

THE WALK AT HIGHWOODS PRESERVE

TAMPA, FL

The Walk at Highwoods Preserve is situated in a prosperous northern suburb of Tampa. Conveniently positioned near I-75 and the bustling Bruce B. Downs Boulevard, it serves as the gateway to Highwoods Preserve. Key tenants include HomeGoods, Michaels, and Sportsman's Warehouse.

This 140,631 SF open-air shopping center is located just 20 minutes north of downtown Tampa, within the Lakeland/Lutz area. It benefits from the significant economic and demographic growth Tampa has experienced over the past decade.

LEASINGCONTACT

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PROPERTY INFORMATION

Address

18001 Highwoods Preserve Pkwy
Tampa, FL 33647

GLA

140,631 ± SF

Anchors

HomeGoods, Michaels & Sportsman's
Warehouse



MARKET AERIAL



60k
CARS DAILY

121k
CARS DAILY

30k
CARS DAILY

68k
CARS DAILY

ROUTE
9

ROUTE
54

BRUCE B. DOWNS BLVD

Cypress Creek Town Center

Village Lakes

The Shops at Wiregrass

Tampa Premium Outlets

Market Square
at Tampa Palms

THE WALK AT HIGHWOODS PRESERVE

HomeGoods Michaels Sola
Where Creativity Happens
SPORTSMANS WAREHOUSE DUNKIN'
Panera Bread Oliver's at&t F45
GOLFTEC POTBELLY pure barre

Walmart
TRACTOR
SUPPLY CO.

TARGET

LOWE'S

BIG
LOTS

ROSS
MARRSHALLS
bealls
FIVE BELOW

Collier Commons

publix
belk
Starbucks
Jersey Mike's

DQ
HG
Fruit of the Loom CAFE

BONEFISH GRILL
CARRABBA'S
ITALIAN GRILL

Wawa
HURGER KING
Taco Bell

Advance
Auto Parts
DUNKIN'
TACO BELL

OFF 5TH
Bath & Body Works
COACH
NIKE
Columbia
POLO
Levi's
adidas
kate spade
TOMMY HILFINGER

HOBBY LOBBY
Durlington
HomeGoods
Total Wine
Bedrock
FIVE BELOW
DOLLAR TREE
sleep number
PURE
verizon

COSTCO
ALDI

Ashley
TEXAS

Wawa
ABC
Publix
ROSS

Office
DEPOT
Publix
Starbucks
ROSS

JCPenney
SEPHORA
BARNES NOBLE
macys
AMERICAN EAGLE
PULL & BURY
chico's

DOLLAR TREE
ROSS
JOANN
PETSMART

THE HOME DEPOT

SITE PLAN



KEY

 LEASED	 AVAILABLE	 NOT OWNED
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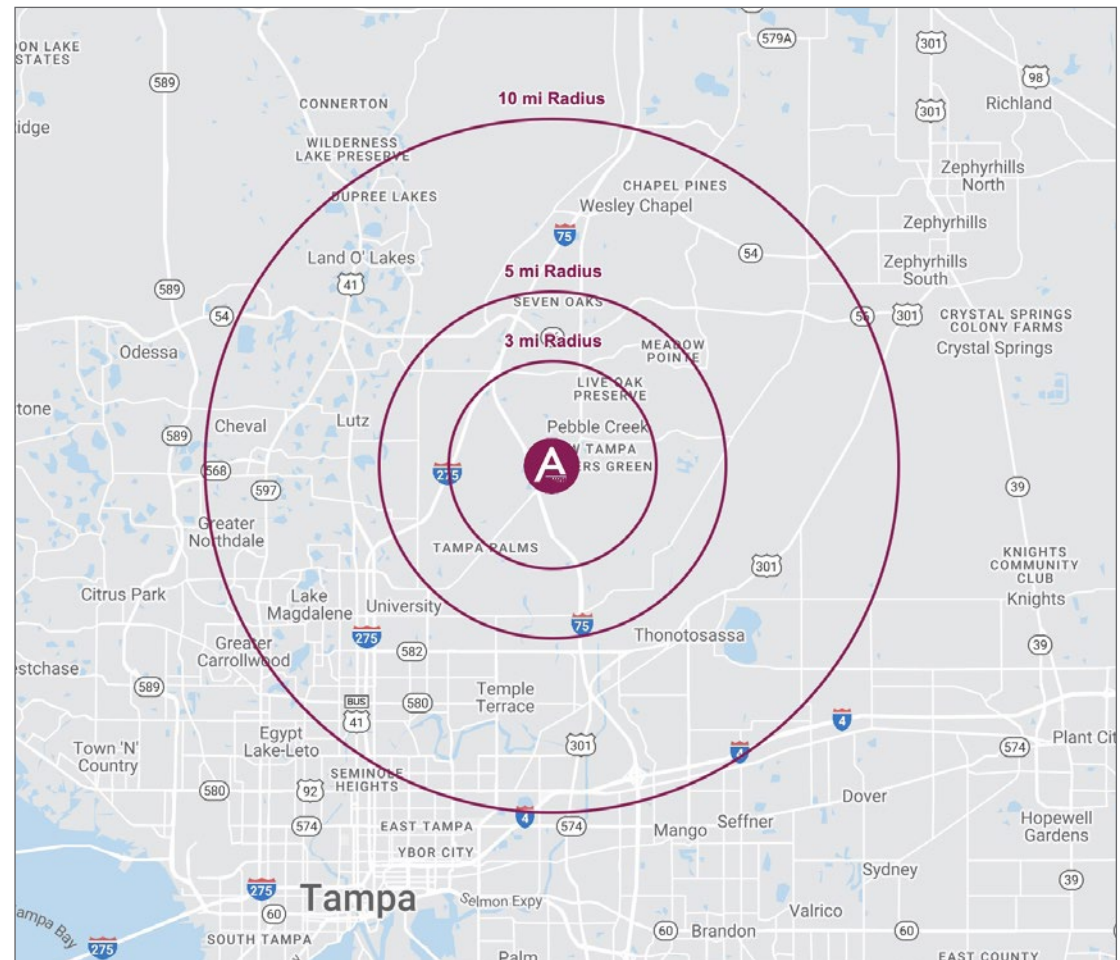


TENANT ROSTER

1. Available.....	6,689sf	8c. Storage.....	n/a sf	17. F45.....	2,372 sf
2. Dunkin.....	3,200 sf	9. The Drip Bar.....	1,187 sf	19. Cookie Plug.....	1,164 sf
3. Pure Barre.....	1,858 sf	11. Oliver's Cycle Sports.....	3,779 sf	20a. Michi Ramen.....	3,120 sf
4. European Wax Center.....	1,398 sf	12. GolfTec.....	2,837 sf	20b. Potbelly.....	1,878 sf
5. CND Nail.....	1,419 sf	13. Advance Surgical Care.....	6,001 sf	21. Chipotle.....	2,700 sf
6. Michaels.....	22,869 sf	14. Westshore Pizza.....	1,238 sf	22. AT&T.....	1,796 sf
7. Sportsmans Warehouse.....	33,000 sf	15. New Tampa Smiles.....	1,216 sf	23. Sushi Cafe.....	1,796 sf
8b. HomeGoods.....	25,025 sf	16. Ho King.....	1,264 sf	24. Panera.....	4,950 sf
8a. Sola Salon Studios.....	5,000 sf				



DEMOGRAPHICS



DEMOGRAPHICS

3 MI.

5 MI.

10 MI.

POPULATION



45,490

131,371

532,416

HOUSEHOLDS



17,720

51,149

204,932

AVERAGE HHI



\$157,665

\$132,116

\$111,017