

PRIME RETAIL SPACE FOR LEASE AT  
*New Tampa Center*

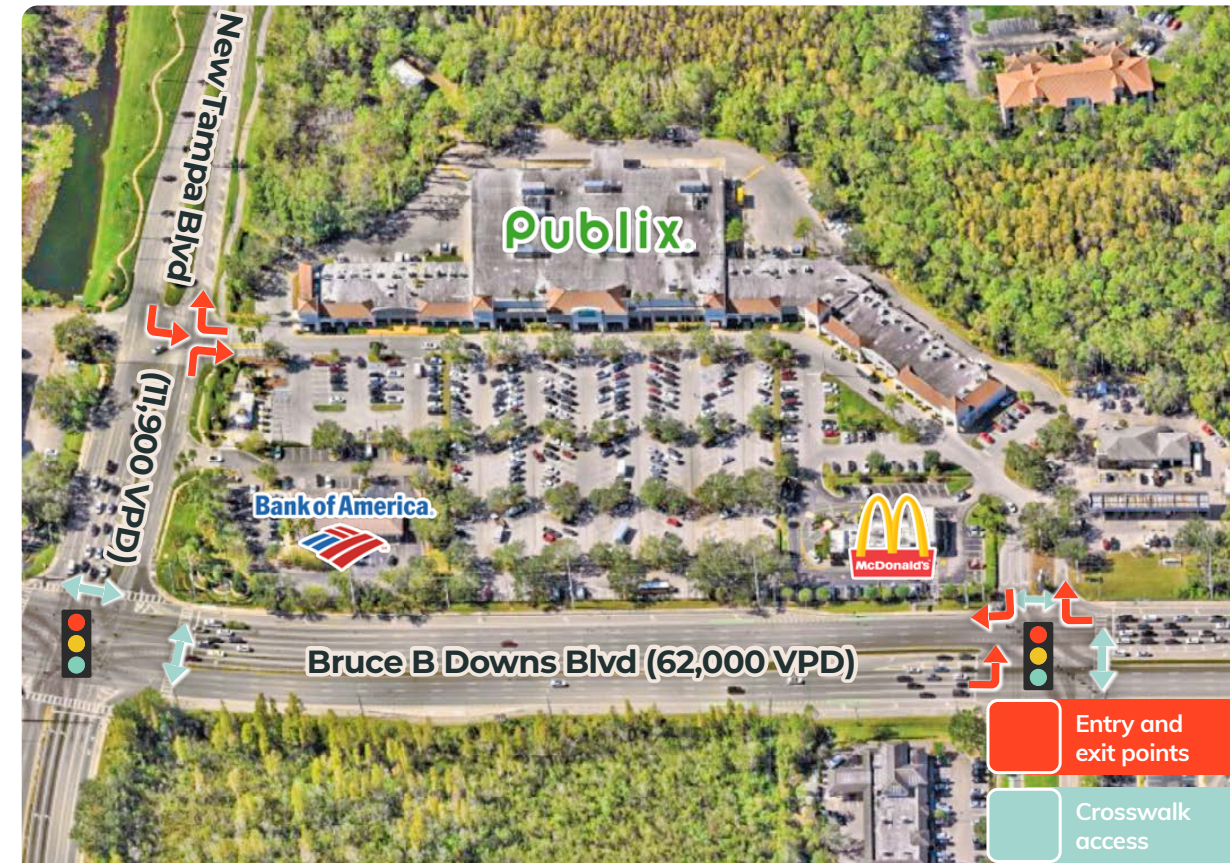
19034 BRUCE B DOWNS BLVD | TAMPA, FL 33647





# Property OVERVIEW

- 93,666 GLA neighborhood center
- Go-to destination for Publix for many master-planned communities, including Hunter's Green (1,942 homes), West Meadows (985 homes) and Tampa's #2 ranked suburb via Niche, Pebble Creek (1,520 homes)
- Affluent average household income of \$149,878 in the three-mile radius
- New Tampa Center sits ideally on Bruce B Downs Blvd (62,000 VPD) and New Tampa Blvd/Cross Creek Blvd (11,900 VPD) with a dedicated, lighted intersection (73,900 VPD)
- Close proximity to the University of South Florida (USF) main campus, with 48,004 students and 16,280 staff and faculty members
- Excellent frontage and access for impeccable visibility and convenience



