



Tampa Commercial Real Estate

www.TampaCommercialRealEstate.com

Steven@TampaCommercialRealEstate.com

Steven Silverman Broker

813.785.3665 Phone



# RETAIL SPACE FOR LEASE—15,000 sf Center—NEW TAMPA

## Bruce B Downs -20304 & 20310 TROUT CREEK DR, TAMPA . FL 33647

\*(For GPS—Across the street from 20433 Bruce B Downs Blvd)  
Just S of County Line Rd.



**Trout Creek Commons**

**Building A:** - 7,992 sf (6 spaces)  
Available 1,400sf (1 space)  
Lease Rate: \$24/sf + \$6.50cam

**Building B:** 7,008 sf can divide  
Available 4,200 sf (3 spaces)  
Lease Rate: \$19/sf + \$6.50cam

- New Retail Space
- Central Community Location
- Ample Retail Parking
- Pylon Signage Bruce B Downs
- Traffic Count: 66,500 cars/day
- Serving Hillsborough & Pasco
- Amidst Elementary, Middle School and High Schools
- Excellent Demographics—High Income,
- Vacant space in shell condition
- Multi Family Complex directly behind



ADDRESS: Trout Creek at Bruce B Downs Bv

Pylon Signage Bruce B Downs



Apartment complex at rear



**Pure Nail Bar and Spa**—Coming Soon  
“ hands down the best place in all of east Texas to get a ped-  
icure! It's a beautiful salon and they are super friendly “



