

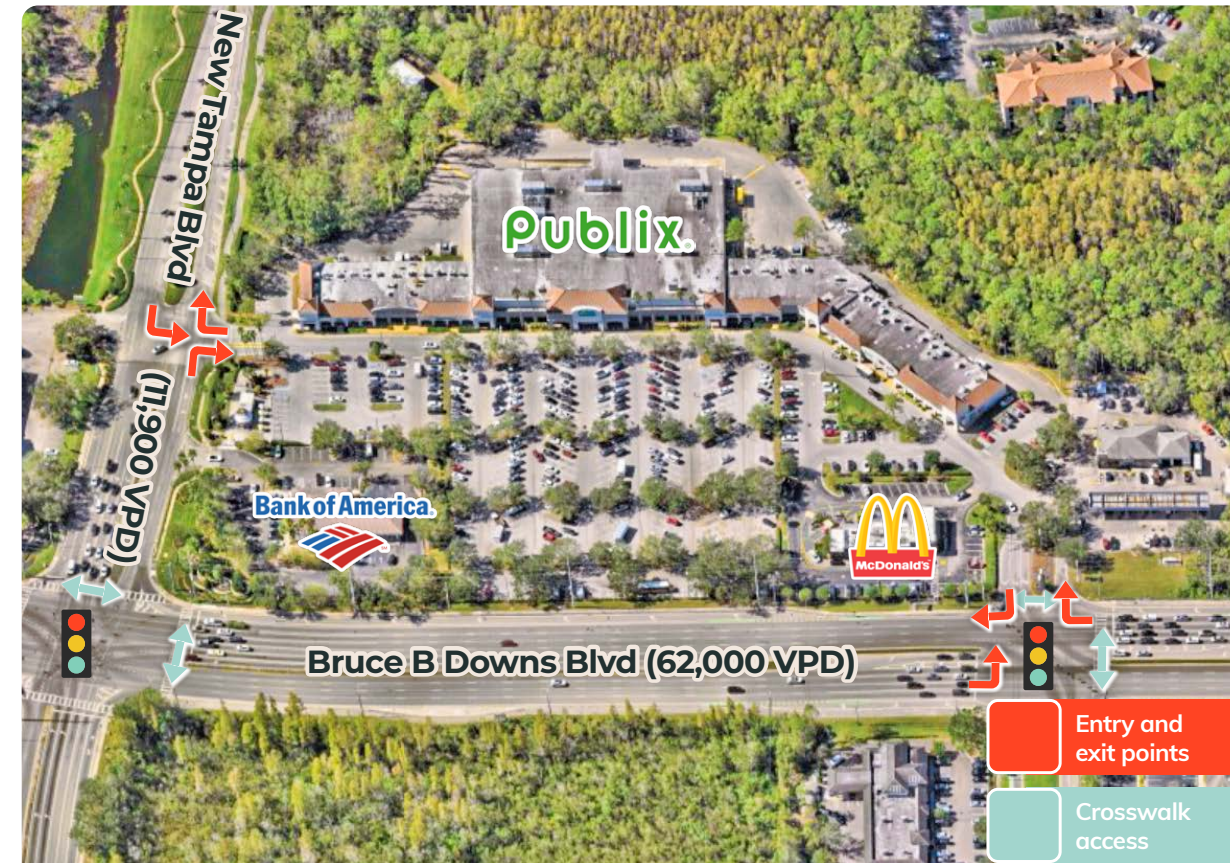
PRIME RETAIL SPACE FOR LEASE AT
New Tampa Center