## KEY TENANTS





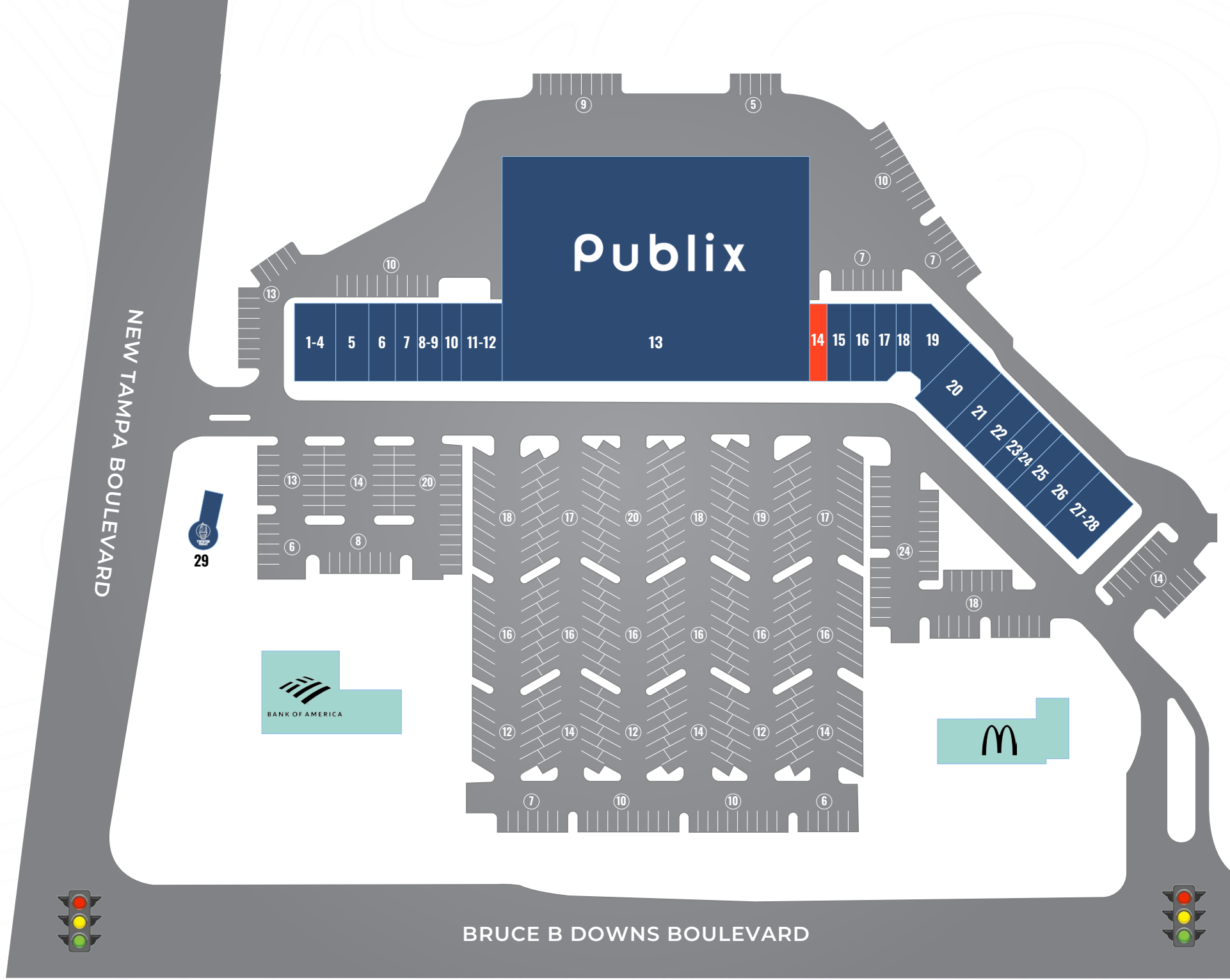
Site  
PLAN

Available

Leased



TENANTS	UNIT	SIZE
Pizza Hut	1-4	2,450 SF
The Joint Chiropractic	5	1,050 SF
New Tampa Liquors	6	2,100 SF
Leiva's Jewelry	7	1,050 SF
Little Greek Restuarant	8-9	1,400 SF
China One	10	1,050 SF
Coldwell Banker	11-12	4,200 SF
Publix	13	56,146 SF
Available	14	1,050 SF
Code Ninja	15	1,400 SF
4ever Young	16	1,750 SF
Cleaners	17	1,350 SF
Pak Mail	18	898 SF
Coast Dental	19	3,616 SF
Minerva's Indian Restaurant	20	2,275 SF
H&R Block	21	1,625 SF
New Tampa Math	22	1,625 SF
A Touch of Perfection Barber	23	975 SF
K & S Nails	24	975 SF
Lima Peruvian Cuisine	25	1,625 SF
Pinch A Penny Pool Patio Spa	26	1,625 SF
The Eye Doctors of New Tampa	27-28	2,925 SF
Twistee Treat	29	506 SF





