

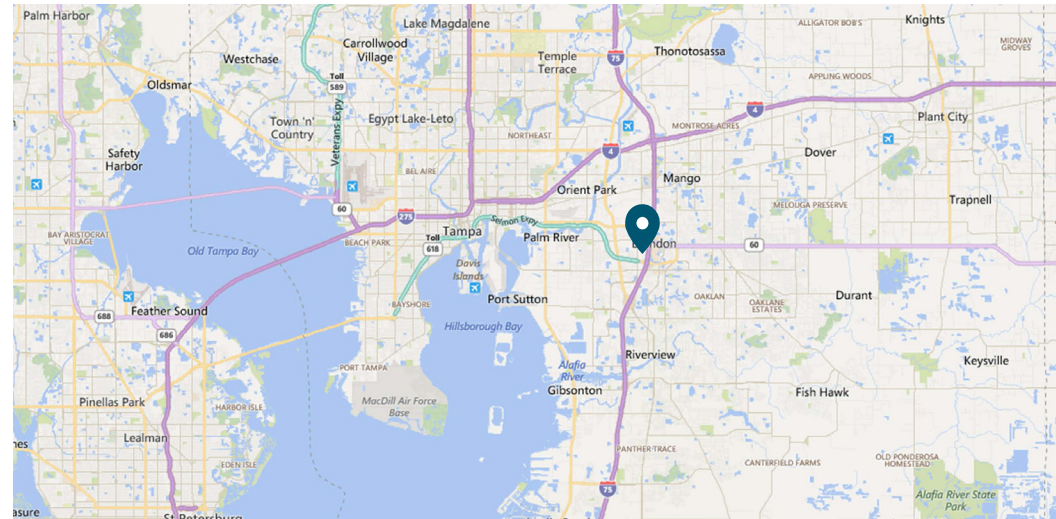
THE ESTUARY

Selmon Expwy. & I-75 | Tampa, FL 33619
RETAIL SPACE FOR LEASE



PROPERTY HIGHLIGHTS

- **INLINE AVAILABLE SPACES:** 1,407 SF - 25,000 SF
OUTPARCEL AVAILABLE SPACE: .68± Acres - 1.55± Acres
- Strategically located on the NWQ of the Selmon Expwy. & I-75, this 150 acre mixed-use development has become Tampa Bay's premier entertainment and family-friendly destination
- This project offers excellent visibility from I-75 with multiple points of access from Falkenburg Rd.
- Anchored by