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



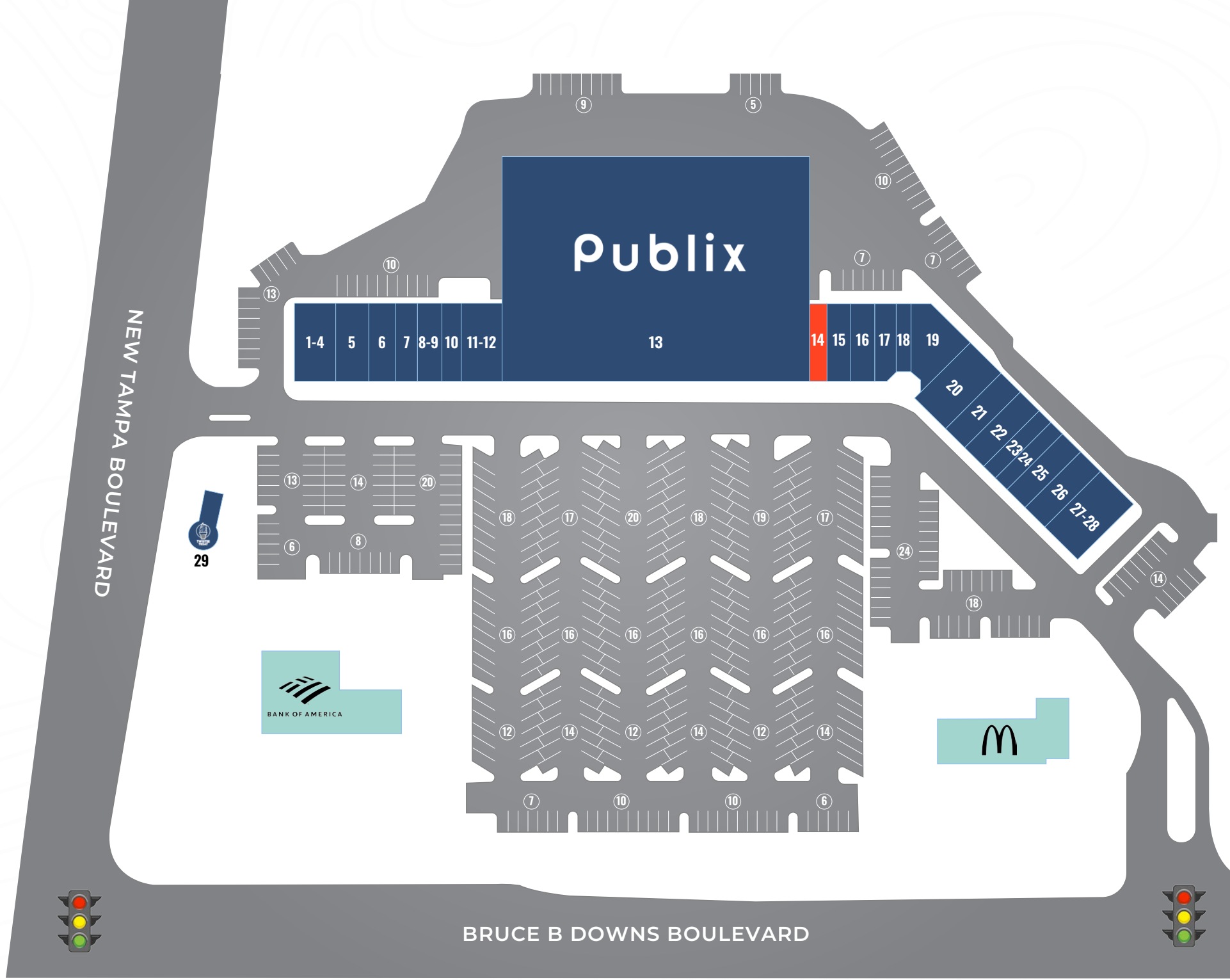
Site
PLAN

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)

The Village at Hunter's Lake

SPROUTS FARMERS MARKET, Starbucks, Banfield PET HOSPITAL, FirstWatch THE DOGME CARE, Fresh Kitchen, YOGASIX, T-Mobile, The UPS Store

New Tampa Blvd (11,900 VPD)

New Tampa Center



New Tampa Christian Academy
312 students

Pebble Creek Collection

Liberty Tax Service, Once Upon A Child, Hungry Crab

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

Bruce B Downs Blvd (62,000 VPD)

Park Del Mar
276 units

Meadowood at Cross Creek
322 homes

Pebble Creek
811 homes (visible)

Pebble Creek
124 homes (visible)

Cross Creek Blvd (36,500 VPD)



48,004 students



FOR MORE INFORMATION, PLEASE CONTACT:



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