

BIG BEAR CROSSING

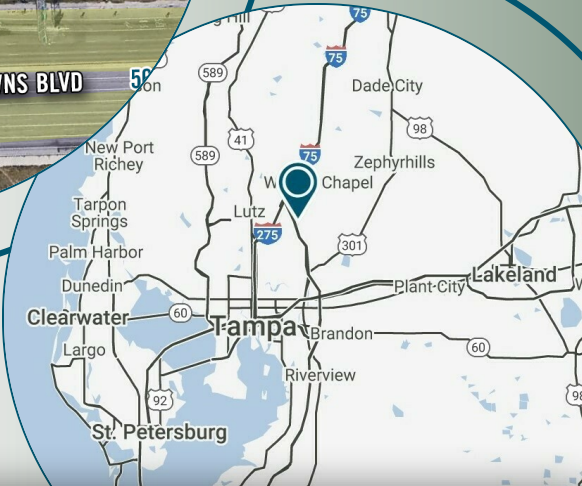
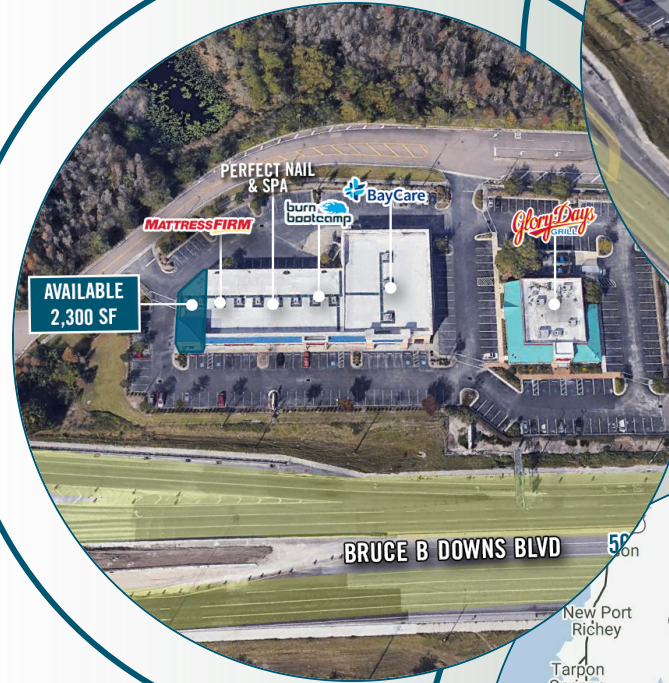
17512 Dona Michelle Dr, Tampa, FL 33647

RETAIL PROPERTY FOR LEASE

PROPERTY HIGHLIGHTS

- **Space Available:** 2,300 SF (2nd Gen Restaurant)
- Located at the intersection of Bruce B. Downs Blvd. and I-75
- Great visibility from I-75 and Bruce B. Downs Blvd.
- **Co-Tenants:** BayCare Health Systems, Mattress Firm, and Burn Boot Camp