# Three-Mile

## DEMOGRAPHICS

59,431

POPULATION

21,090

EST. HOUSEHOLDS

\$149,878

AVERAGE HHI

51,273

DAYTIME POPULATION

1,625

BUSINESSES





# Welcome to TAMPA BAY

## The Florida Gulf Coast's Major Metropolitan Area

**Tampa, Florida** is Florida's third-largest city continues experiencing remarkable growth, driven by warm weather, Gulf Coast beach access and a thriving economy. Tampa's diverse economic foundation spans maritime industry, tourism, manufacturing, healthcare and technology sectors. Port Tampa Bay, Florida's largest seaport, handles half the state's sea commerce with a \$15 billion economic impact. Major employers include high-tech manufacturer Jabil, BayCare Health System and HCA Healthcare. The site is situated in an area known as **New Tampa**, in the heart of **Pebble Creek**, sitting northeast and ranks as the Tampa area's second-best suburb according to Niche. The community offers abundant retail and dining options across multiple shopping centers, highly-rated public schools and numerous recreation facilities. Pebble Creek Village features single-family residences with manicured yards situated on tree-lined cul-de-sacs with sidewalks. The community's architecture blends Mediterranean and contemporary designs in muted coastal colors, creating an appealing residential environment that combines suburban comfort with convenient access to Tampa's growing economic opportunities and lifestyle amenities.

# The Heart of Florida's Gulf Coast

## WHO LIVES IN THE 3-MILE RADIUS?



### Boomburbs

*High-earning suburban families in the South and West*

**Median Age:** 34.5  
**Median HH Income:** \$131,202  
**LifeMode Group:** Family Prosperity  
**Socioeconomic Traits:** The Boomburbs represent residents who are family-oriented with a tendency to spend around their children, including their activities. They often pay for personal services and spend time outdoors, reading and traveling.



### Flourishing Families

*Affluent, married professionals raising large families in the fastest-growing new suburbs*

**Median Age:** 39.0  
**Median HH Income:** \$111,751  
**LifeMode Group:** Family Prosperity  
**Socioeconomic Traits:** Flourishing Families are successful, married professionals who've chosen spacious suburban life in booming developments to raise big families. They're planners who balance online shopping for the household with family-centric activities.



### Modern Minds

*Urban, educated, affluent households with commutes*

**Median Age:** 34.6  
**Median HH Income:** \$91,039  
**LifeMode Group:** Tech Trailblazers  
**Socioeconomic Traits:** Modern Minds is comprised of individuals located just outside of their downtown. They tend to order online from clubs and department stores and spend money on clothing and travel, opting for active vacations shared on social media.



### Savvy Suburbanites

*Dual-income households in well-established and newly-developed areas*

**Median Age:** 44.0  
**Median HH Income:** \$139,696  
**LifeMode Group:** Premier Estates  
**Socioeconomic Traits:** Savvy Suburbanites work in professional fields such as finance, living comfortably in upper income tiers. They gravitate toward new and highly-reputed communities, and invest heavily in their homes and landscaping.



# New Tampa Center

## POINTS OF INTEREST

- Subject
- Educational institution
- Residential and multifamily
- Shopping centers
- Developments



Trail at Hunter's Lake  
241 units

Portofino Apartments  
396 units

The Landings  
199 homes (Visible)

Bruce B Downs Blvd (62,000 VPD)



New Tampa Blvd (11,900 VPD)

New Tampa Center

Bright Horizons at Hunter's Green

Swim & Survival Academy

Hunter's Green  
303 homes (visible)

Completed  
Advent Health  
Care Pavilion

Le Petite Academy on Regents Park

Meadowood at Cross Creek  
322 homes

Bruce B Downs Blvd (62,000 VPD)

Park Del Mar  
276 units

Pebble Creek  
811 homes (visible)



Planned  
CAROUSEL'S

New Tampa Christian Academy  
312 students



Pebble Creek  
124 homes (visible)



48,004 students

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*New Tampa Center*



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