



Tampa Commercial Real Estate

www.TampaCommercialRealEstate.com

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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: FULLY LEASED

Lease Rate: \$24/sf + \$6.50cam

Building B: 7,008 sf can divide

Available 7,008 sf (5 spaces)

Each Space 1,401 sf

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 behind
- Adjacent High Volume Car Wash Draws Traffic to Plaza

ADDRESS: Trout Creek at Bruce B Downs Bv

Apartment complex at rear



Pylon Signage Bruce B Downs



High Volume Car Wash Draws Traffic To Rear



- Pure Nail Bar and Spa—Now in Tampa “ hands down the best place in all of east Texas to get a pedicure! It’s a beautiful salon and they are super friendly “
- Sleeprite Mattress
- Burger 21
- Hair Dresser
- La Berry Frozen Yoghurt



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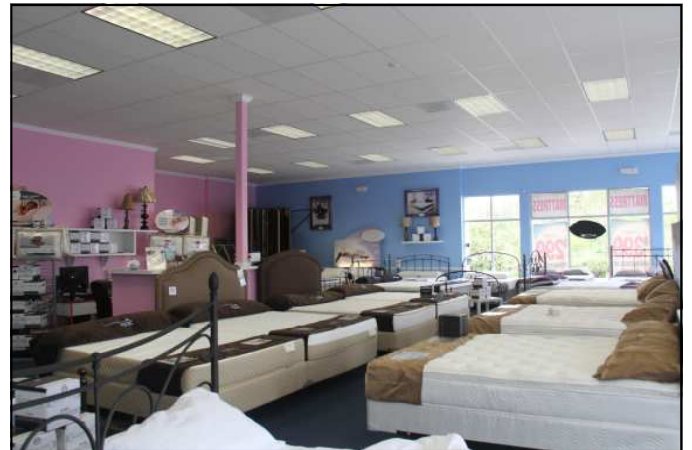
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Information herein has been obtained from sources deemed reliable. We cannot guarantee accuracy.

ADDRESS: Trout Creek at Bruce B Downs Bv



Building A: Fully Leased



Building B at rear of Property 7,008 sf
Space Available
2,400 SF (double space) already built out.
4,200 sf (3 spaces) with interior in shell
condition, ready for custom build-out