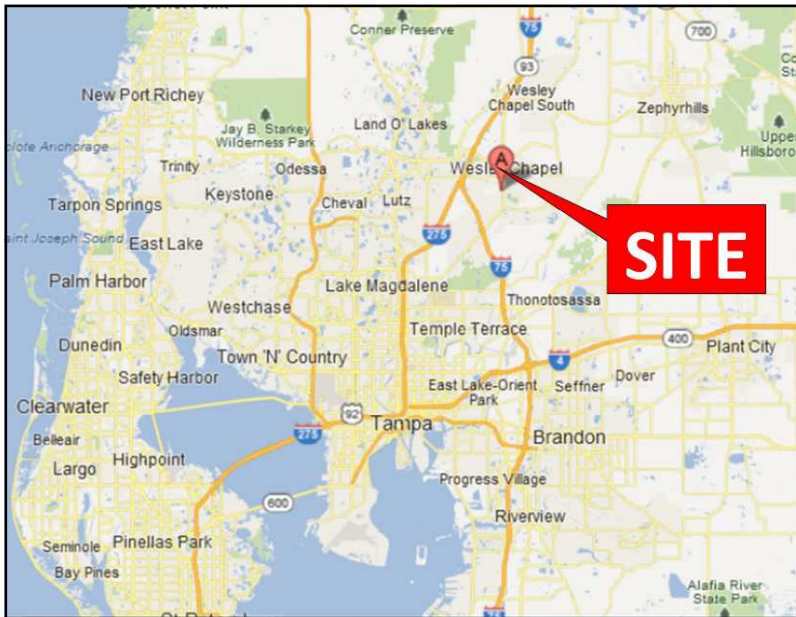
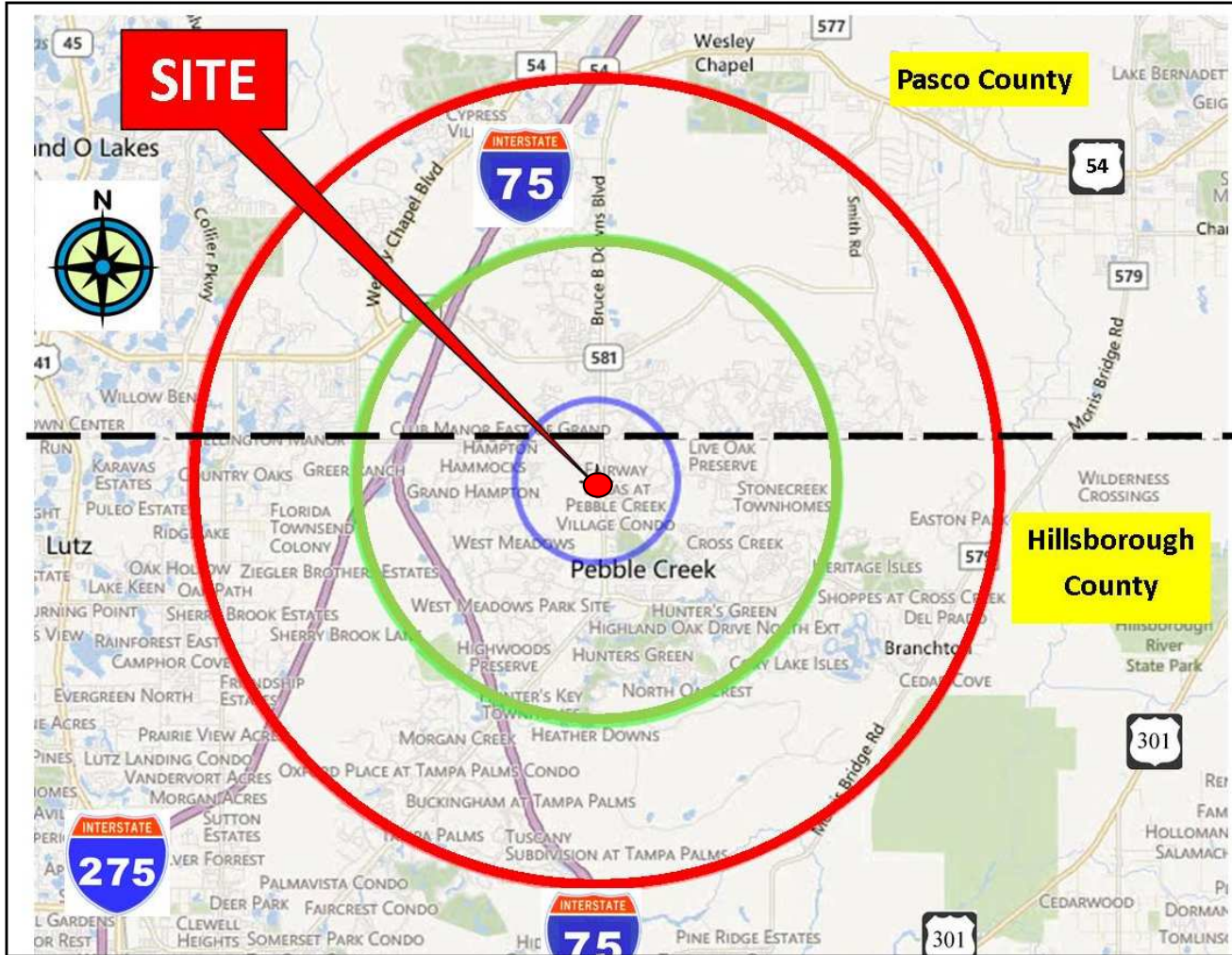
Steven@TampaCommercialRealEstate.com (813) 785-3665

