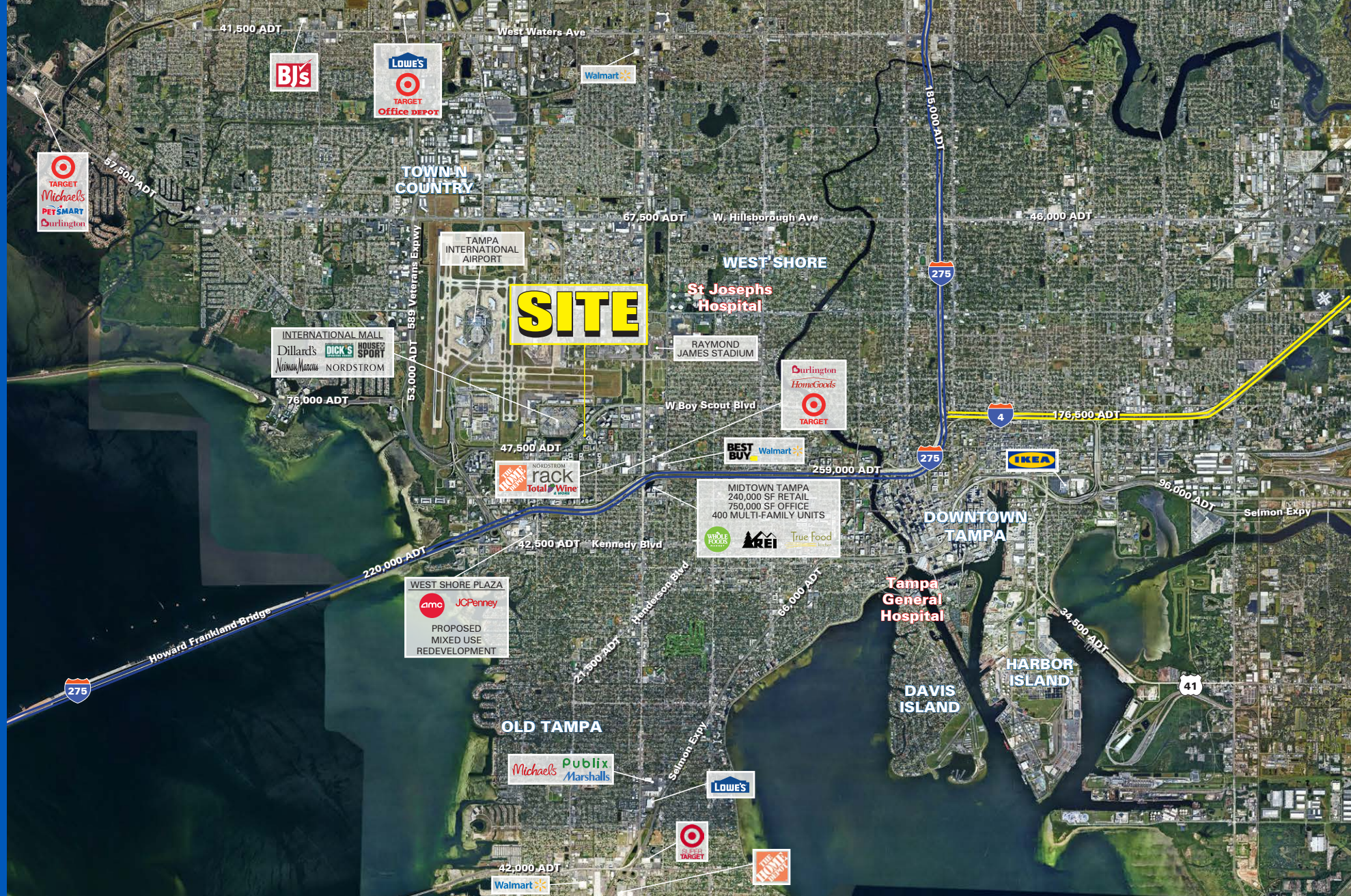




TAMPA, FL

4322 W BOY SCOUT BLVD

1.71 ACRE PARCEL AVAILABLE | FOR LEASE



PROJECT DETAILS

4322 W BOY SCOUT BLVD • 1.71 ACRE PARCEL AVAILABLE • FOR LEASE

Atlantic Retail is pleased to announce the availability of 4322 W. Boy Scout Blvd., located in Tampa's Westshore Business District, surrounded by a dense mix of office, retail, and residential uses. The property is minutes from International Plaza and Bay Street and Tampa International Airport, placing it at the epicenter of one of the region's most active commercial corridors.

