



WATERS CROSSING SHOPPING CENTER

6277-6285 W Waters Ave, Tampa, FL 33634

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Property Summary

WATERS CROSSING SHOPPING CENTER



PROPERTY DESCRIPTION

Waters Crossing is a ±52,515 SF multi-tenant retail center shadow anchored by Target and Lowe's in Tampa's Town 'n' Country trade area. The center offers a rare anchor or junior-anchor opportunity +11,859–44,244 SF of contiguous, demisable space in a prime Tampa retail market operating below 4% vacancy, where second-generation blocks over 20,000 SF are effectively unavailable. Existing configurations of ±20,503 SF and ±23,741 SF align with prevailing national grocery and off price prototypes, positioning the center for a national or regional credit tenant.

OFFERING SUMMARY

Lease Rate:	\$15 - 18 SF/yr (NNN)
Number of Units:	10
Available SF:	11,859 - 44,244 SF
Lot Size:	7.171 Acres
Building Size:	52,515 SF

PROPERTY HIGHLIGHTS

- Shadow-anchored by Target and Lowe's
- Immediate possession; sub-4% market vacancy
- ±20,503 SF and ±23,741 SF boxes fit national prototypes
- 90,000+ VPD Veterans Expressway; 45,000+ VPD W. Waters Ave
- Established Town 'n' Country trade area, dense rooftops
- Prominent W. Waters Avenue frontage
- Minutes to Veterans, Dale Mabry, and Tampa International

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	78	655	2,756
Total Population	219	1,815	7,751
Average HH Income	\$90,305	\$94,838	\$94,734

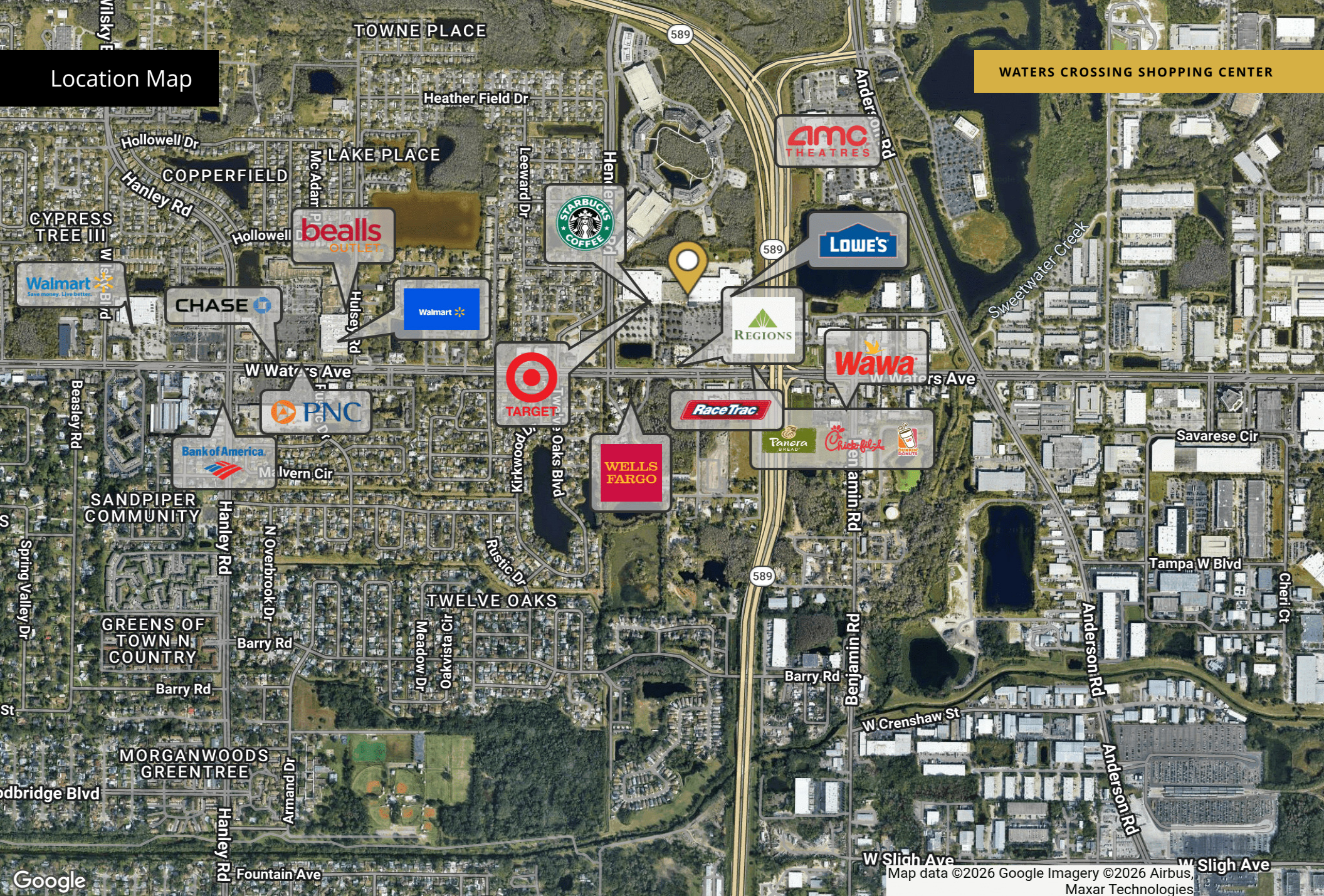
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Location Map

