



Tampa Commercial Real Estate

www.TampaCommercialRealEstate.com

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Steven Silverman Broker

813.785.3665 Phone



RETAIL/MEDICAL /PROFESSIONAL OFFICE FOR SALE

ON BRUCE B DOWNS BV—20310 TROUT CREEK DR, TAMPA . FL 33647

*(For GPS—Across the street from 20433 Bruce B Downs Bv.)

Just S of County Line Rd



Building B*: 7,008 sf

Can divide into 5 spaces

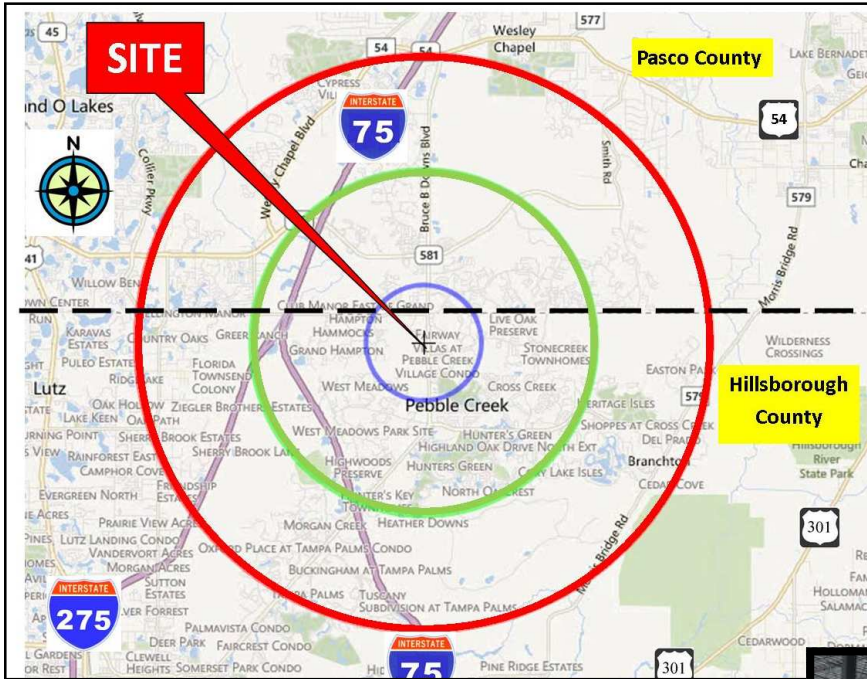
For Sale at: \$1,550,000

Also for Lease: \$19/sf plus Estimated CAM of \$6.50/sf

- New Space
- Central Community Location
- Medical Office Space/Professional or Retail
- Build-out to suit your needs
- Ample Parking
- 15,000 sf Center has Excellent visibility & Signage on Bruce B Downs Bv
- Traffic Count: 66,500 cars/day
- Serving Hillsborough & Pasco

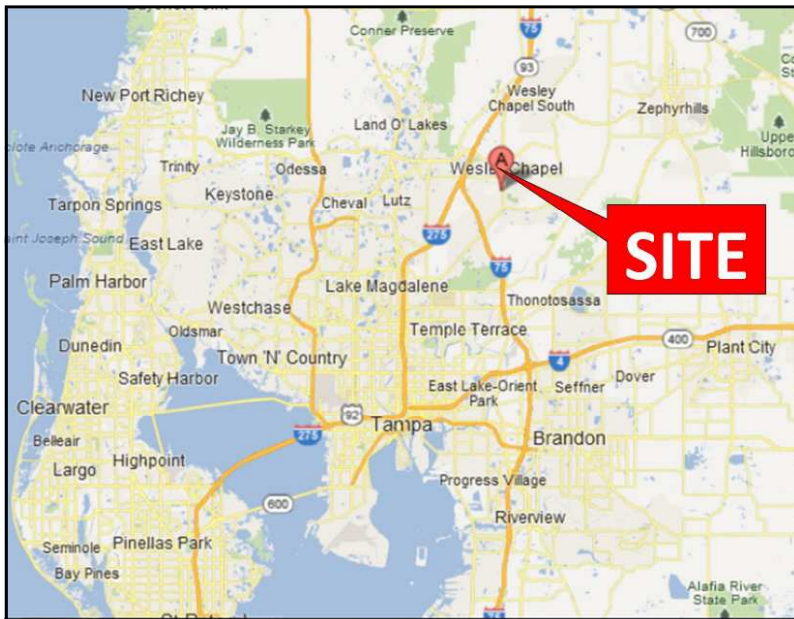
Slab not yet laid to allow specialized plumbing & electrical if required.