WESTSHORE DISTRICT HIGHLIGHTS

- Largest office Submarket in Tampa Bay (12+M SF), 100,000+ employees
- 8,200 Hotel Rooms
- 15,000+ Apartment Units
- 4M SF Retail GLA

PROPERTY DETAILS

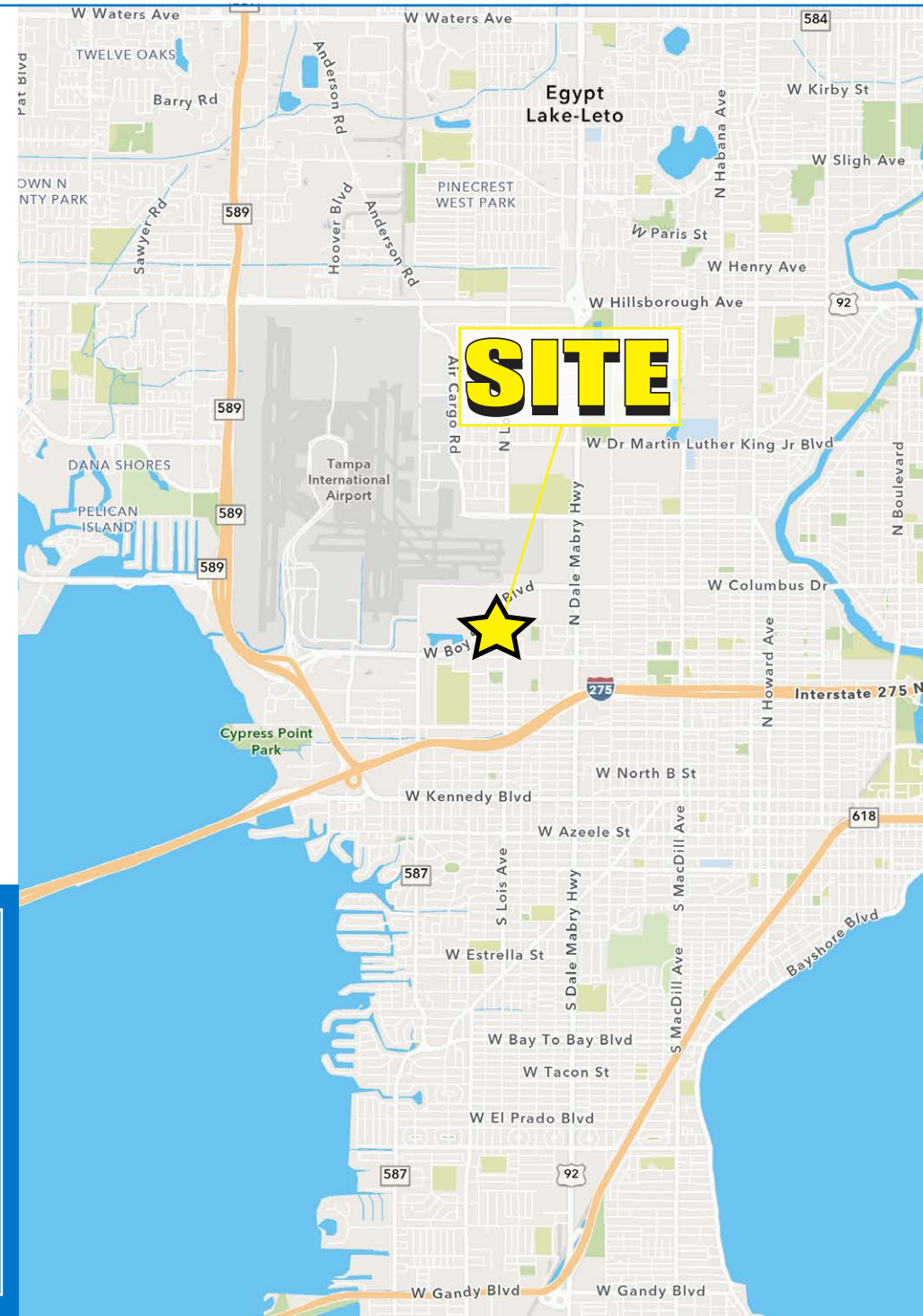
- 1.71 Acres
- 336' frontage on W. Boy Scout Blvd
- Zoning: OP-1 (Office Professional) [Click For Zoning Code](#)
- Can be subdivided to accommodate two tenants

