

# FOR LEASE

## 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



#### FOR MORE INFORMATION:



**Kalyn K. Brandewie**

kalyn@floridaretailpartners.com

**813-251-3333 x1**

**813-380-3777 Cell**

[www.floridaretailpartners.com](http://www.floridaretailpartners.com)

2202 S. MacDill Avenue | Tampa, Florida 33629



EXTENSIVE EXPERIENCE.  
EXCLUSIVELY RETAIL.

# 4545 W. Kennedy Blvd.

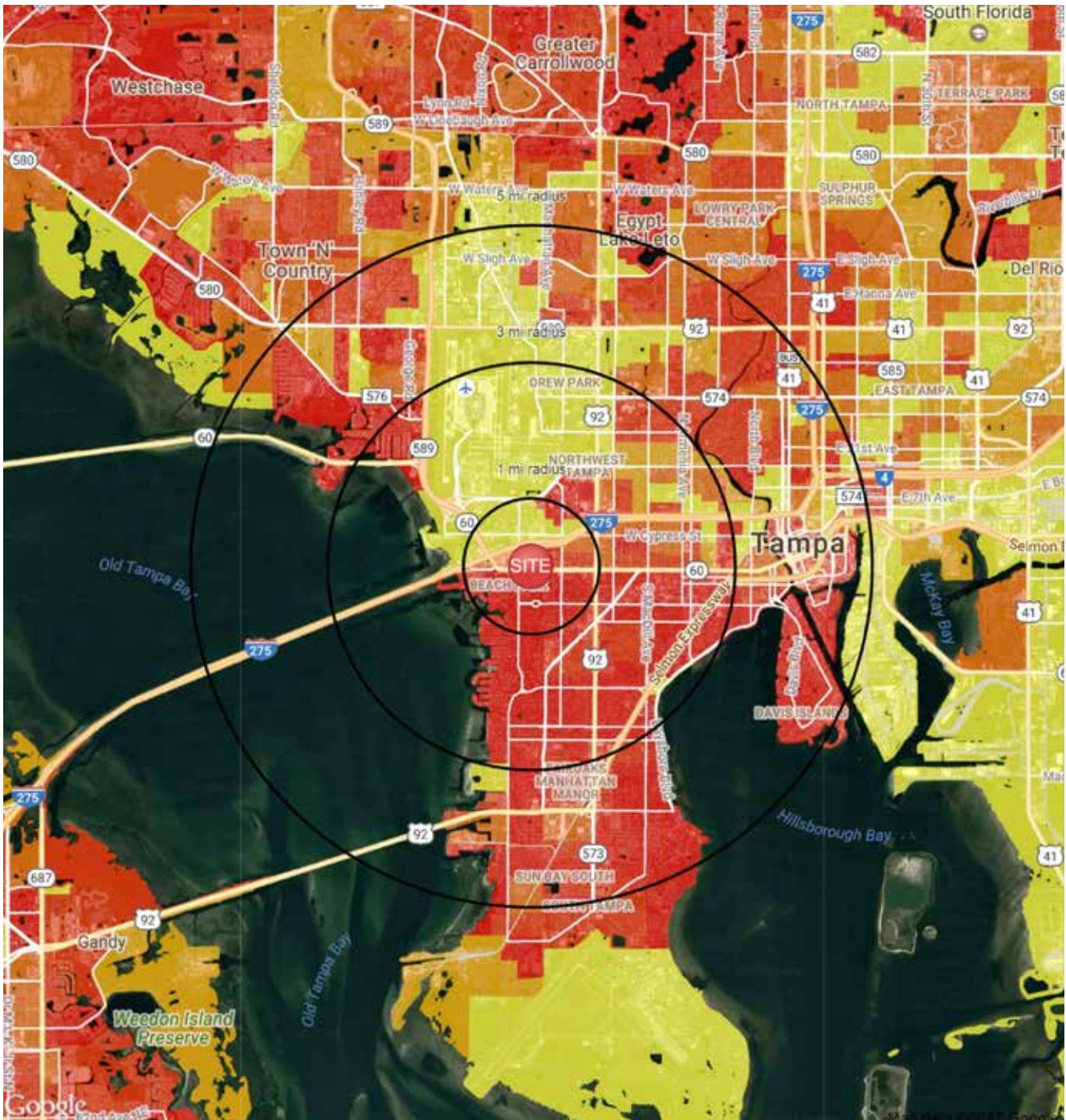
Tampa, Florida 33609

FOR LEASING INFORMATION CONTACT:

**Kalyn K. Brandewie**

**813-251-3333**

**x1**



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



2202 S. MacDill Avenue • Tampa, Florida 33629

[www.floridaretailpartners.com](http://www.floridaretailpartners.com)