

SPORTSMAN'S WAREHOUSE SUBLEASE

18001 Highwoods Preserve Parkway | Tampa, FL 33647

Prime Big-Box Retail Opportunity



LQ Commercial
REAL ESTATE SERVICES

LQCRE.COM



**CALL FOR
RATE**



**33,000 SF
SIZE**



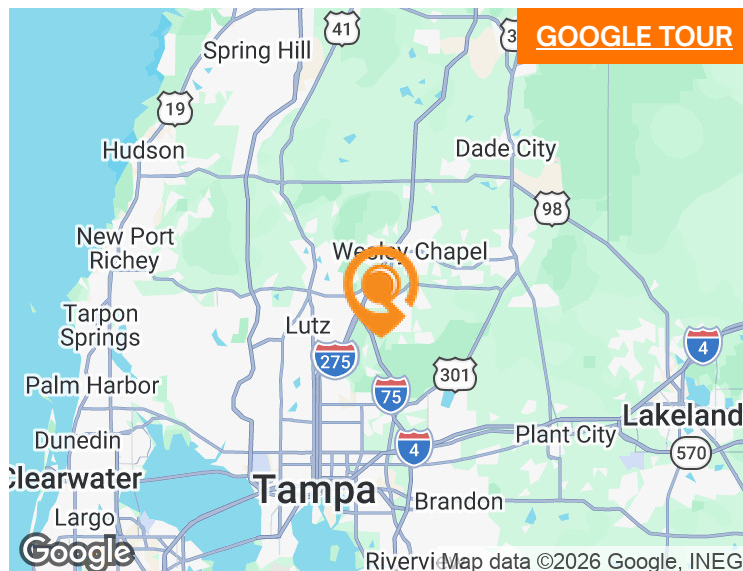
**76,900 CPD
INTERSECTION AADT**



**\$36.7 M
RETAIL SPENDING**

- 33,000 SF big-box for sublease in Tampa, FL.
- Located at The Walk of Highwood Preserve – intersection of Highwoods Preserve Pkwy and Bruce B Downs Blvd.
- Co-tenants include HomeGoods, Michaels, Golf Tec, Salon Lofts, Chipotle Mexican Grill, Pure Barre and others!
- Area tenants include Lowe's Home Improvement, BJ's Wholesale Club, Ross Dress for Less and PetSmart.
- Lighted intersection provides visibility and easy access.
- Pylon signage available.
- **Please do not disturb the business or engage with store personnel.**

[PROPERTIES.LQCRE.COM/SPORTSMAN-SUBLEASE-TAMPA](https://properties.lqcre.com/sportsman-sublease-tampa)



**5-MI POPULATION
134,160**



**2025 MEDIAN AGE
35.4**



**5-MI AVG HH INCOME
\$134,659**



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5440 Mariner St #112
Tampa, FL 33609
LQCRE.COM

Lynda Nagy
Principal, Senior Associate
D: 813.288.0020 x121
C: 561.961.9958
lnagy@lqcre.com

Information obtained from owner(s) or other sources deemed reliable. We have no reason to doubt its accuracy, but cannot guarantee it. All properties subject to change or withdrawal without notice.

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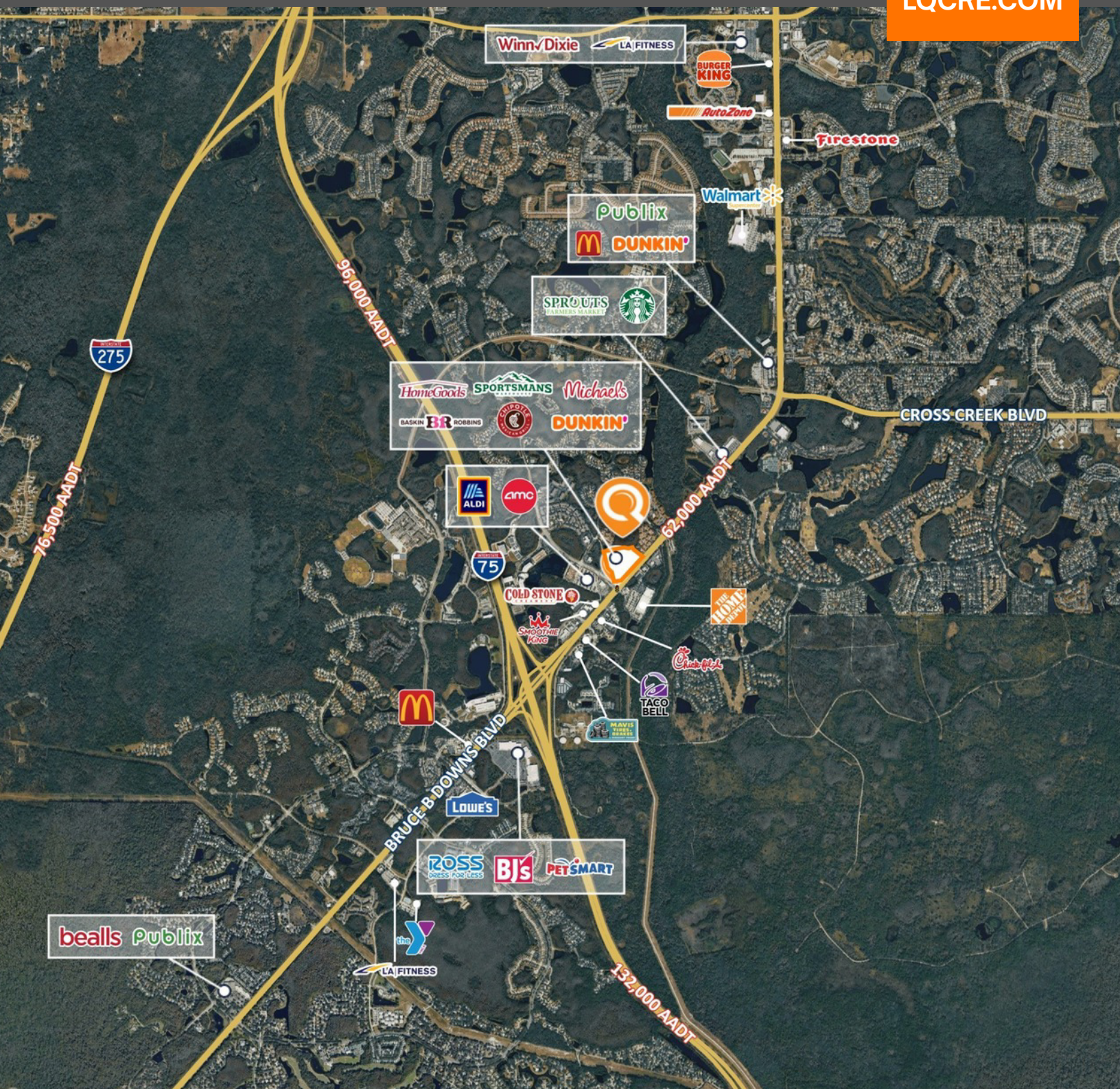
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