

FULLY LEASED

Just East of Westshore Mall



4545 W. Kennedy Blvd.

Tampa, Florida 33609

DEMOGRAPHICS

	1 mile	3 mile	5 mile
Population	12,039	74,514	212,212
Average HH Income	\$99,132	\$89,844	\$77,028
Median Age	40.7 yrs	39.6 yrs	38.4 yrs

BUILDING/MARKET HIGHLIGHTS:

- 60' x 92'; 5,423 (approx.) s.f. stand-alone building
- High visibility with prominent signage
- Convenient access to affluent demographics
- Westshore – largest business district in State of Florida
- Adjacent co-tenancy David's Bridal and Lakeshore Learning
- Ample parking
- Traffic Count 46,000 vpd



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FOR MORE INFORMATION:

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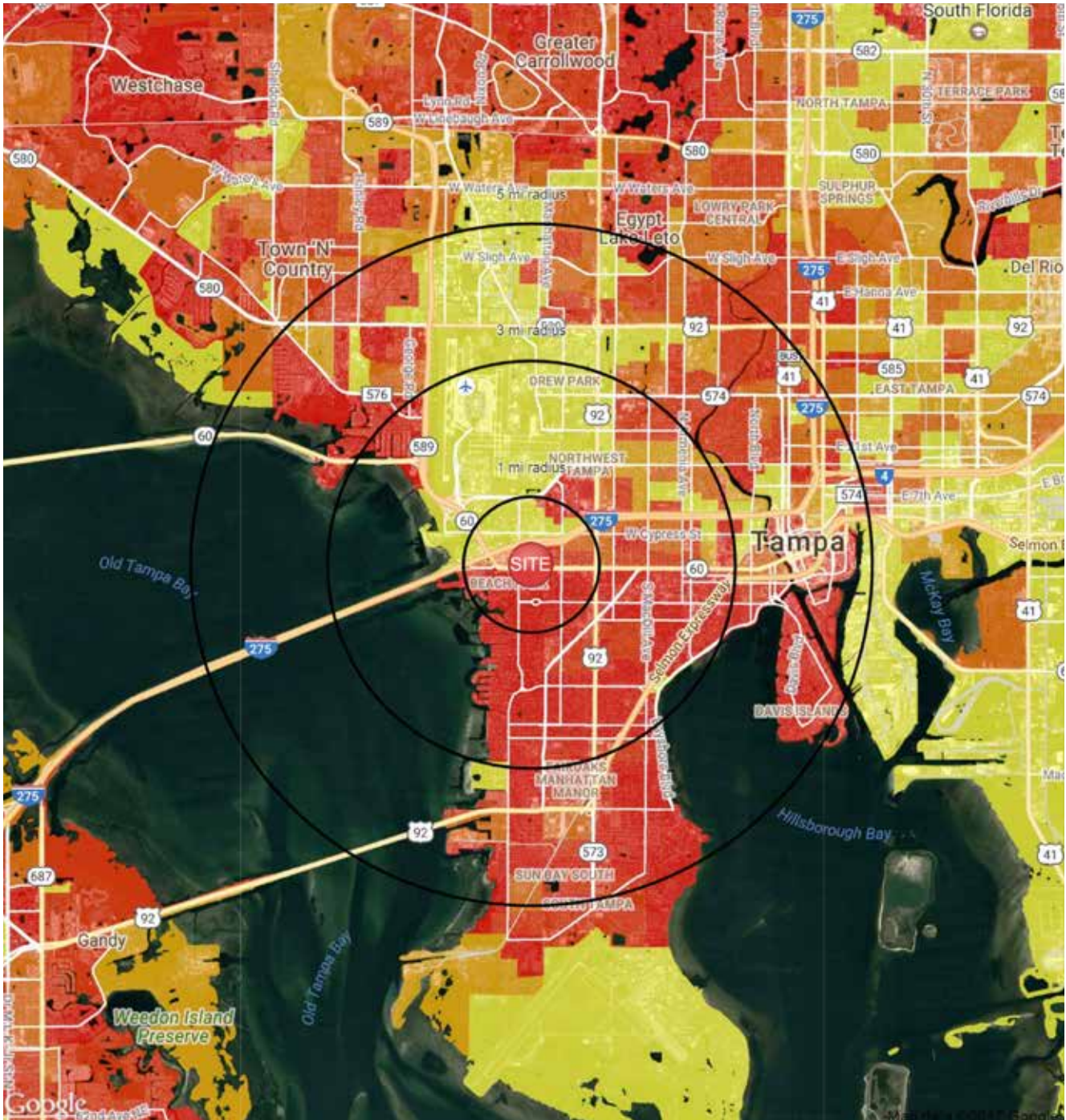
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HH Income \$100K +

By Block Groups



**4545 W. Kennedy Blvd.
Tampa, FL 33609-2013**

Current Year Estimated Households
with Incomes \$100,000 and Greater
January 2017



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