



## Free Standing Retail Space with a Drive-Thru For Lease

- Approved for a 3,156 SF building with drive-thru, or alternatively a 3,675 SF retail strip or office development without drive-thru, featuring 25 parking spaces. The units can be split into two spaces.
- One of the limited commercial sites near the highly desirable Marina District, directly across from the WCI complex at Westshore Yacht Club.
- Strong local demand well-suited for restaurant, specialty retail, and other neighborhood-serving uses.
- Surrounded by a dense residential base within a half-mile walk, featuring thousands of condos, apartments, and single-family residences.

**Get more information**

**Nick Mastro**

Associate

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**Nick Robinson**

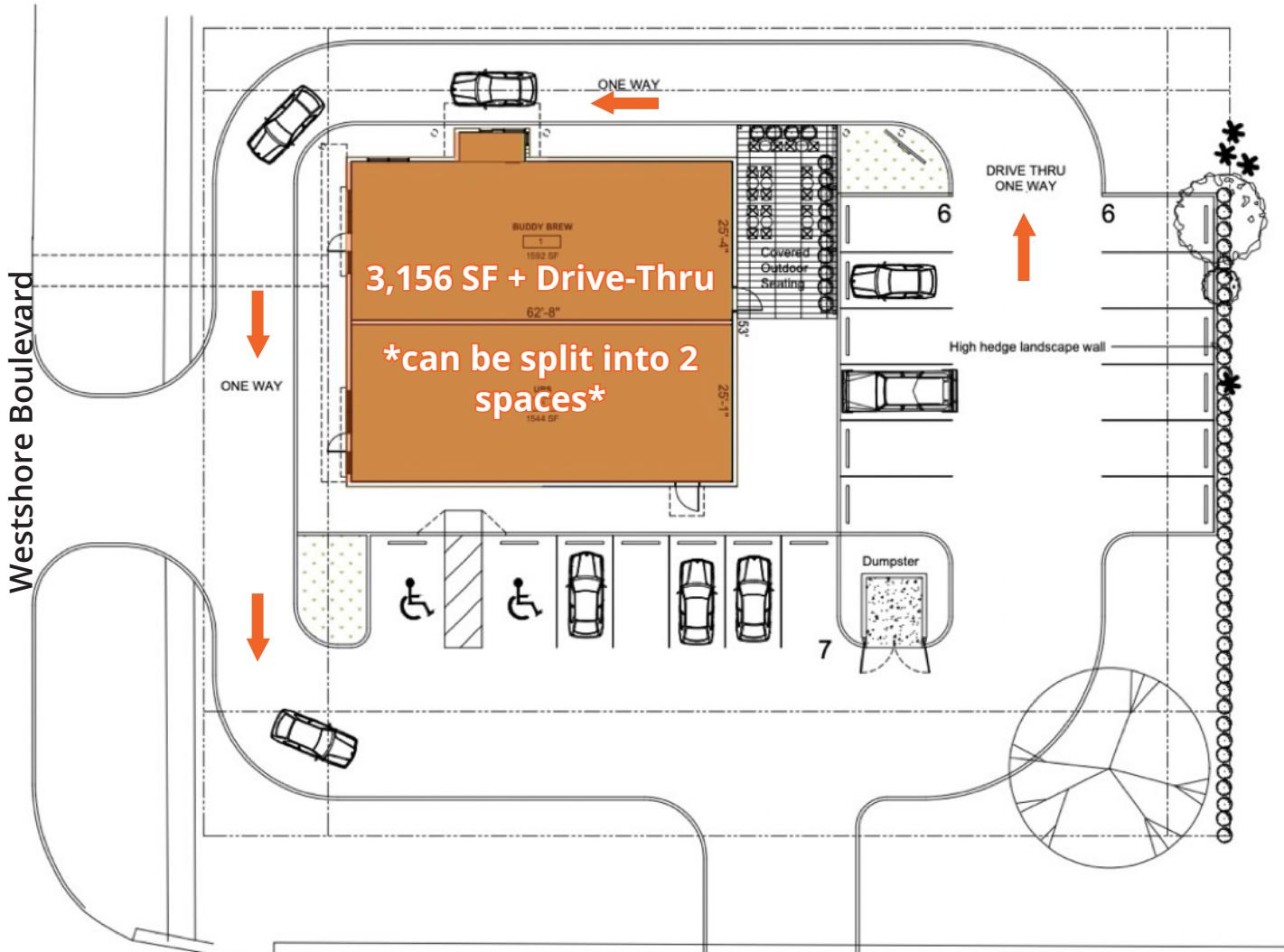
Senior Vice President

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# Concept layout

