



NEW TAMPA CENTER

19034 Bruce B. Downs Boulevard, Tampa, FL 33647

TAMPA, FL



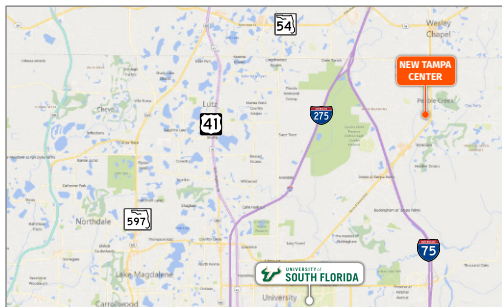
PORTOFINO APARTMENTS

- A Providence Real Estate Project
- 400 Units
- ±812 SF to ±1,380 SF one-, two-, and three-bedroom apartments

New Tampa Boulevard
±11,500 AADT

Bruce B Downs Boulevard
±60,000 AADT

MARKET: Tampa-St. Petersburg-Clearwater MSA **COUNTY:** Hillsborough **GLA:** ±93,666 SF **TRAFFIC COUNT:** ±71,500



- This bustling center is located within an actively growing residential and high-income demographic market.
- Located at Bruce B. Downs and Cross Creek Blvd, the center features a high-volume Publix and enticing tenants The Joint Chiropractic, The Little Greek Restaurant and Coldwell Banker Realty.
- New Tampa Center is a bustling fully-leased center located within an actively growing residential and high-income demographic market.

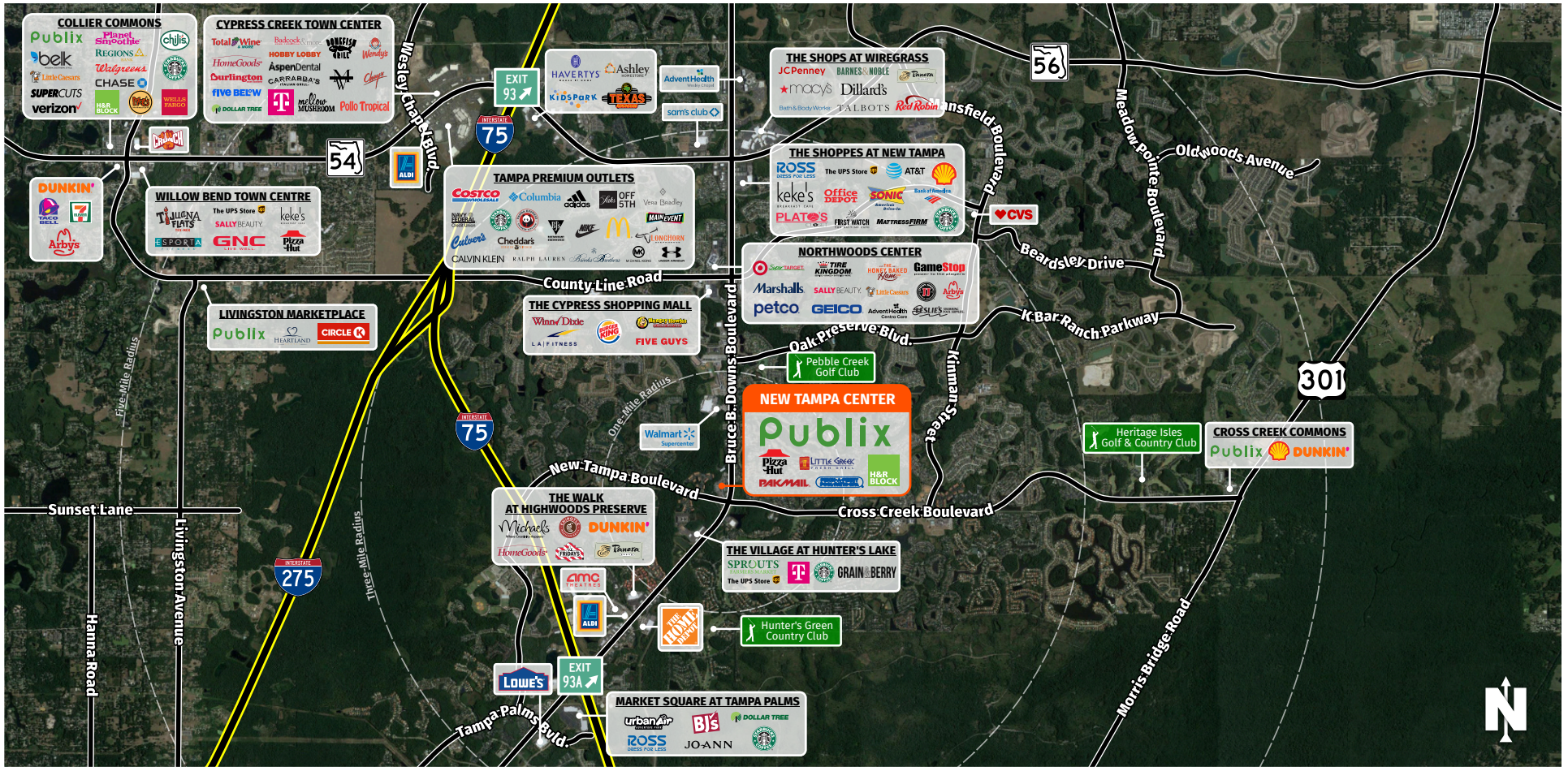
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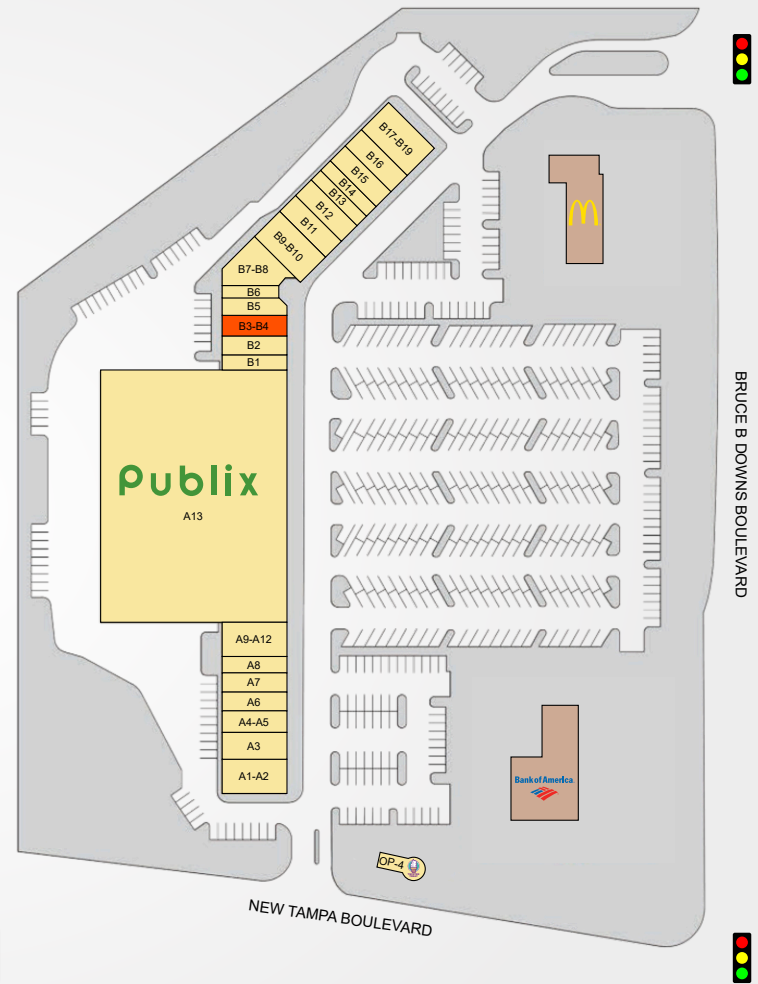
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SOUTHEAST CENTERS

