

RETAIL FOR LEASE

17501 Preserve Walk Lane
Tampa, FL 33647



3,200 SF AVAILABLE
12/31/2026

PHILIP LETELIER

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CASEY KEY

Regional Director
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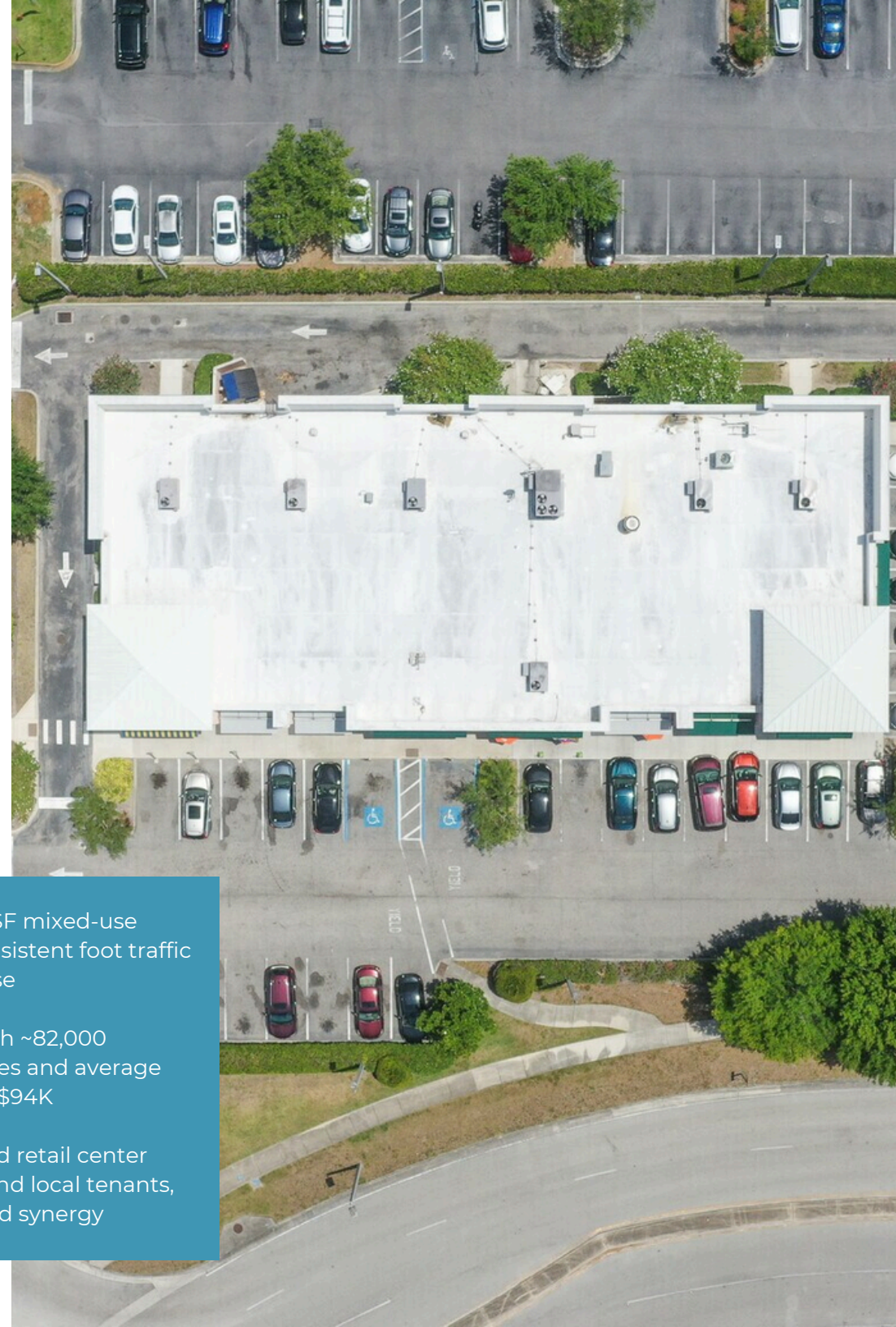


PROPERTY DETAILS

Located within New Tampa Commons, 17501 Preserve Walk Lane offers a prime retail leasing opportunity in one of Tampa's most desirable and rapidly growing trade areas. The property features approximately 10,000 square feet of neighborhood retail space and is situated within a 1.8 million square foot mixed-use development, providing a built-in customer base and consistent daily traffic. Ideally positioned along Bruce B. Downs Boulevard, the site benefits from exceptional visibility and exposure to roughly 69,000 vehicles per day, with convenient access to I-75. The surrounding area boasts strong demographics, including over 82,000 residents within a 10-minute drive and average household incomes near \$94,000. Existing co-tenancy includes a mix of service, retail, and restaurant users, creating a dynamic, high-traffic environment suited for a variety of retail concepts.

