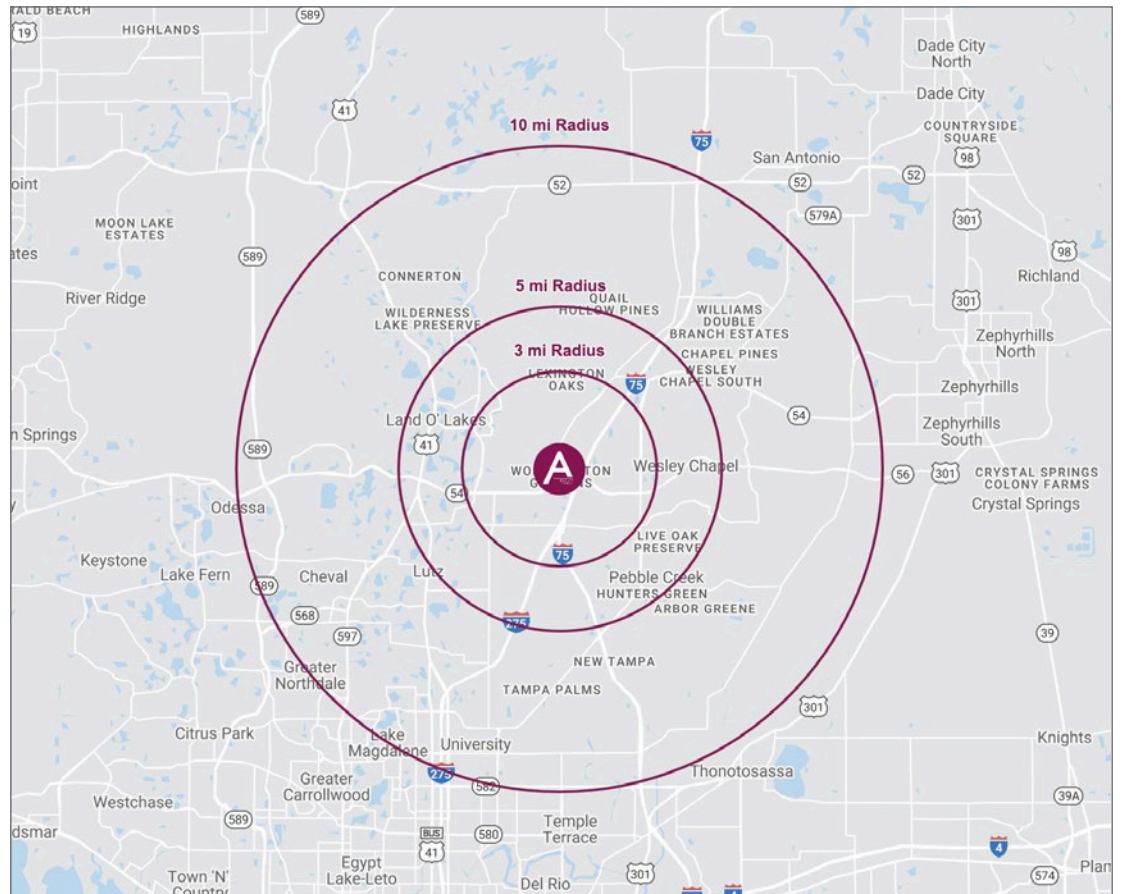
TENANT ROSTER

1K. Bliss Nails Spa & Lounge	3,000 sf
1L. Raining Berries	2,750 sf
1M. Five Guys	2,400 sf
2A. Sleep Number	3,000 sf
2B. Pearle Vision	2,400 sf
2C. Chipotle	2,400 sf
2D. Blaze Pizza	2,625 sf
2E. Pacific Dental	3,000 sf

2F. Verizon	2,600 sf
3. Chuy's Fine Tex-Mex	7,900 sf
3A. Mellow Mushroom	5,000 sf
3B. T-Mobile	3,500 sf
3C. Noire The Nail Bar	2,100 sf
3D. Men's Warehouse	5,000 sf
3E. Astro Craft Ice Cream	1,050 sf
3F. T Leaf	1,830 sf
3g. Synergy Kitchens	3,500 sf
3H. Aspen Dental	3,870 sf



DEMOGRAPHICS



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		3 MI.	5 MI.	10 MI.
POPULATION		48,982	120,769	419,069
HOUSEHOLDS		18,242	45,071	158,311
AVERAGE HHI		\$137,553	\$139,412	\$127,180