**TAMPA COMMERCIAL  
Real Estate**

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



ADDRESS: TROUT CREEK at Bruce B Downs Bv



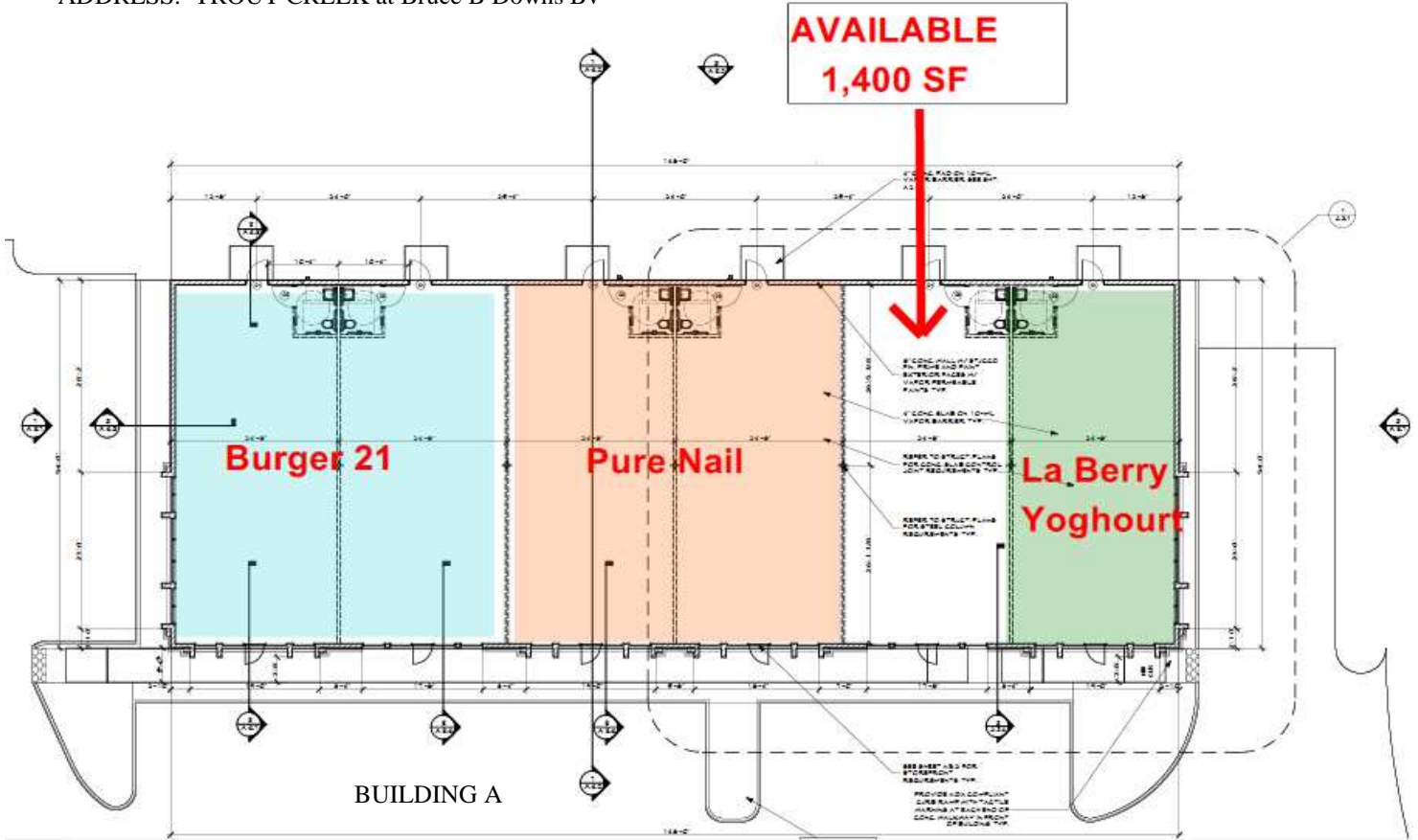
	2010	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>		6,033	44,749	93,208
<b>HOUSEHOLDS</b>		2,166	16,219	39,963
<b>MED AGE</b>		35.4	34.1	33.3
<b>MED HH INCOME</b>		\$67,159	\$82,772	\$79,606
<b>AV HH INCOME</b>		\$78,238	\$100,026	\$96,064

Steven@TampaCommercialRealEstate.com (813) 785-3665

**TAMPA COMMERCIAL  
Real Estate**

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

ADDRESS: TROUT CREEK at Bruce B Downs Bv



Steven@TampaCommercialRealEstate.com (813) 785-3665

**TAMPA COMMERCIAL  
Real Estate**