VR TOUR



DEMOGRAPHICS

POPULATION



3 Mile	40,445
5 Mile	142,729
10 Minute	71,734

HOUSEHOLDS



3 Mile	15,681
5 Mile	55,166
10 Minute	28,824

DAYTIME POPULATION



3 mile	25,509
5 mile	78,672
10 minute	44,080

AVE. HOUSEHOLD INCOME



3 Mile	\$156,486
5 Mile	\$121,353
10 Minute	\$130,009

DAILY TRAFFIC COUNTS AADT



Bruce B. Downs Blvd	58,000
I-75	88,000



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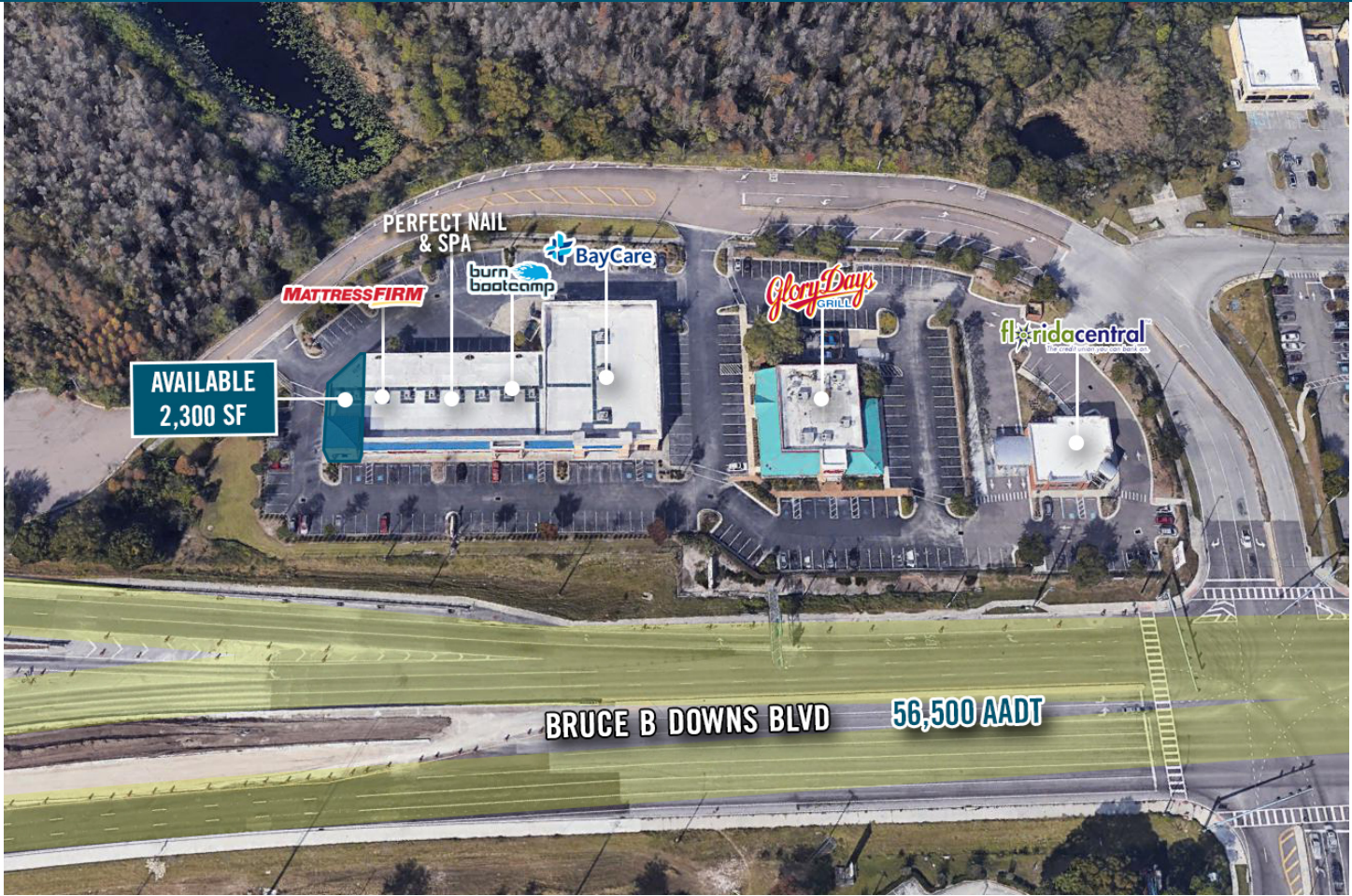
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1	Available	2,300 SF
2	Mattress Firm	4,800 SF
3	Perfect Nail & Spa	1,600 SF
4	Burn Boot Camp	4,800 SF
5	BayCare Health Systems	10,800 SF

