

WILLOW BEND TOWNE CENTRE

📍 22952 FL-54 | Lutz, FL 33549

RETAIL SPACE AVAILABLE
FOR LEASE



- **AVAILABLE:** 738 SF (frontage on SR-54)
- Direct frontage on SR-54, a high traffic corridor with an average daily traffic count of over 86,000 VPD at the intersection of SR-54 & Collier Parkway
- Join new anchors Sprouts & Michaels, coming soon!
- Strong surrounding demographics, with an Average HH Income of \$112,830 within 1 mile

AREA RETAILERS:



AREA POPULATION

	3 Mile	42,356
	5 Mile	109,090
	10 Minute	37,815

AVG. HOUSEHOLD INCOME

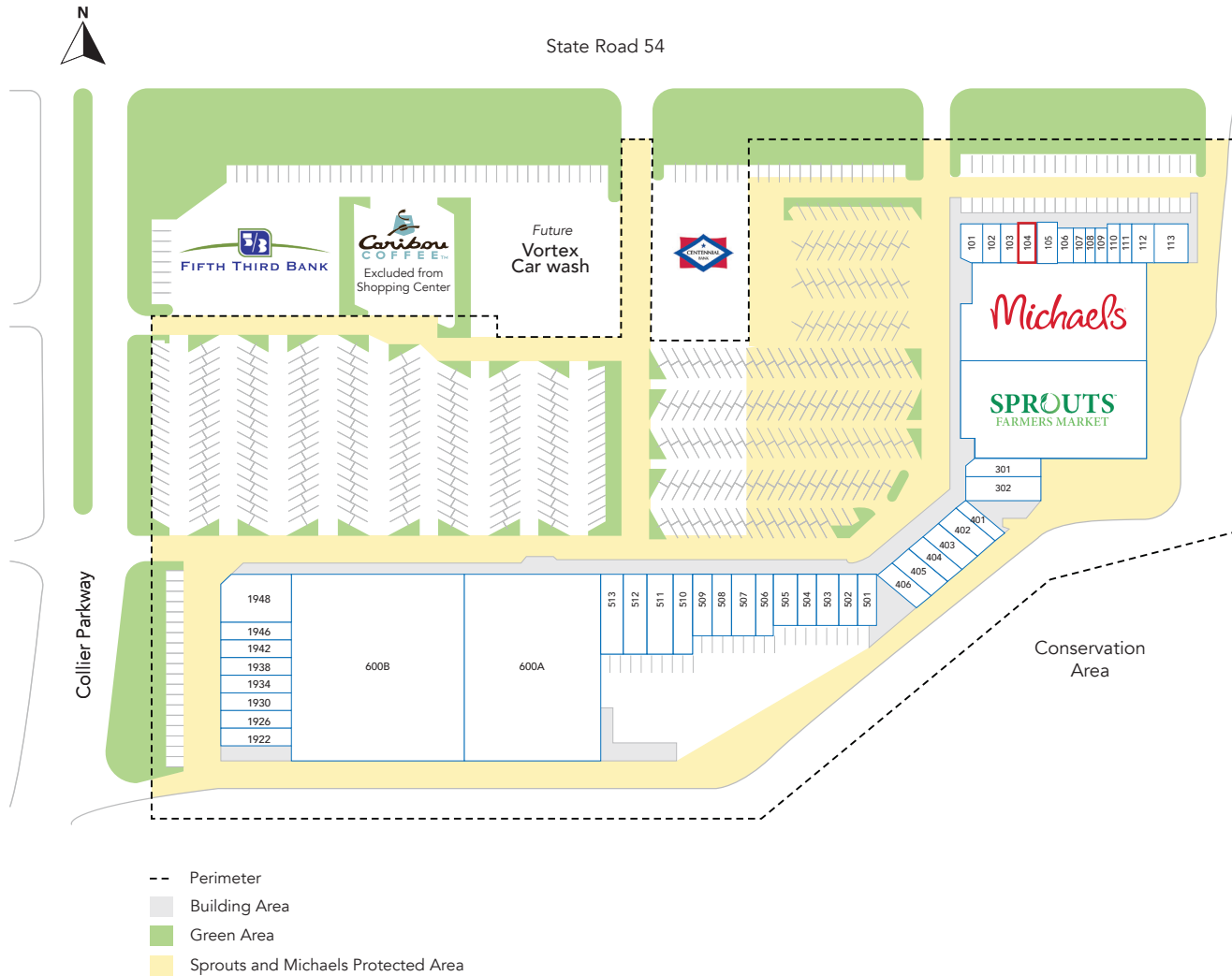
	3 Mile	\$142,008
	5 Mile	\$159,271
	10 Minute	\$139,727

DAILY TRAFFIC COUNTS AADT

	SR-54	69,000
	Collier Pwky	17,000
	I-75	113,503



SITE PLAN:



Unit	Tenant	Size (sf)
101-102	Tijuana Flats Burrito Co.	2,450 sf
103	Headline Barbers	750 sf
104	AVAILABLE	738 sf
105	Liberty Cleaners	900 sf
106-107	UPS Store	1,575 sf
108	Space Planners	675 sf
110-111	Pizza Hut	1,500 sf
112-113	Willow Bend Automotive	3,238 sf
301	Wingstop	1,950 sf
302	Ayoki Japan	2,000 sf
401	Emmy's Nails	990 sf
402	The Cigarette Store Corp.	1,500 sf
403-404	Coast Dental Services	2,400 sf
405	General Nutrition Corp	1,500 sf
406	South Beach Tanning	1,500 sf
501	Sweet Frog	1,400 sf
502-503	North Pinellas Children's Medical Center	3,150 sf
504	GPS Pools	1,400 sf
505	Discovery Indian Cuisine	1,750 sf
506	Sally Beauty Supply	1,600 sf
507	Scrubs n' Such Uniforms	2,000 sf
508	Z & X Health	1,600 sf
509	PT Solutions Holdings	2,500 sf
510-511	Keke's	5,000 sf
512-513	Vallarta's Mexican Restaurant	5,000 sf
600A	Flying Squirrel	38,293 sf
600B	Grace Family Church	47,867 sf
1922	Elevation Coffee Roastery SE	1,250 sf
1926	Chillin' Shave Ice Treats	1,250 sf
1930	Sit.Stay.Splash	1,250 sf
1934	Premier Martial Arts	1,250 sf
1938	Expert Alterations	1,250 sf
1942	Just Pull It	1,250 sf
1946	Kaia Bowls	1,200 sf
1948	Capriotti's	1,300 sf

The scale of all drawings and figures are tentative and subject to changes as may be directed by architect, landlord, or governmental authorities without notice.



COLLIER BLVD

WESLEY CHAPEL BLVD

54

TAMPA PREMIUM OUTLETS
A SIMON CENTER

SITE