IDEAL USES

Financial, Private Office, Retail, QSR, Fast Casual F&B

RESTRICTED USES

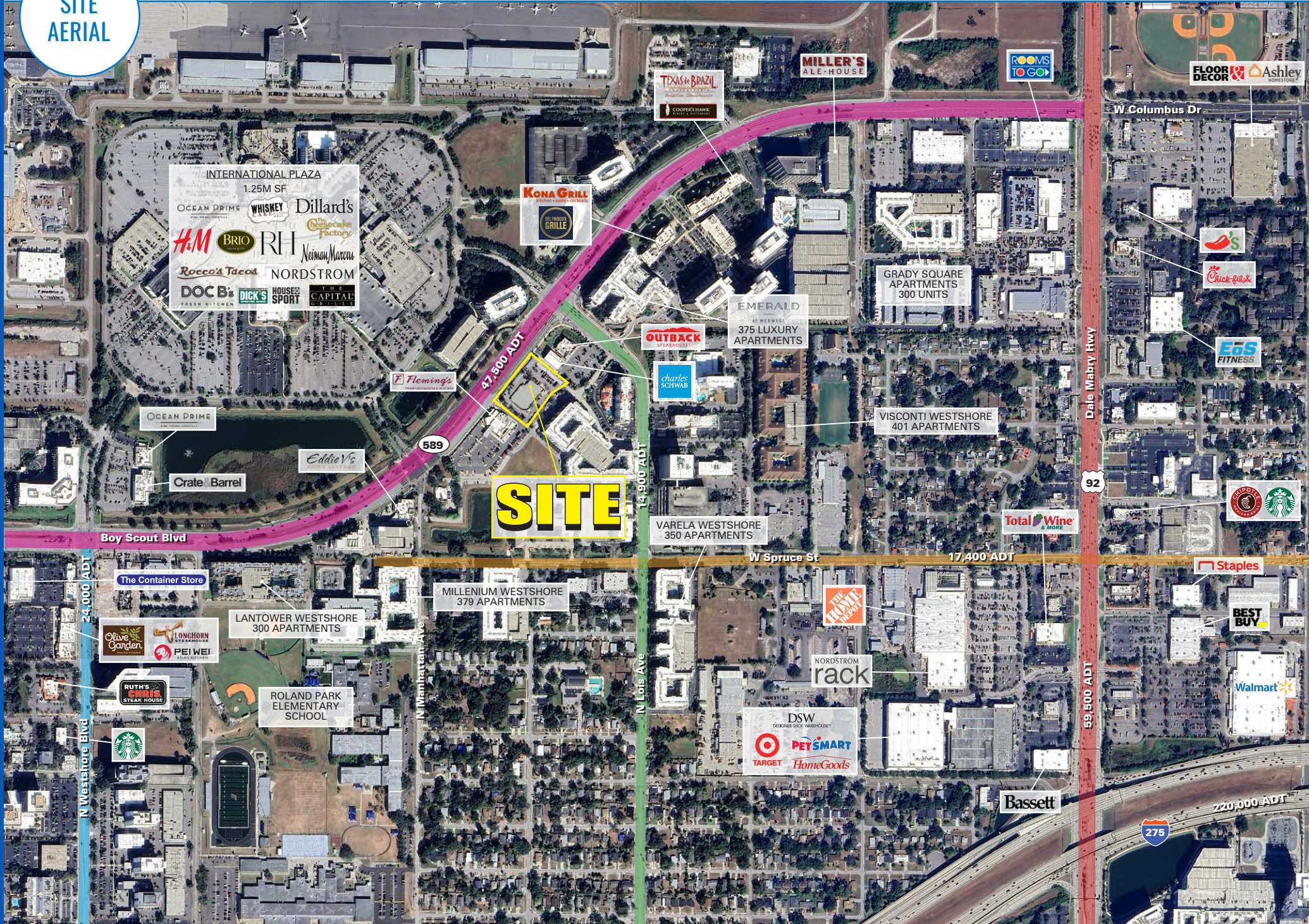
Sit down restaurants and hotels



	DEMOGRAPHICS	1 MILE	3 MILE	5 MILE	7 MILE
	POPULATION	8,157	91,092	268,489	444,314
	DAYTIME POPULATION	32,644	136,683	299,087	375,565
	AVERAGE HH INCOME	\$110,458	\$140,331	\$129,524	\$117,877