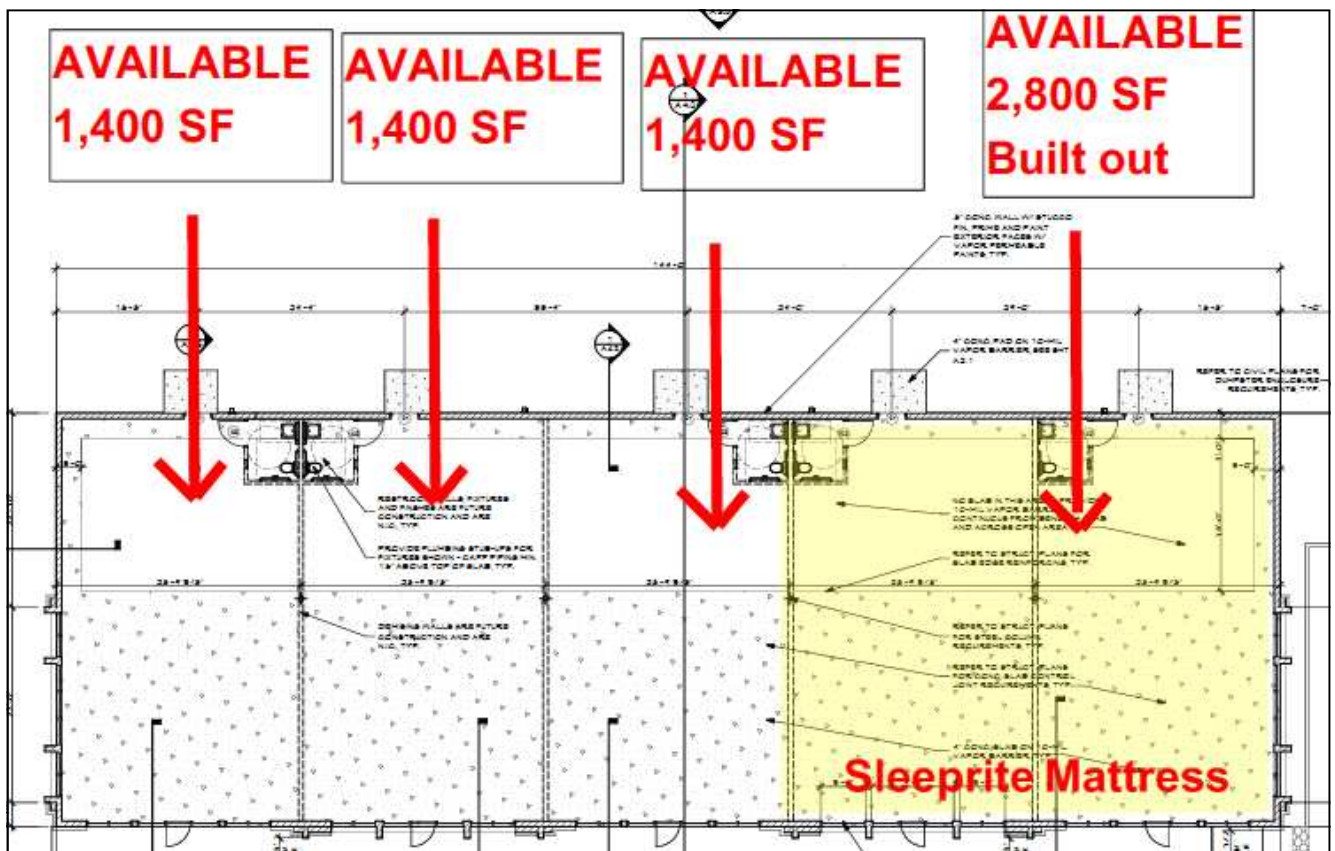
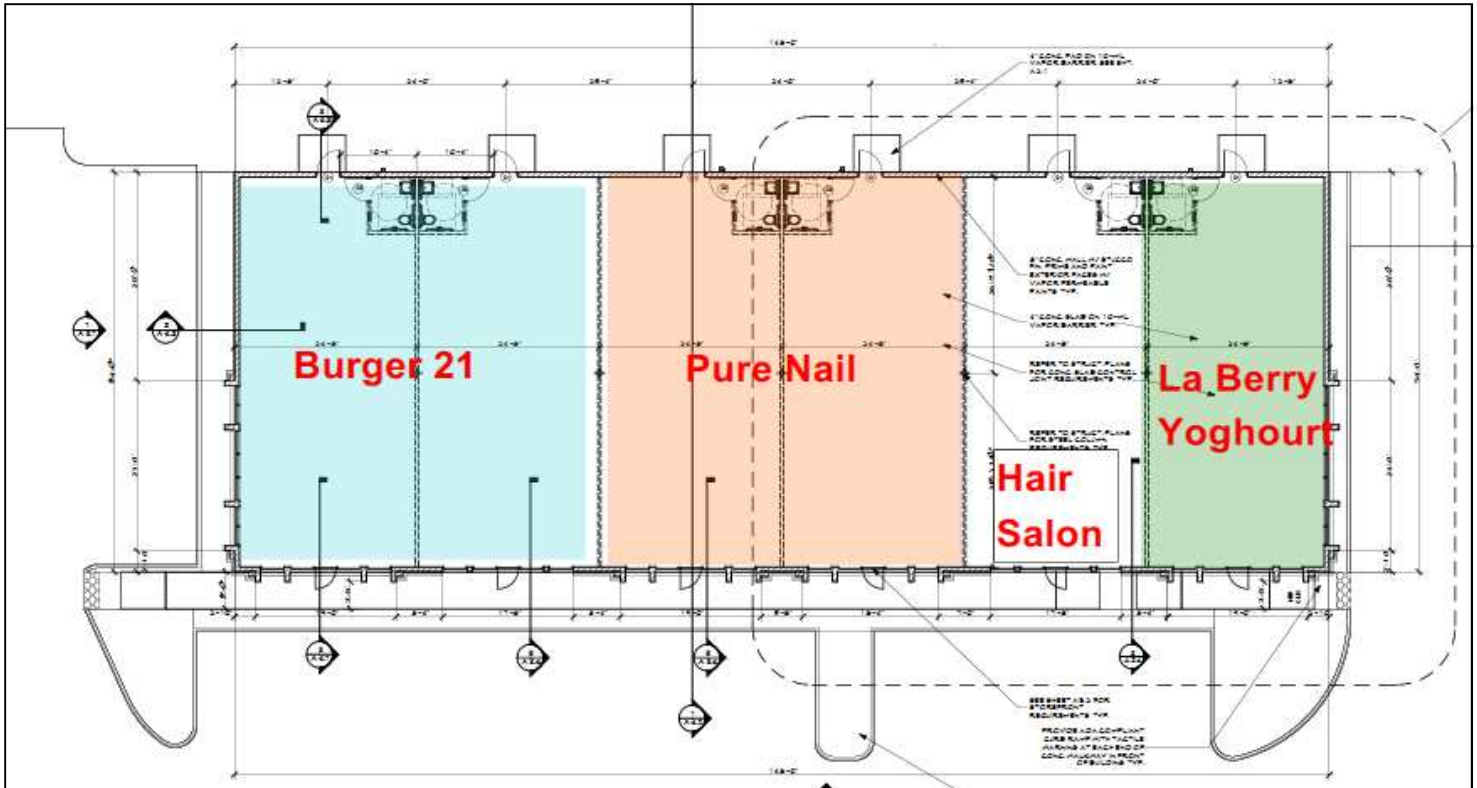
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ADDRESS: TROUT CREEK at Bruce B Downs Bv