ADDRESS: Trout Creek at Bruce B Downs Bv



	2010	1 MILE	3 MILES	5 MILES
POPULATION	6,033	44,749	93,208	
HOUSEHOLDS	2,166	16,219	39,963	
MED AGE	35.4	34.1	33.3	
MED HH INCOME	\$67,159	\$82,772	\$79,606	
AV HH INCOME	\$78,238	\$100,026	\$96,064	

Building B—interior—Build-out to suit



View from rear of Building B

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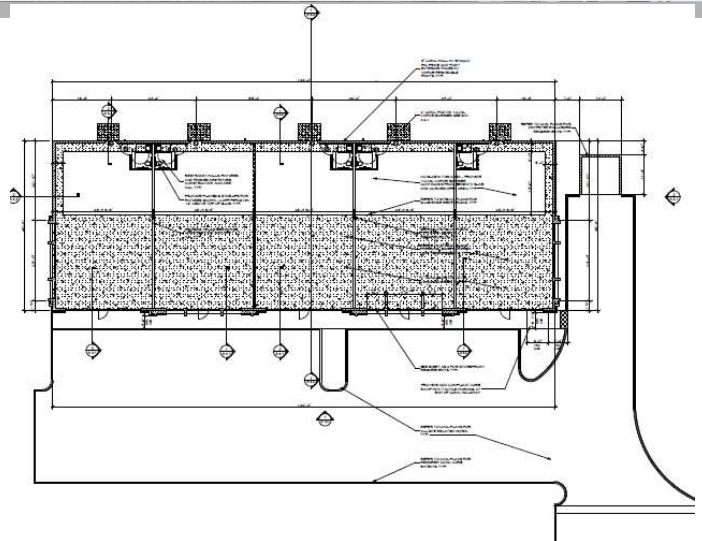


Apartment complex at rear



Building A

Signage on Bruce B Downs

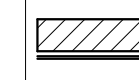
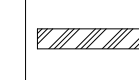
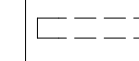


TAMPA COMMERCIAL
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Information herein has been obtained from sources deemed reliable. We cannot guarantee accuracy.

WALL LEGEND

-  TYP. PROJECT CMU WALL - SEE FOUNDATION PLAN AND STRUCT. DETAILS FOR REQUIRED REINF. 8" CMU WALL WITH 3/4" STUCCO FINISH, TYP.
-  4" SPLIT-FACE CMU WALL BASE, PROVIDE BRICK TIES @ 16" O.C. VERT. AND HORIZ. TO SECURE 4" CMU TO FACE OF 8" CMU
-  FUTURE INTERIOR BUILD-OUT, N.G.

REQUIRED CEILING WORK

- 1. PROVIDE THE FOLLOWING CEILING SYSTEM WHERE SHOWN ON THE PLANS
- CEILING SYSTEM: ALL CEILING SHALL BE EXPOSED STRUCTURE

PAUL JACKSON ARCHITECT, INC.
 2007 OCEANVIEW PLACE TAMPA, FL 33605
 PH: 813.247.4421 FAX: 813.247.1189
 AF-0015749 AA-0002954 IB0000969