DAILY TRAFFIC COUNTS



I-75	86,000 AADT
Falkenburg Rd.	25,000 AADT
Selmon Expwy.	41,000 AADT

POPULATION



1 Mile	7,112
3 Mile	86,870
5 Mile	201,413

AVE. HOUSEHOLD INCOME



1 Mile	\$61,244
3 Mile	\$73,136
5 Mile	\$73,274

DAYTIME POPULATION



1 Mile	11,826
3 Mile	73,305
5 Mile	153,348

LICENSED REAL ESTATE BROKER

FranklinSt.com

ALEX WRIGHT
SENIOR DIRECTOR

813.682.6135

Alex.Wright@FranklinSt.com

KYLE COUGHLIN
LEASING ASSOCIATE

813.386.0457

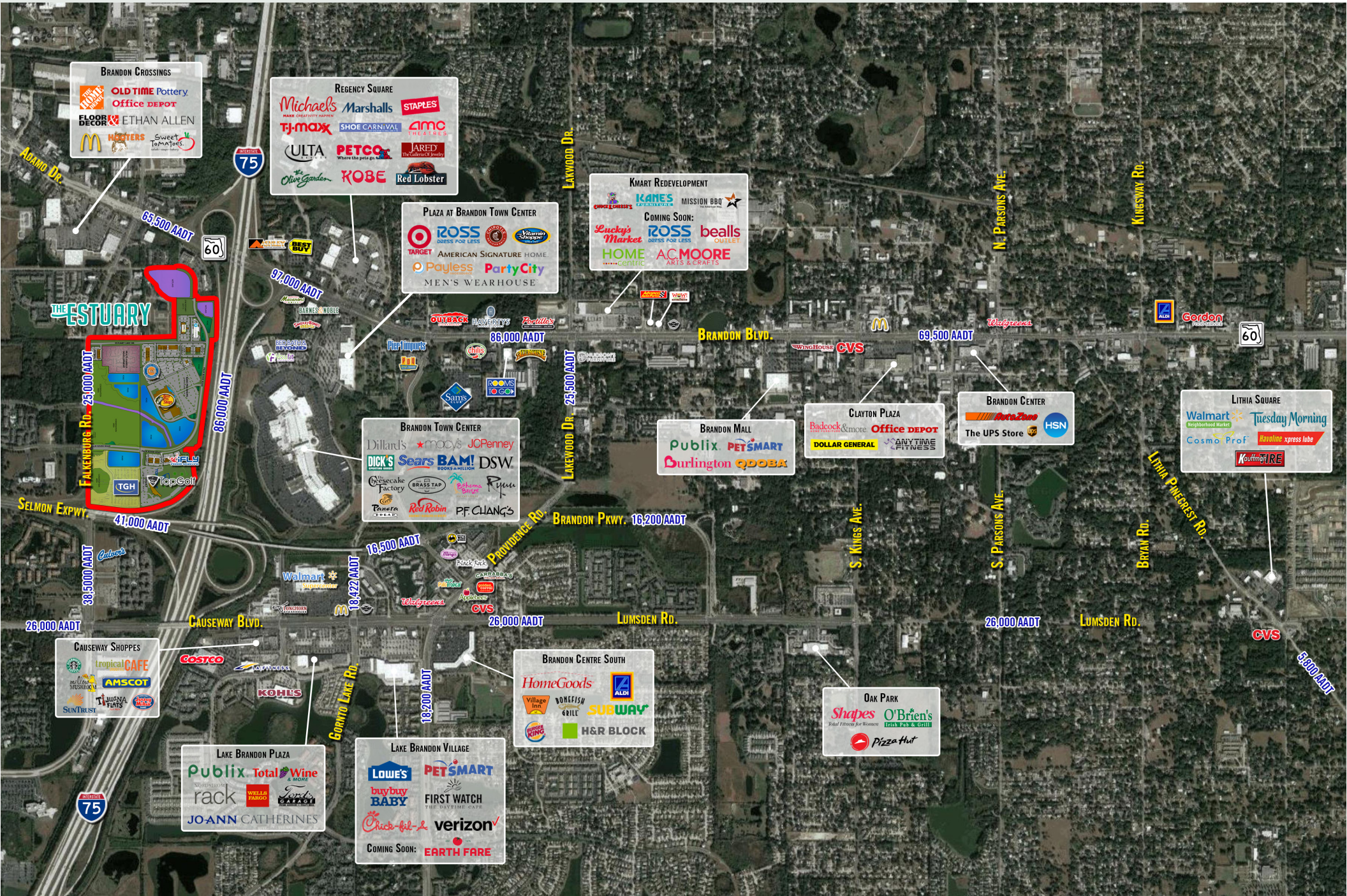
Kyle.Coughlin@FranklinSt.com



OP1	Available	1.55 Ac
OP2	Available	1.17 Ac
OP3	Available	0.68 Ac
OP4	Available	1.32 Ac
OP5	Available	1.39 Ac

R-A	Anchor Available	25,000 SF
R-B	Small Shop Available	25,000 SF

THE ESTUARY



LICENSED REAL ESTATE BROKER

FranklinSt.com

ALEX WRIGHT
SENIOR DIRECTOR

813.682.6135
Alex.Wright@FranklinSt.com

KYLE COUGHLIN
LEASING ASSOCIATE

813.386.0457
Kyle.Coughlin@FranklinSt.com