

● AVAILABLE



**CYPRESS CREEK TOWN CENTER**  
LUTZ, FL

**ACADIA** Realty. Trust.

**Cypress Creek Town Center** is strategically located in the heart of booming north Tampa. Sitting directly across from the Tampa Premium Outlets, the property is home to anchor tenants such as Hobby Lobby, HomeGoods, Burlington, Total Wine and more. Interstate 75 and State Road 56 drive traffic into this beautifully situated property. Boasting 4.2 million square feet of retail space, Cypress Creek Town Center is an ideal retail opportunity in the Florida market.

**ADDRESS**

25557, 25662, 25426, 25750  
Sierra Center Blvd  
Lutz, FL 33559

**GLA**

± 240,211 SF

**PARKING**

1,080 Spaces

**ANCHORS**

Hobby Lobby, Burlington, HomeGoods,  
Total Wine

**KARALYNN HOLBROOK**

Director, Leasing  
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Realty. Trust.

**ACADIA**

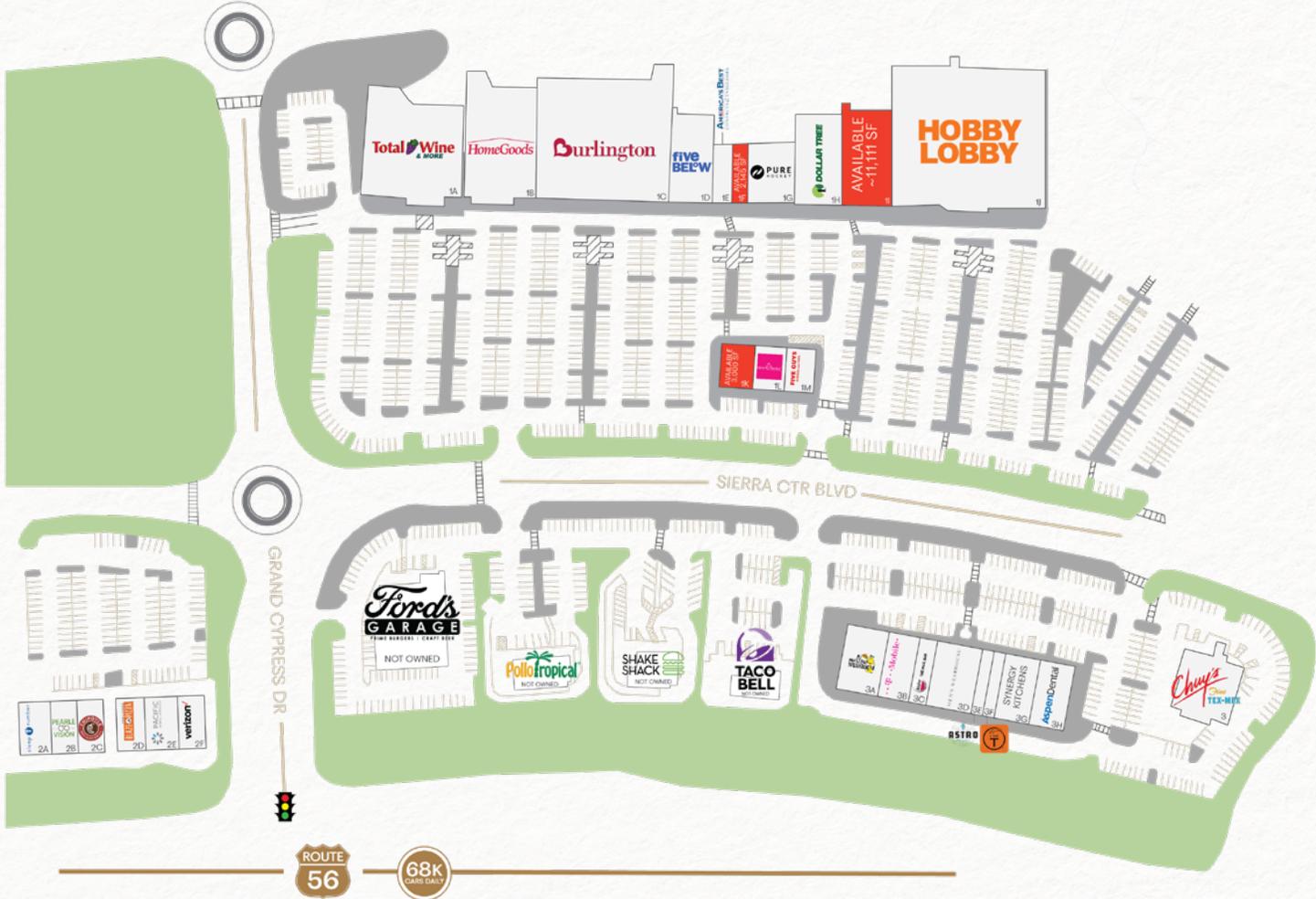
411 Theodore Fremd Ave, Suite 300 | Rye, NY 10580







