

# WESTSHORE CENTER

3333 S. West Shore Blvd | Tampa, Hillsborough County, FL

OM VENTURES



## RETAIL SPACE FOR LEASE | END CAP OPPORTUNITY

1,550 – 3,100 SF AVAILABLE

The information contained herein was obtained from sources deemed reliable and accurate; however, no guarantees or warranties are made as to the completeness and accuracy thereof.

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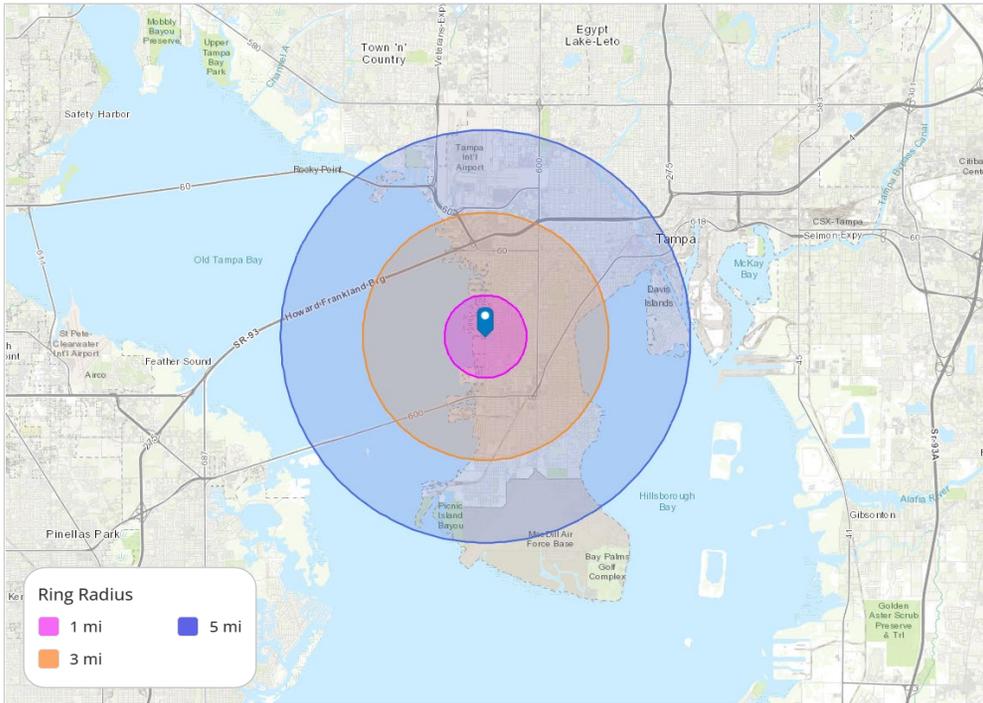
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*Now Leasing*



## 2025 DEMOGRAPHICS

|                    | 1-Mile    | 3-Mile    | 5-Mile    |
|--------------------|-----------|-----------|-----------|
| Total Population   | 11,445    | 82,120    | 166,741   |
| Daytime Population | 8,283     | 107,668   | 276,057   |
| Total Households   | 4,924     | 37,243    | 75,692    |
| Average HH Income  | \$207,643 | \$181,352 | \$161,392 |



### LOCATION

SWC S West Shore Blvd & W Laurel Rd  
Folio # 122863-0000



### AVAILABLE

- Suite 3329 (end cap): 1,550 SF
- Suite 3333: 1,550 SF



### RATE

Call for Details



### HIGHLIGHTS

- High-visibility Westshore Blvd location with strong traffic counts
- Located near the Westshore Marina District, a 52-acre mixed-use waterfront destination
- Surrounded by established residential neighborhoods with strong retail, dining, and service amenities
- Convenient access to major thoroughfares including Gandy Blvd, Kennedy Blvd, the Suncoast Pkwy, and I-275



