

4001 W. Kennedy Boulevard Tampa, FL 33609



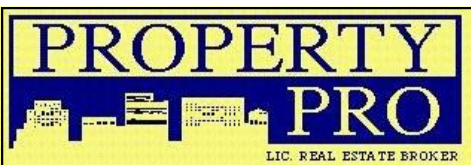
- Size: 1,587 SF to 4,900 SF Available for Retail/Office use.
- Join Metro Diner and La Segunda Bakery & Café!
- Great visibility on Kennedy/SR 60 with dedicated pylon signage and ample parking.
- Easy access to I-275, Veteran's Expressway, and Dale Mabry Highway. Within a few miles of Westshore Plaza and International Plaza & Bay Street.
- Minutes from the award-winning Tampa Int'l Airport.
- Westshore Business District is the largest commercial market in the Tampa Bay region and one of the most sought-after areas of Tampa for banks, retail, and restaurants and consisting of:
 - **Commercial Office Space:** 12.75 million SF
 - **Businesses:** 4,000
 - **Employees:** 93,123
 - **Residents:** 15,000
 - **Students:** 26,000
 - **Hotels:** 38
 - **Hotel Rooms:** 7,449
 - **Retail:** 6 million square feet
 - **Restaurants:** 250+
- Traffic Count:
37,000 VPD Kennedy/Dale Mabry
44,000 VPD Kennedy/Lois

AVAILABLE FOR LEASE WESTSHORE BUSINESS DISTRICT



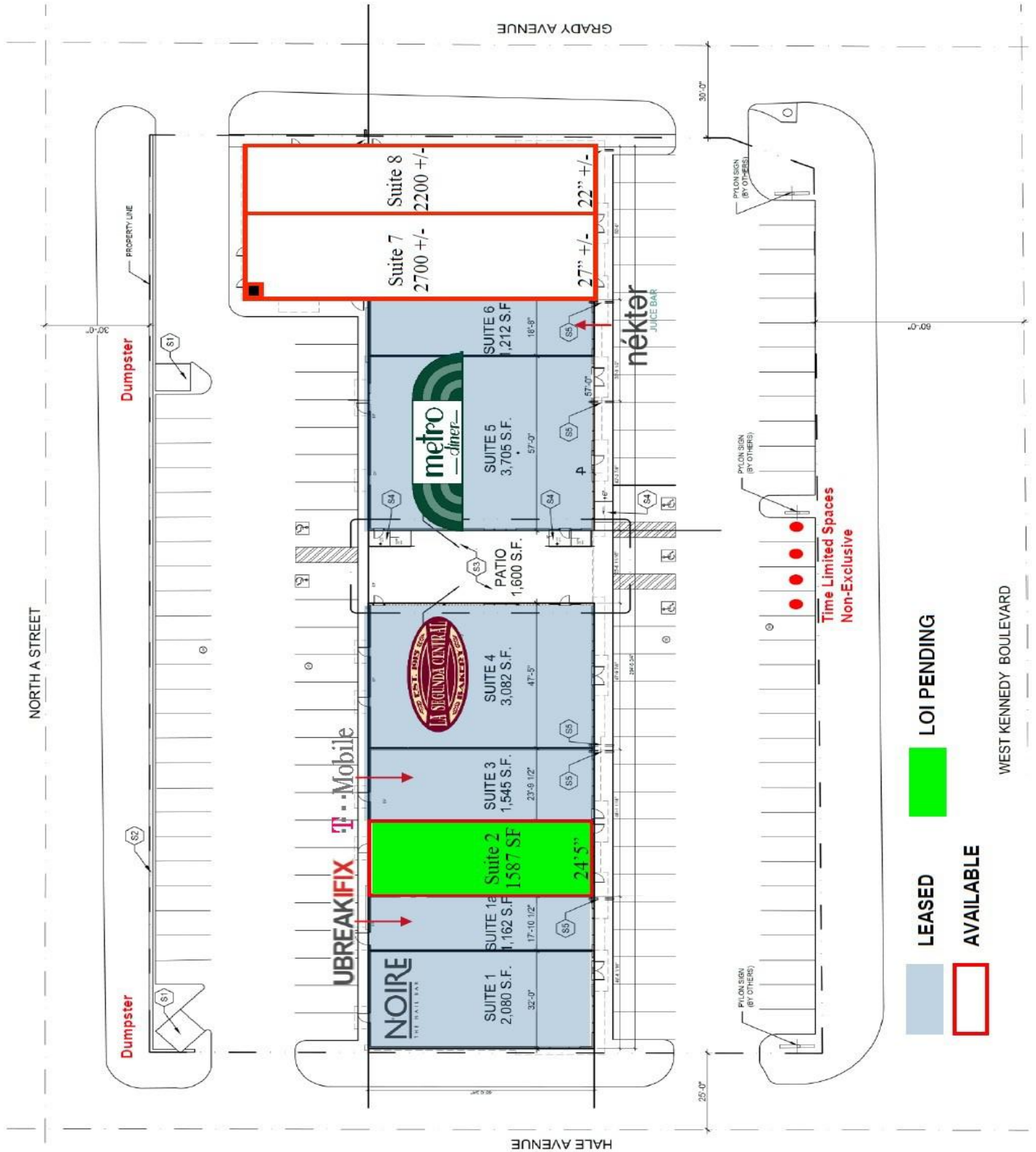
2017 Demographics

	<u>3 Miles</u>	<u>5 Miles</u>	<u>7 Miles</u>
Population	90,679	223,060	362,364
Avg. HH Income	\$94,722	\$83,866	\$74,290
Households	40,404	100,173	153,646
Employment	99,480	217,348	278,095