# SITE PLAN



## TENANT ROSTER

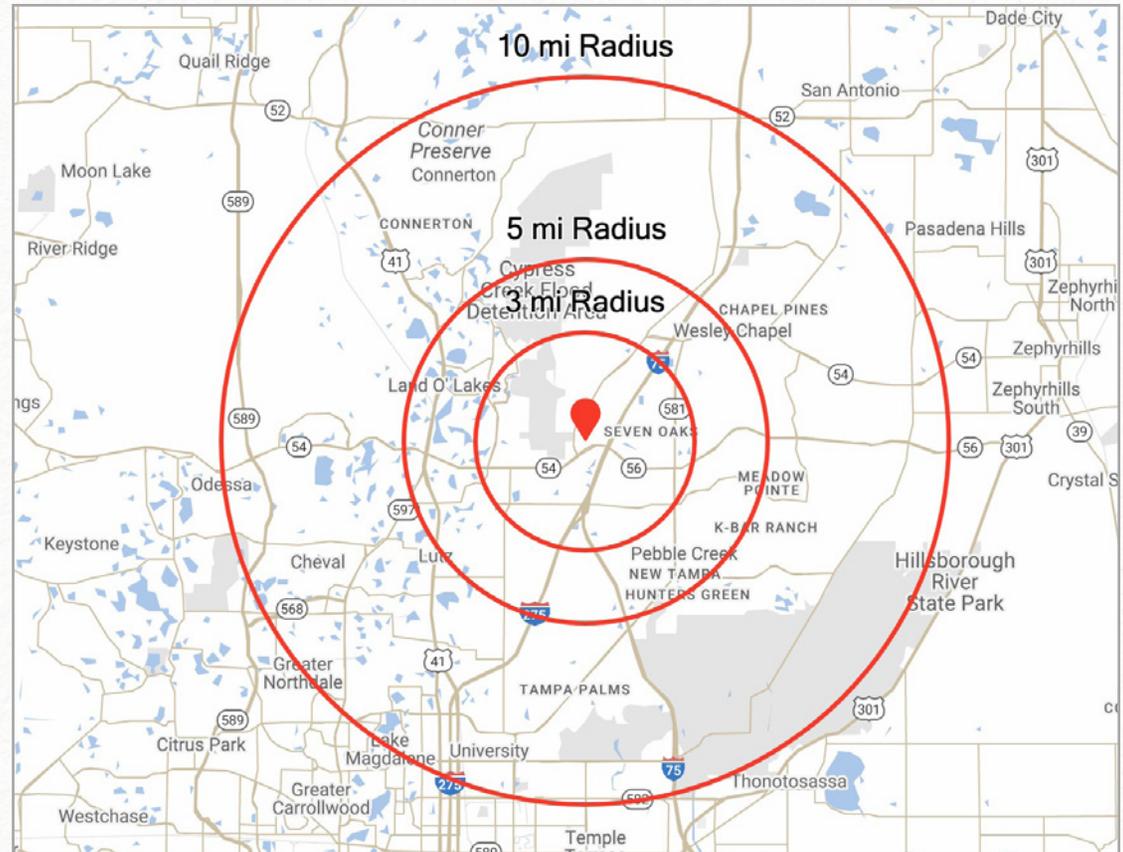
1a. Total Wine.....	24,044 SF
1b. HomeGoods.....	20,000 SF
1c. Burlington.....	40,478 SF
1d. Five Below.....	9,008 SF
1e. America's Best Eyeglasses.....	3,000 SF
<b>1f. Available .....</b>	<b>2,145 SF</b>
1g. Pure Hockey.....	7,500 SF
1h. Dollar Tree.....	10,000 SF
<b>1i. Available .....</b>	<b>11,111 SF</b>
1j. Hobby Lobby.....	55,000 SF
<b>1k. Available .....</b>	<b>3,000 SF</b>
1l. Raining Berries.....	2,750 SF
1m. Five Guys.....	2,400 SF
2a. Sleep Number .....	3,000 SF
2b. Pearle Vision .....	2,400 SF
2c. Chipotle.....	2,400 SF
2d. Blaze Pizza .....	2,625 SF
2e. Pacific Dental.....	3,000 SF
2f. Verizon.....	2,600 SF
3. Chuy's Fine Tex-Mex.....	7,900 SF
3a. Mellow Mushroom.....	5,000 SF
3b. T-Mobile.....	3,500 SF
3c. Noire The Nail Bar .....	2,100 SF
3d. Men's Warehouse .....	5,000 SF
3e. Astro Craft Ice Cream.....	1,050 SF
3f. T Leaf.....	1,830 SF
3g. Synergy Kitchens .....	3,500 SF
3h. Aspen Dental .....	3,870 SF

KEY

LEASED AVAILABLE



# DEMOGRAPHICS



DEMOGRAPHICS	3 MI.	5 MI.	10 MI.
POPULATION	51,025	121,469	449,255
HOUSEHOLDS	19,029	45,529	169,959
AVERAGE HHI	\$140,381	\$143,685	\$132,329