NEW TAMPA CENTER

TENANTS	UNIT	SIZE
Pizza Hut	A1-A2	2,450 SF
The Joint Chiro	A3	1,050 SF
New Tampa Liquors	A4-A5	2,100 SF
Leiva's Jewelry	A6	1,050 SF
Little Greek Restaurant	A7	1,400 SF
China One	A8	1,050 SF
Coldwell Banker	A9-A12	4,200 SF
Publix	A13	56,146 SF
Everbowl	B1	1,050 SF
Code Ninja	B2	1,400 SF
Future Availability	B3-B4	1,750 SF
Cleaners	B5	1,350 SF
Pak Mail	B6	898 SF
Coast Dental	B7-B8	3,616 SF
Minerva's Indian Restaurant	B9-B10	2,275 SF
H&R Block	B-11	1,625 SF
New Tampa Math	B12	1,625 SF
A Touch of Perfection Barber	B13	975 SF
K & S Nails	B14	975 SF
Lima Peruvian Cuisine	B15	1,625 SF
Pinch A Penny Pool Patio Spa	B16	1,625 SF
The Eye Doctors of New Tampa	B17-B19	1,625 SF
Twistee Treat	OP-4	506 SF



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DEMOGRAPHICS

TOTAL POPULATION

MEDIAN AGE

AVERAGE HH INCOME

1 MILE	8,376	37.8	\$137,693
3 MILES	58,871	38.8	\$159,806
5 MILES	115,773	38.7	\$157,023

Southeast Centers offers best-in-class service and value creation through diligent, return-driven property management, leasing, development, and construction management.



This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curb-cuts or traffic controls shall not be deemed to be a representation or warranty that any tenants will be at the shopping center, the square footage is accurate, or that any parking spaces, curb-cuts or traffic controls do or will continue to exist. Moreover, any demographics set forth in this flyer are for illustrative purposes only and shall not be deemed a representation by Landlord or their accuracy.