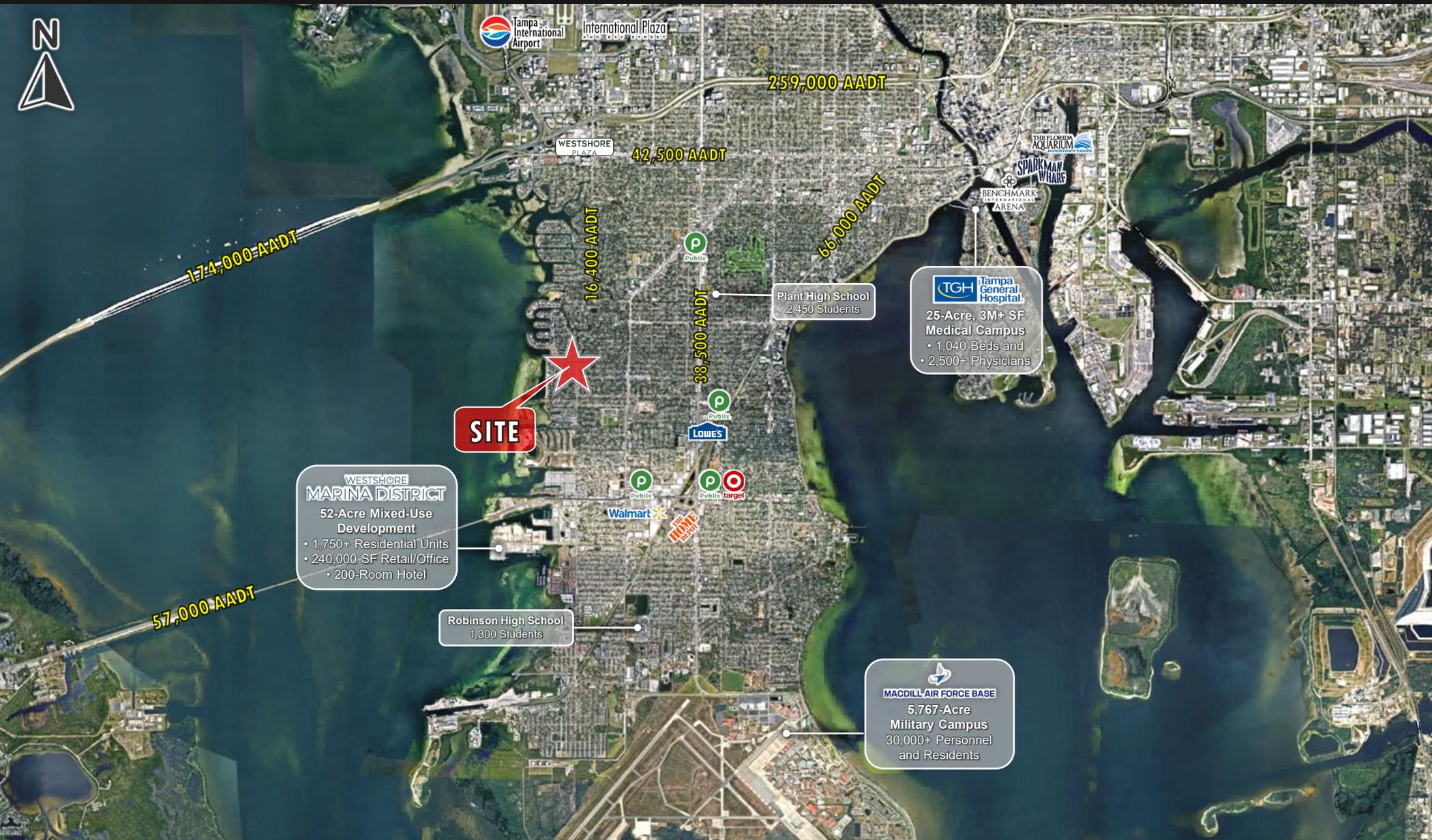
### TRAFFIC COUNTS (FDOT)

Kennedy Blvd: 41,500 VPD  
West Shore Blvd: 16,400 VPD  
Gandy Blvd: 42,000 VPD

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| SUITE        | TENANT NAME                 | SF           |
|--------------|-----------------------------|--------------|
| 3329         | AVAILABLE                   | 1,550        |
| 3333         | AVAILABLE                   | 1,550        |
| 3337         | Shang Hai Chinese           | 750          |
| 3339         | BluWave Sushi               | 750          |
| 3341         | Westshore Men's Hair Shoppe | 750          |
| 3343         | Sourdough Bakery            | 750          |
| <b>TOTAL</b> |                             | <b>6,100</b> |

### Suites 3329 and 3333

are now available for lease, totaling 3,100 SF of contiguous retail space.

The availability includes a highly visible endcap unit adjacent to an in-line suite, providing flexible leasing options for a variety of users.



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