BUILDING A: FULLY LEASED



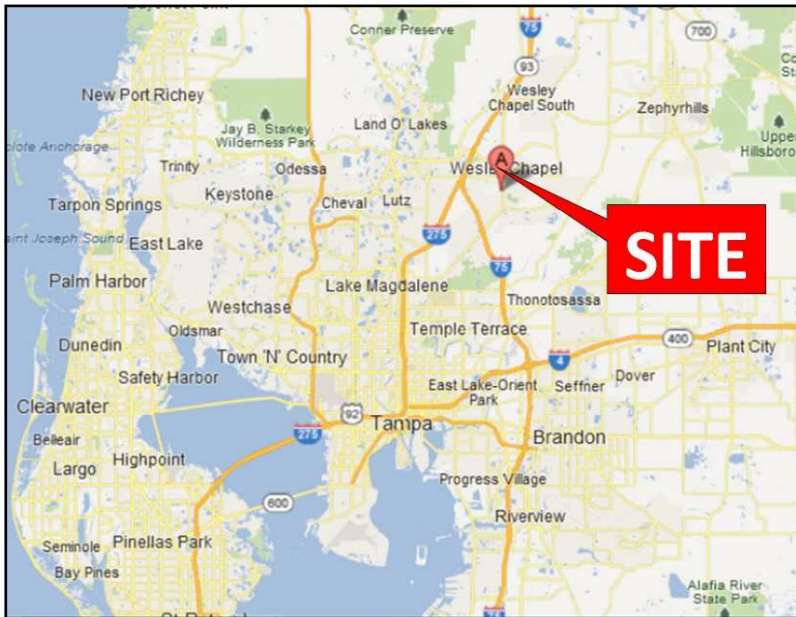
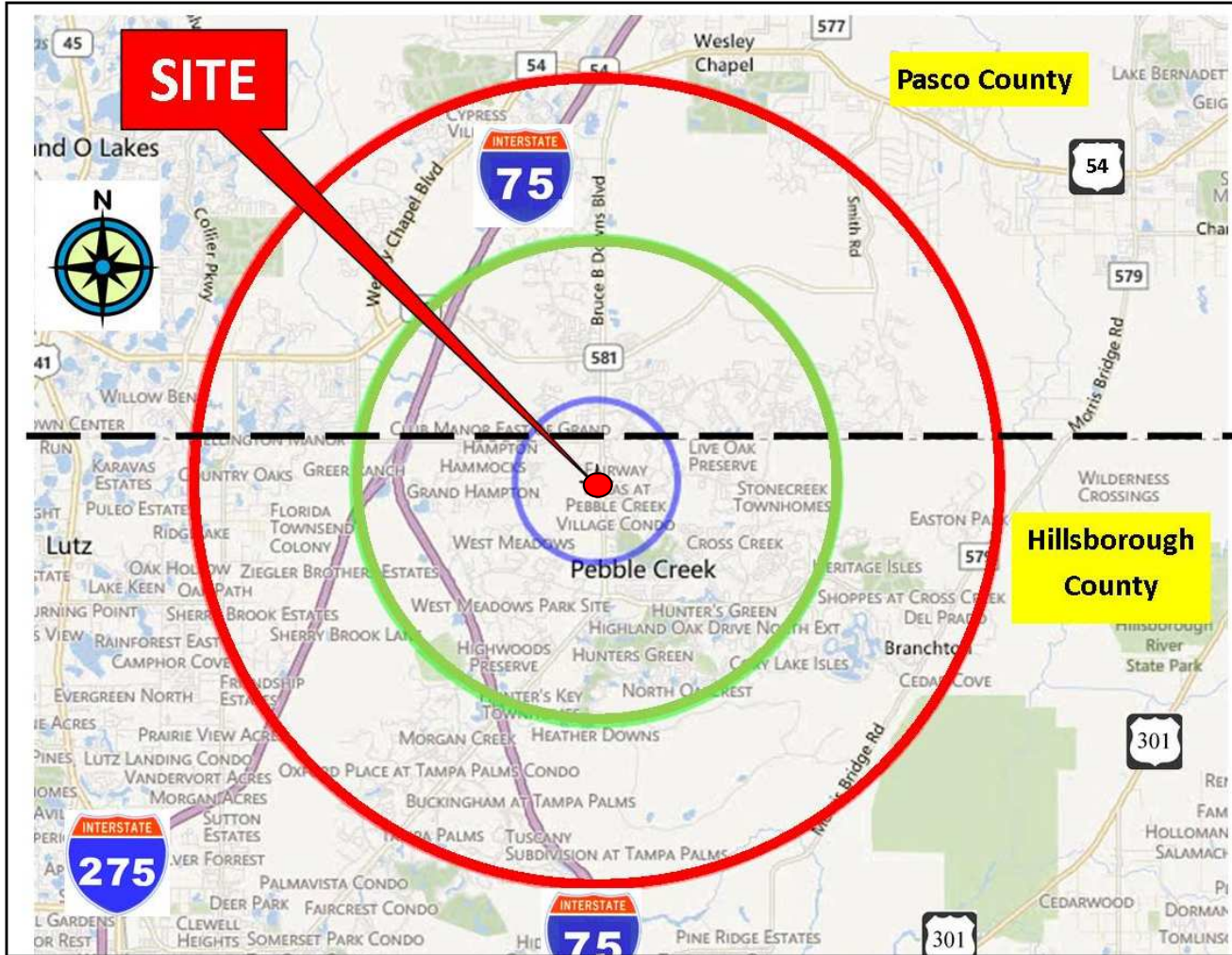
BUILDING B

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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

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