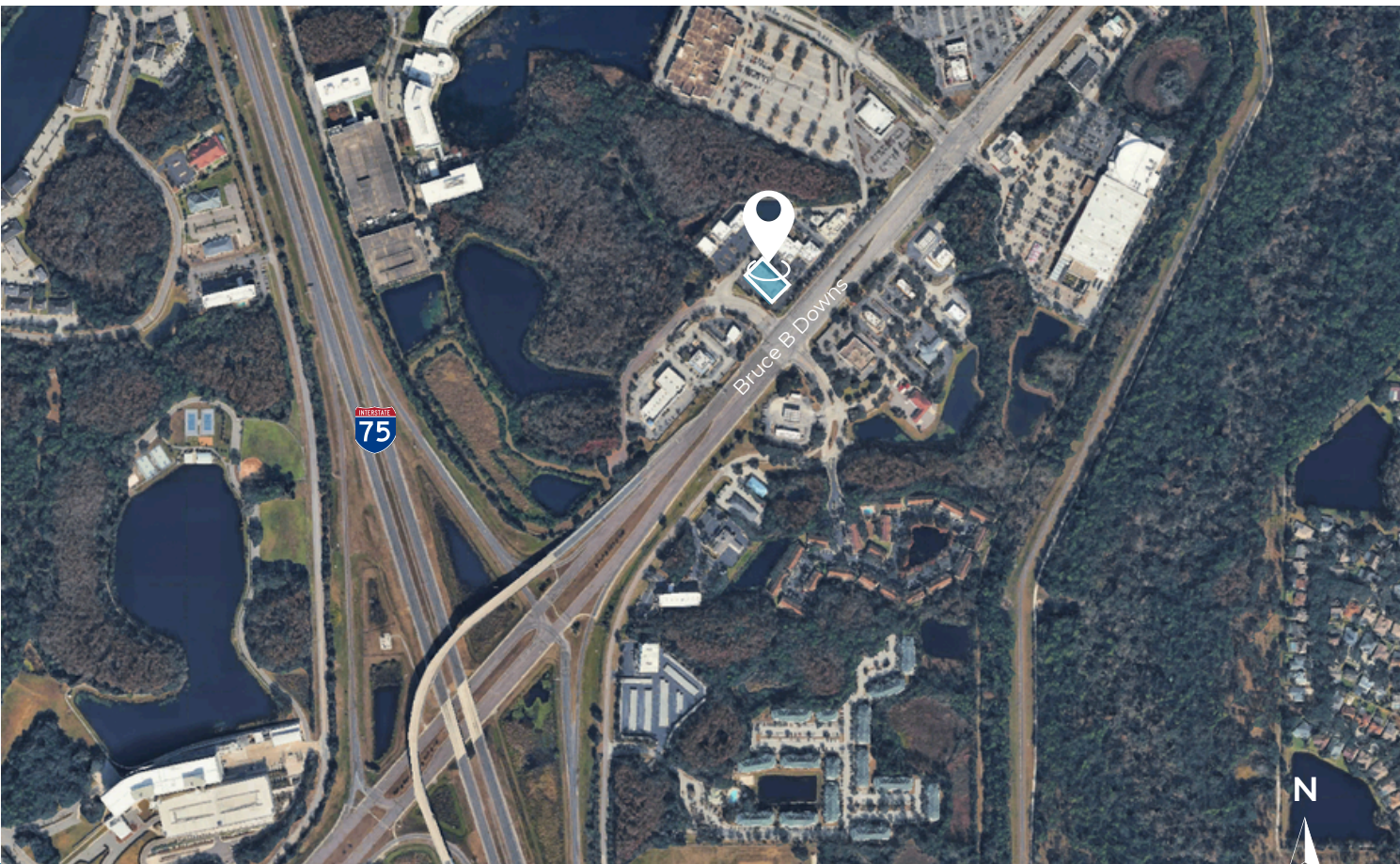
PROPERTY HIGHLIGHTS

- Prime New Tampa location in the highly desirable Tampa Palms/New Tampa trade area with strong surrounding residential growth
- Excellent visibility on Bruce B. Downs Blvd with exposure to approximately 65,000–69,000 vehicles per day
- Positioned within a 1.8M SF mixed-use development, driving consistent foot traffic and built-in customer base
- Strong demographics with ~82,000 residents within 10 minutes and average household incomes near \$94K
- Established neighborhood retail center surrounded by national and local tenants, enhancing daily traffic and synergy



PHOTOS





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DEMOGRAPHICS



**Population
(2024)**

2 Mile
5 Mile
10 Mile

43,089
217,949
443,308



**Population Projection
(2029)**

50,551
254,484
519,034



**Median Household
Income (2024)**

\$43,380
\$51,426
\$66,054



Employees

25,962
85,433
159,229

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