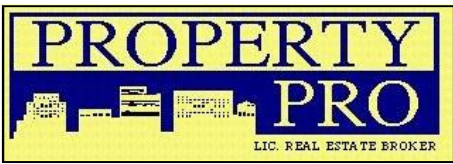


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Site Plan

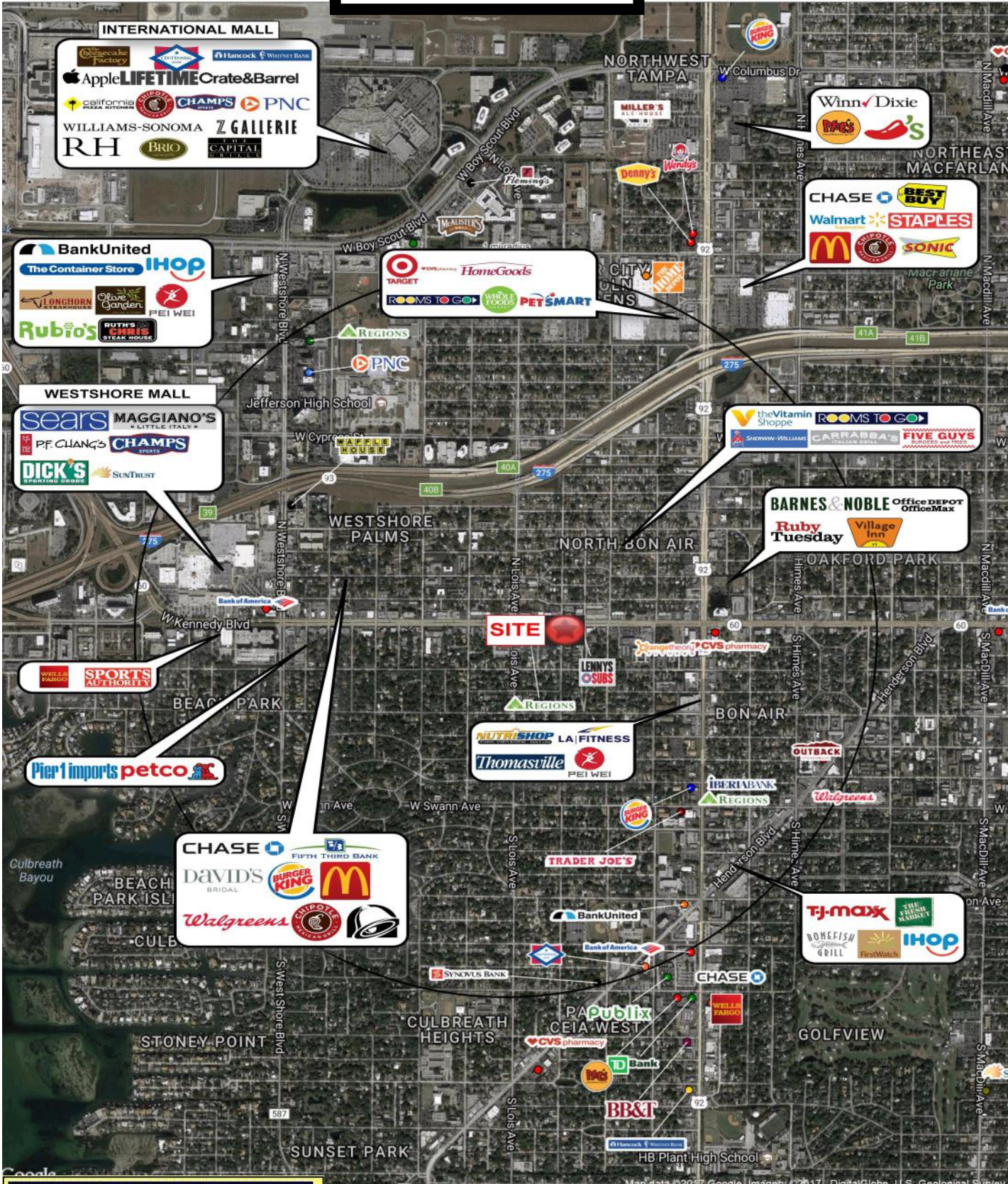


LEASED
 LOI PENDING
 AVAILABLE



401 W. Kennedy Blvd.
Tampa, FL 33609

Aerial Map



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