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Additional Photos



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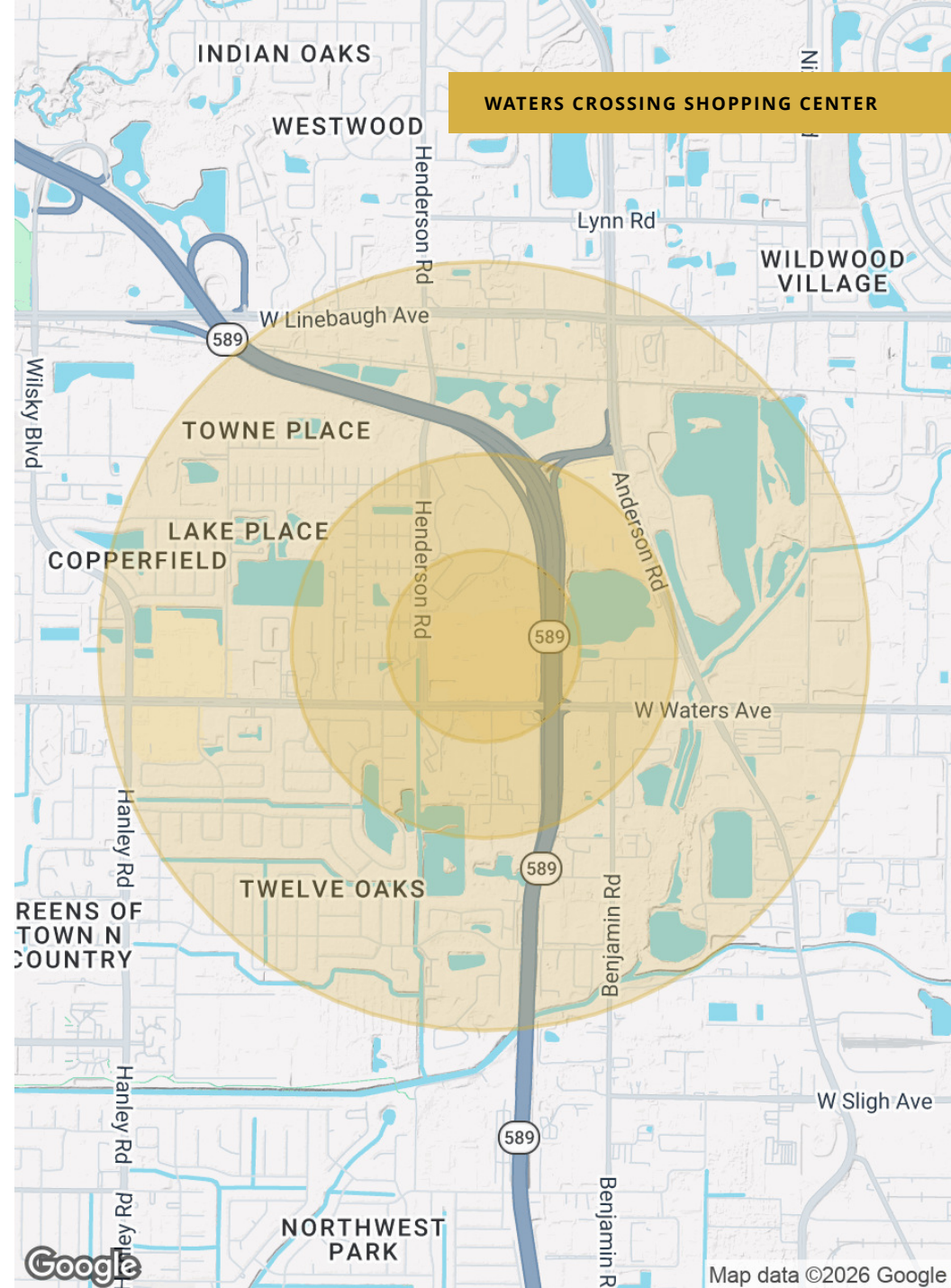
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Demographics Map & Report

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	219	1,815	7,751
Average Age	40.6	42.4	41.1
Average Age (Male)	37.7	40.0	38.5
Average Age (Female)	42.2	43.0	41.9
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	78	655	2,756
# of Persons per HH	2.8	2.8	2.8
Average HH Income	\$90,305	\$94,838	\$94,734
Average House Value	\$296,738	\$276,246	\$305,247

2023 American Community Survey (ACS)



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