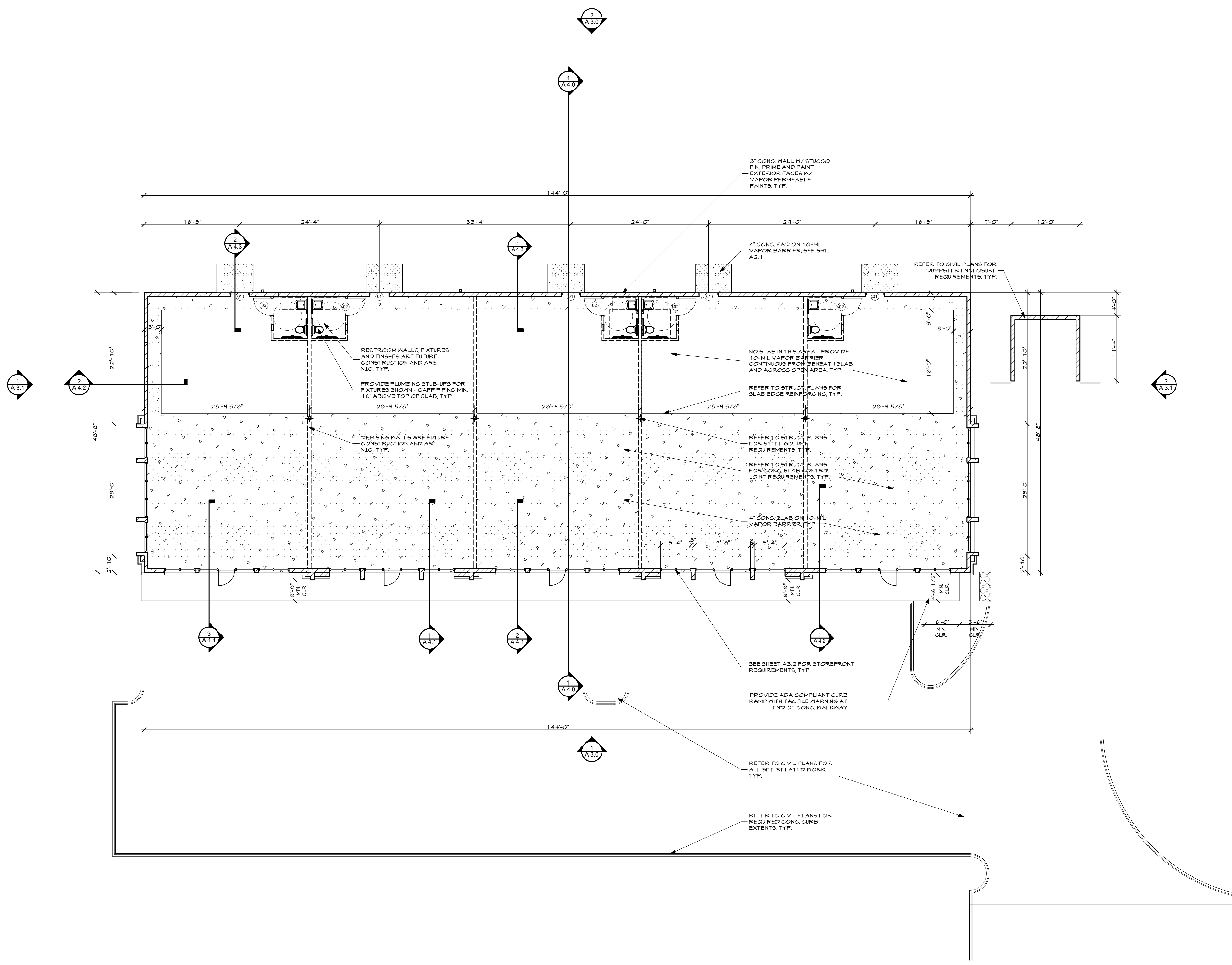
PROJ. NO.: 1004
 DATE ISSUED:
 8/23/10

TROUT CREEK COMMONS: BLDG. B
 20304 TROUT CREEK DRIVE
 TAMPA, FLORIDA 33647

SEAL: AR0015749
 AA0002954
 IB0000969

FLOOR PLAN

A 2.0



1 OVERALL FLOOR PLAN
 SCALE: 1/8" = 1'-0"