6112 S West Shore Boulevard  
Tampa, FL

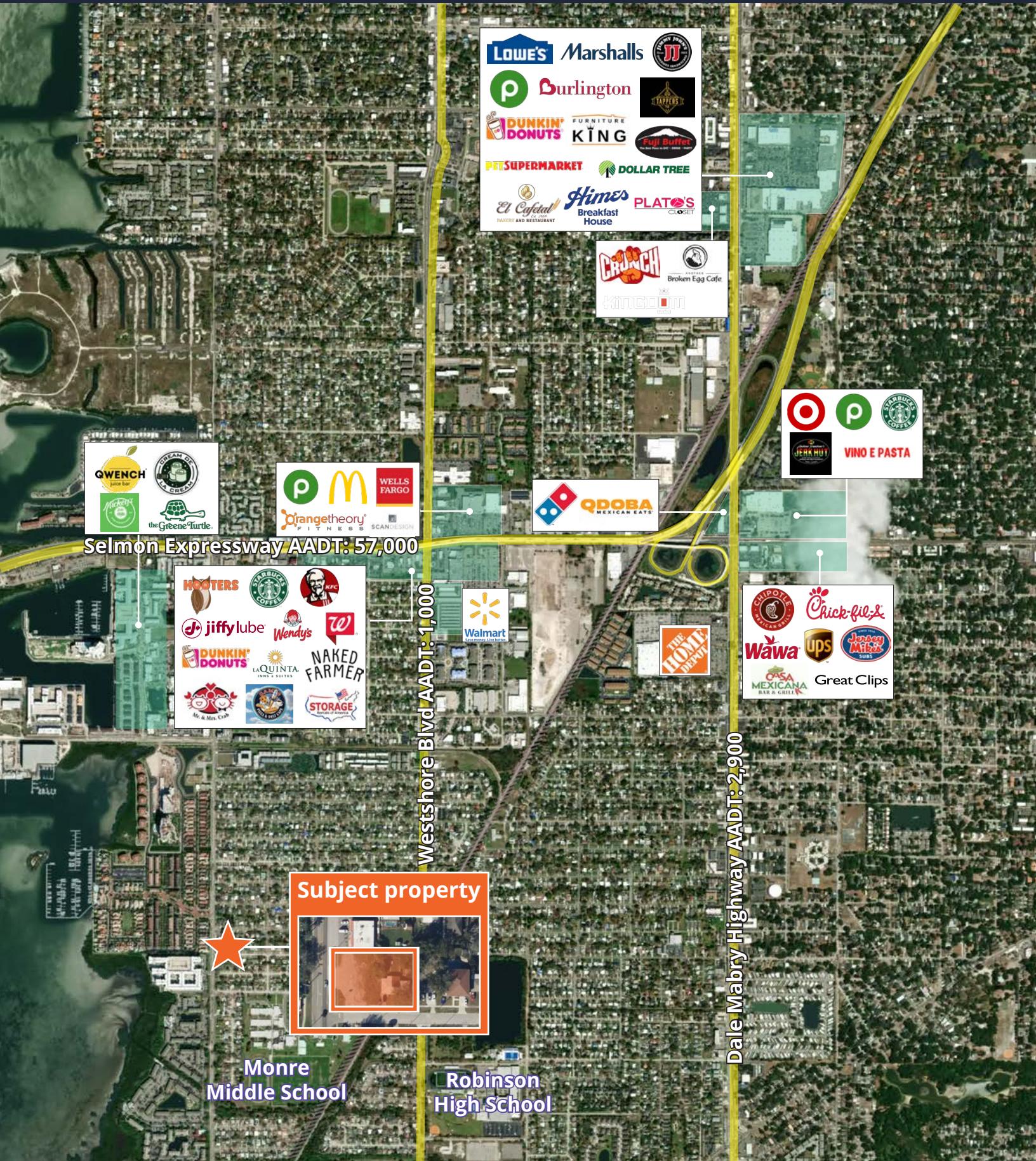


W Bay Street



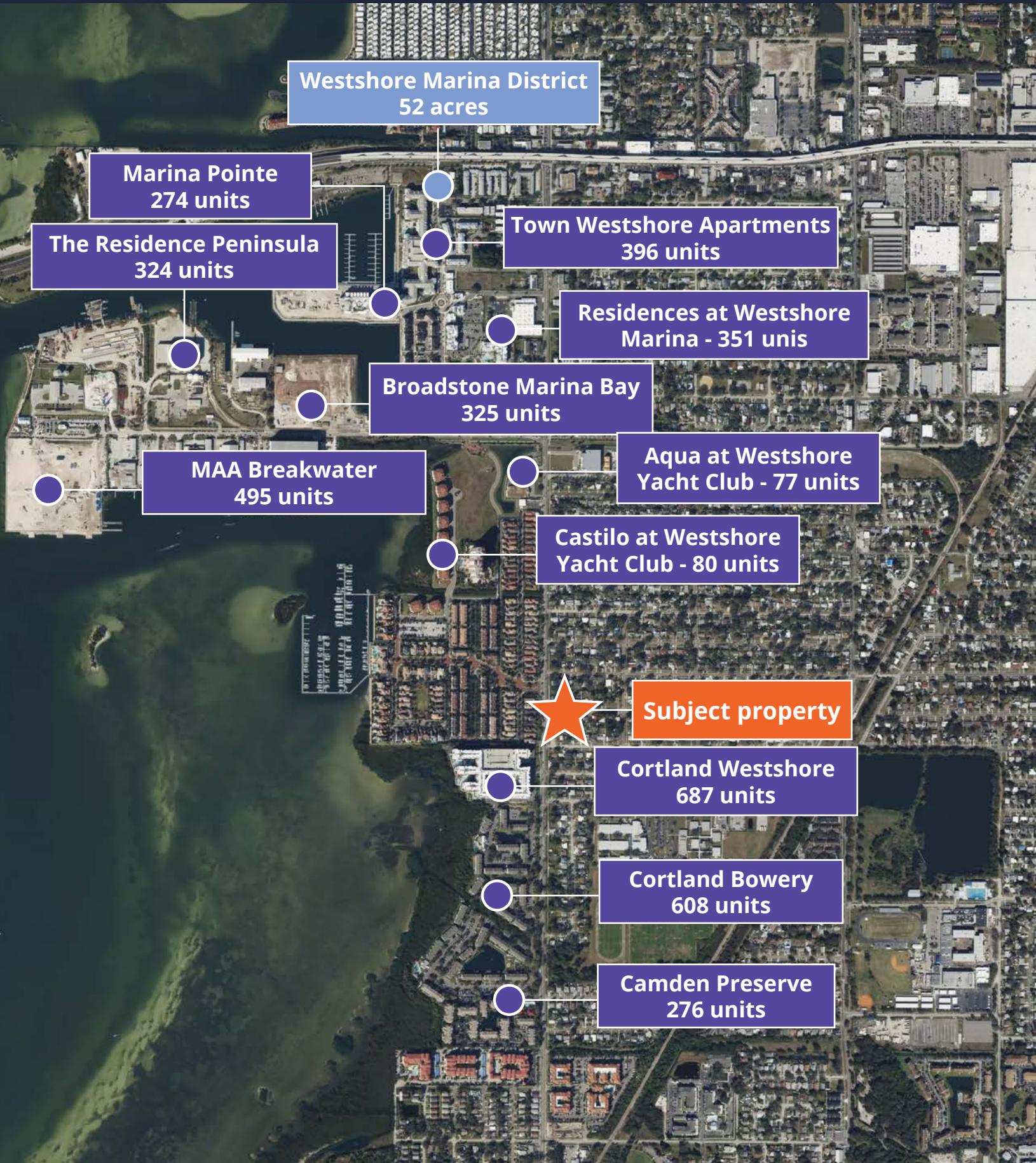
# Aerial map

**6112 S West Shore Boulevard**  
Tampa, FL



# Nearby multi-family

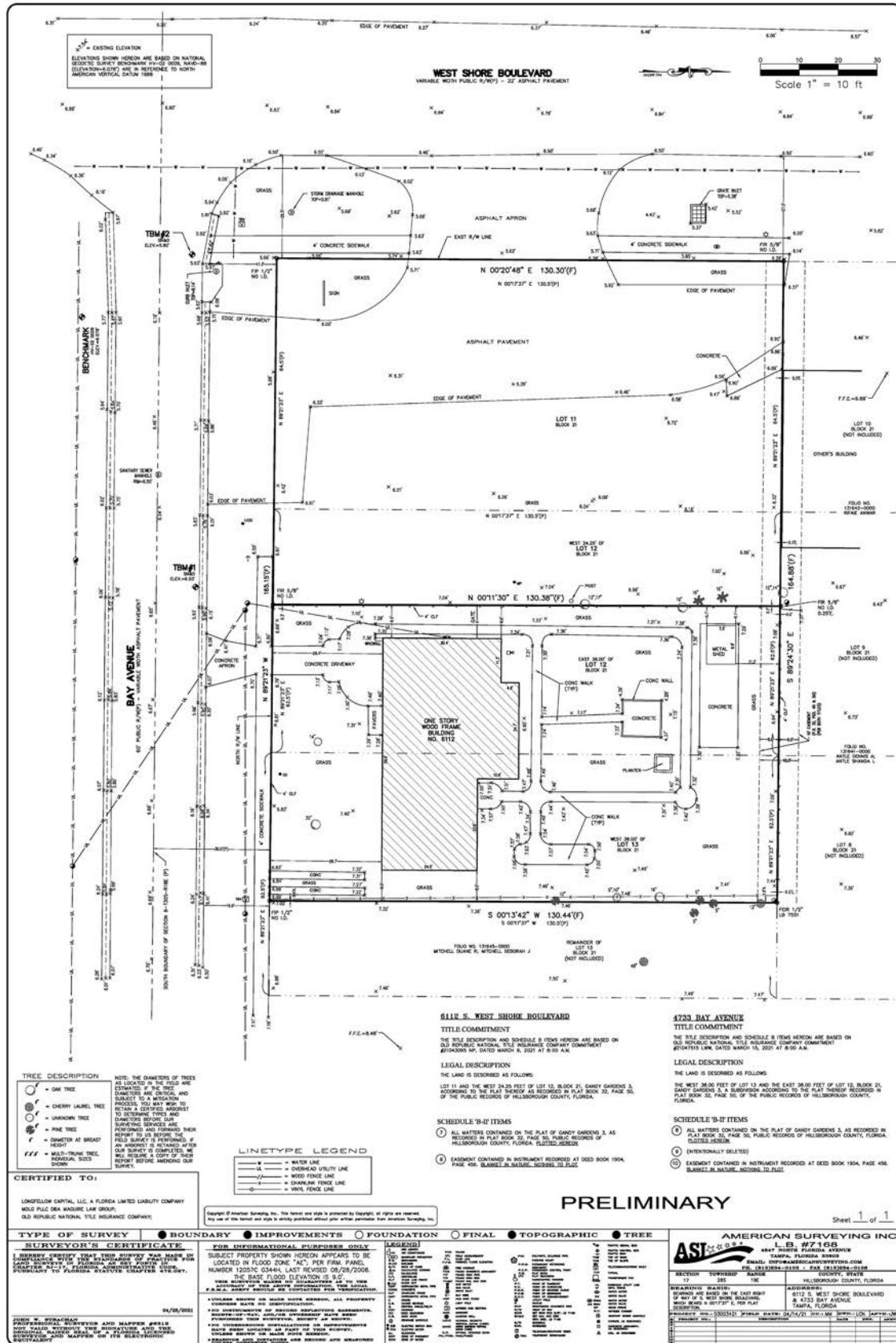
6112 S West Shore Boulevard  
Tampa, FL



# Preliminary survey

## **6112 S West Shore Boulevard**

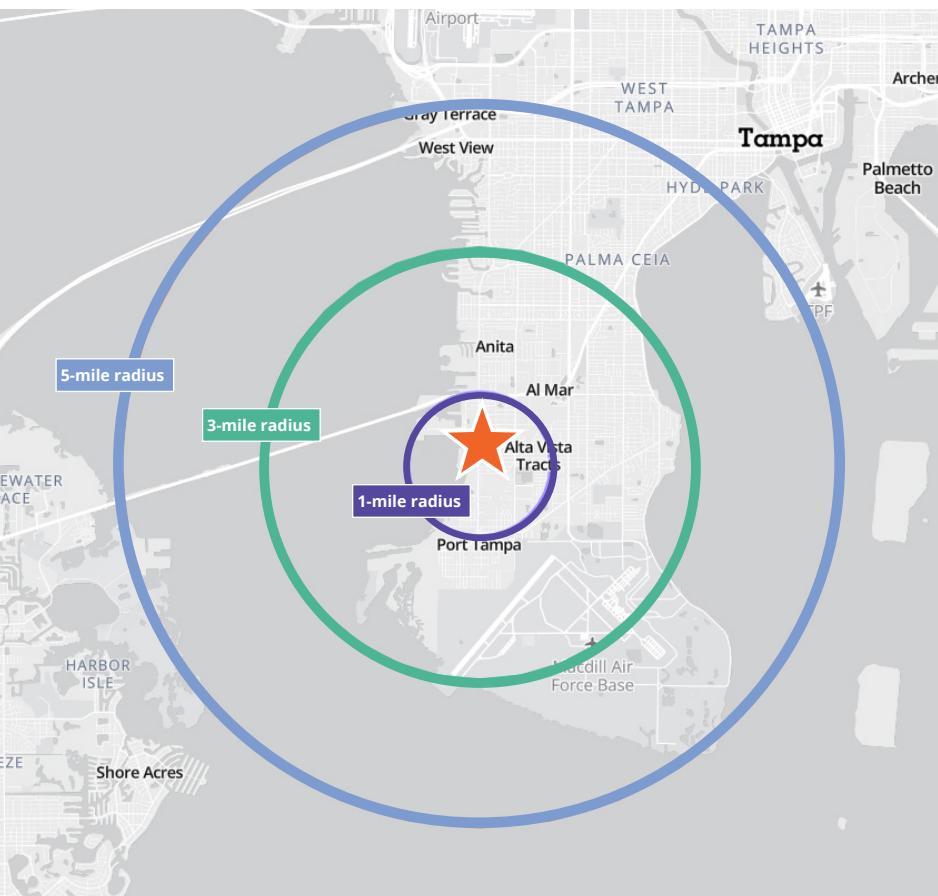
Tampa, FL



# Demographics

6112 S West Shore Boulevard

Tampa, FL



**Population:** Over 106,000 people within a five mile radius.



**Home Value:** Median home value of \$661,689 within a five mile radius.



**Density:** Over 49,000 households within a five mile radius.



**Income:** Median household income of \$122,117 within a five mile radius.



**Age:** Median age of 39 within a five mile radius.



**Employment:** Employment population of over 57,261 within a five mile radius.

Population	1 Miles	3 Miles	5 Miles
Total population	18,249	69,271	106,661
Median age	36	39	39
Households & Income	1 Miles	3 Miles	5 Miles
Total households	8,843	32,100	49,326
Median HH income	\$88,489	\$111,659	\$122,117
Median house value	\$418,686	\$581,666	\$661,689
Businesses	1 Miles	3 Miles	5 Miles
Total businesses	636	3,748	9,586
Total employees	3,416	20,178	57,261

**If you would like to discuss this further,  
please get in touch.**



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