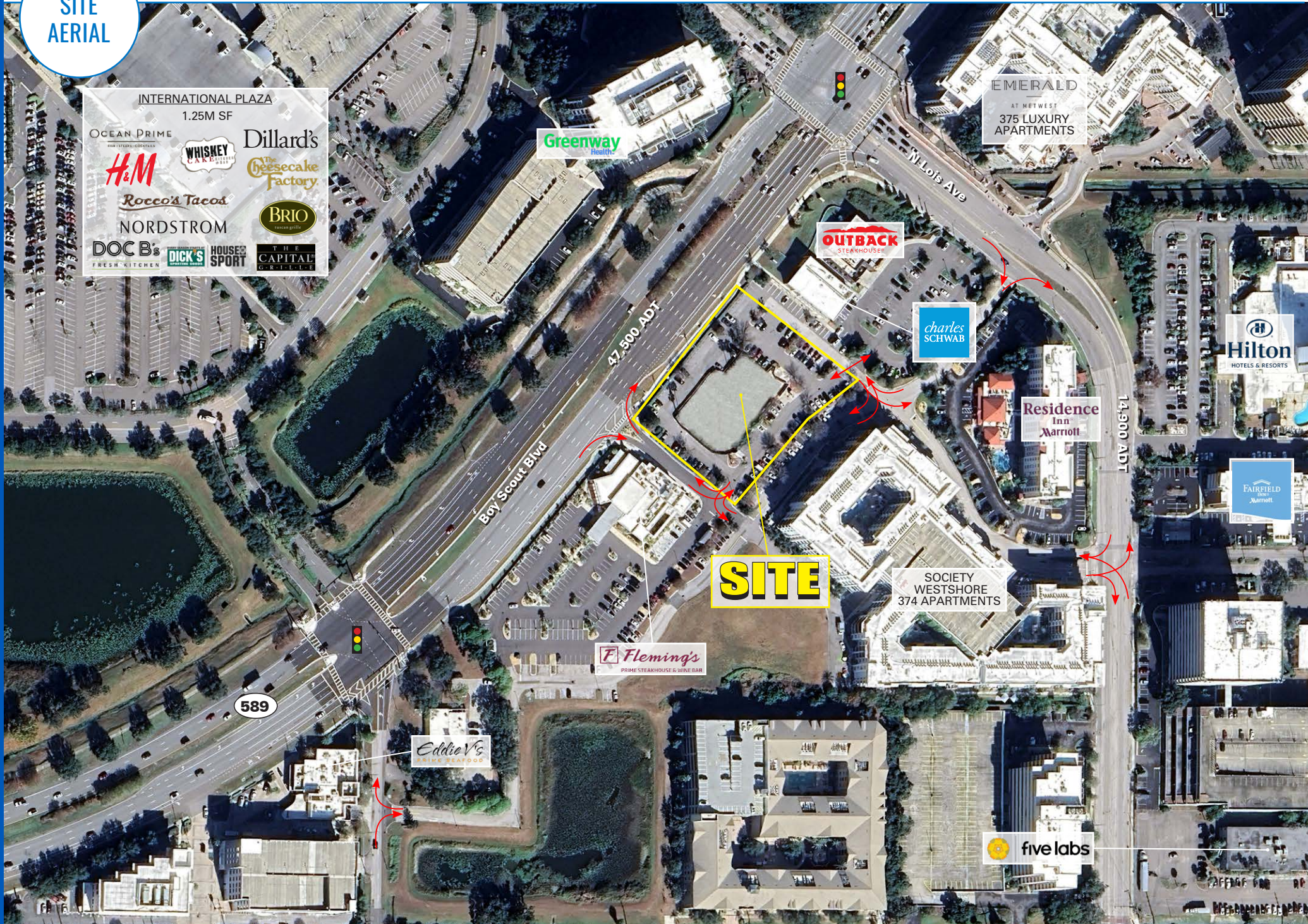
SITE AERIAL

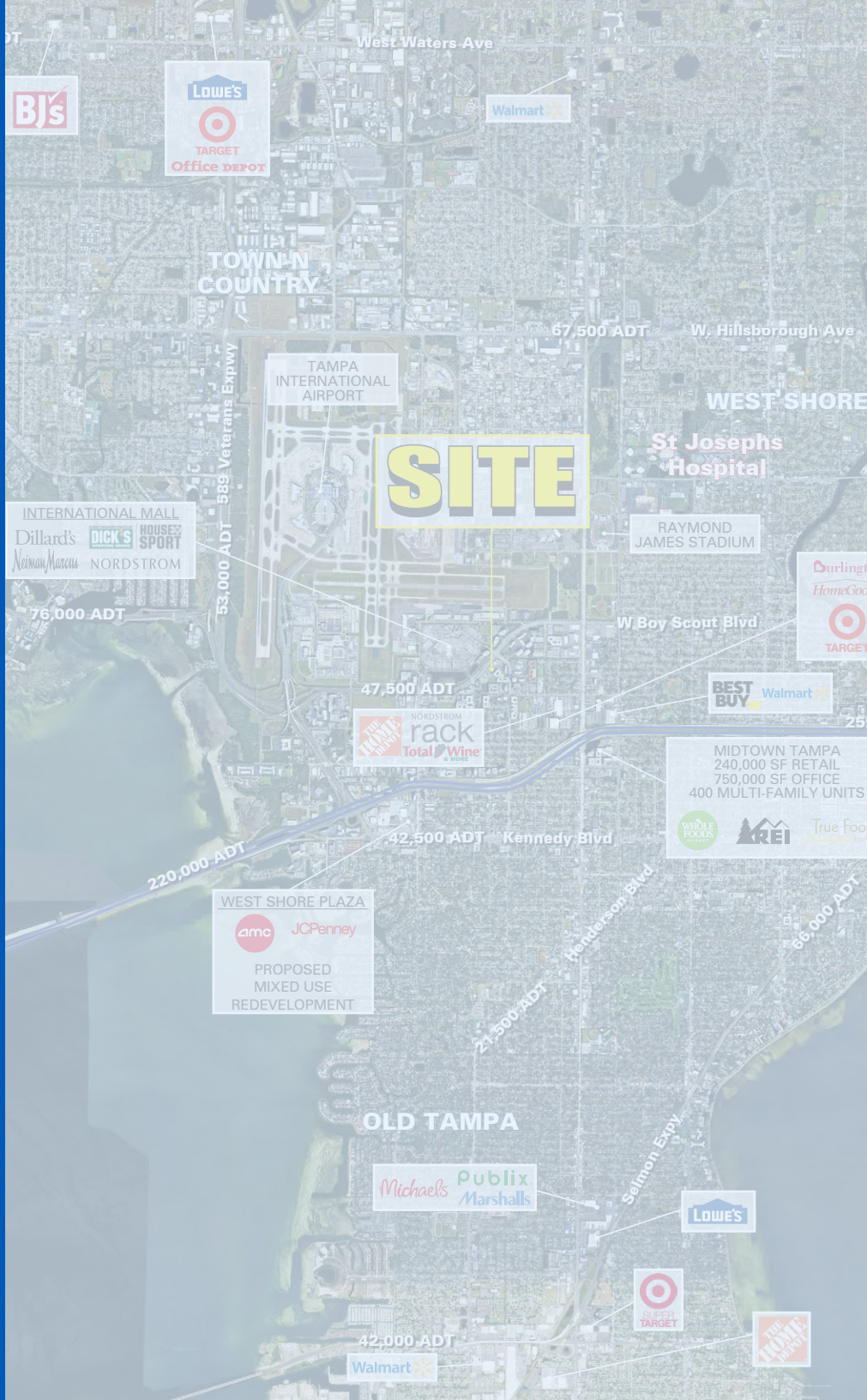
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SITE AERIAL

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