

# FOR SALE OR LEASE



**5007 S Westshore Blvd, Tampa, FL 33611**

17,156 SF Free-Standing Building

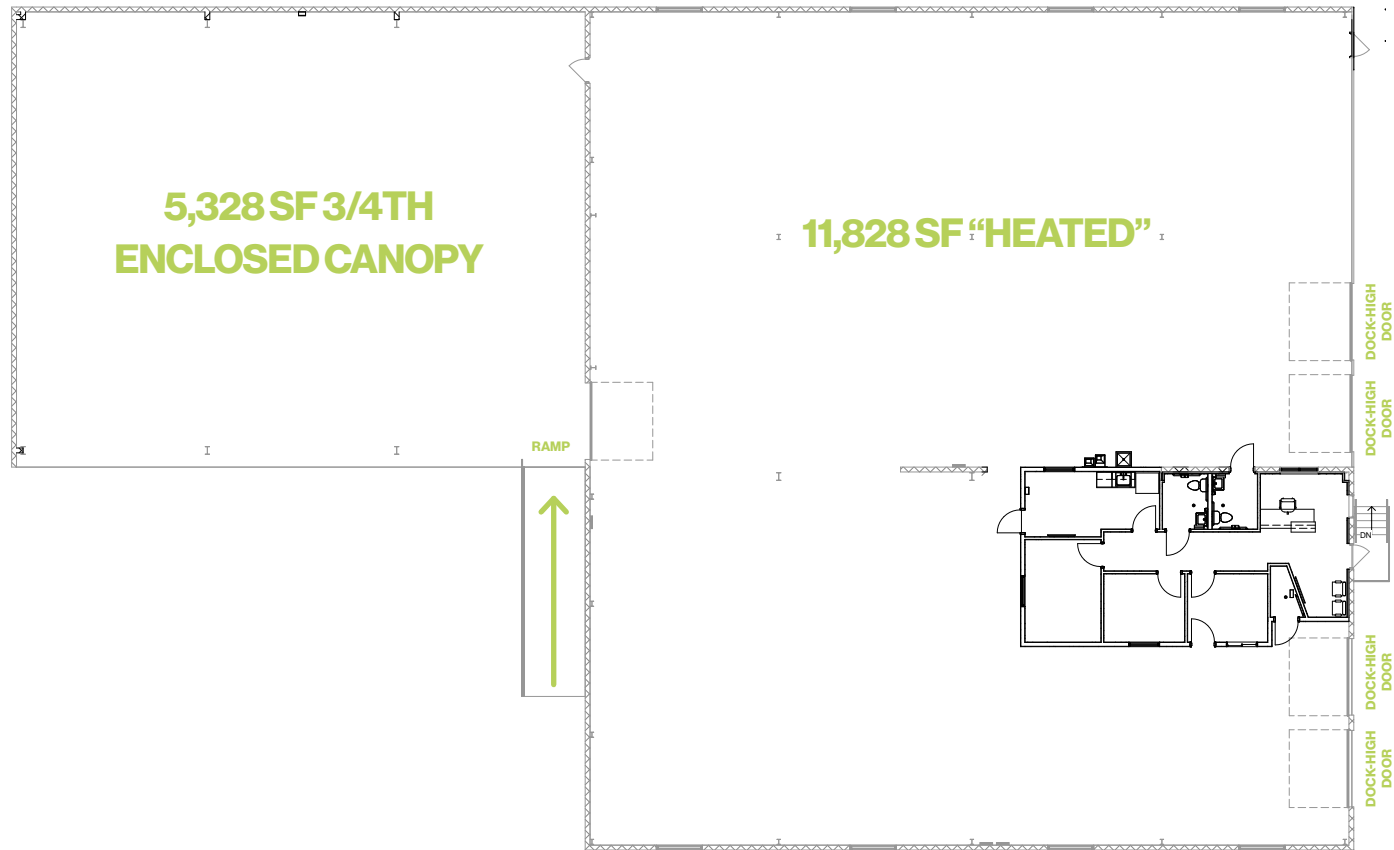
**CBRE**

**LEVELAN**  
PARTNERS

# Building Plan

## 17,156 SF Free-Standing Building

5007 S WESTSHORE BLVD / TAMPA / FL 33611



+ 17,156 SF Free-Standing Building Available

+ 11,828 SF "Heated"

+ 5,328 SF 3/4th Enclosed Canopy

+ ~981 SF Brand-New Class A Office

+ 20' Clear Height

+ 4 Dock-High Doors & 1 Ramp

+ 400A, 480V, 3-Phase Power

+ Brand-New Lighting & Paint Throughout Interior/Exterior

+ Secured & Fenced Outside Storage

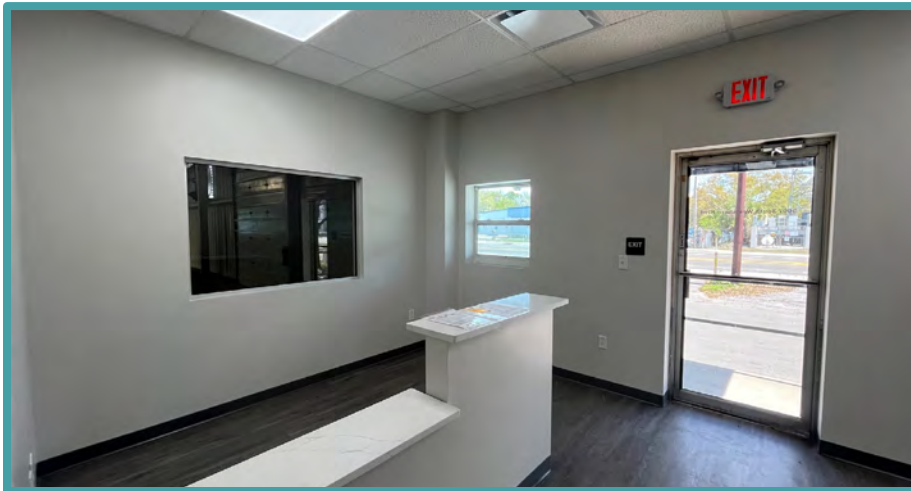
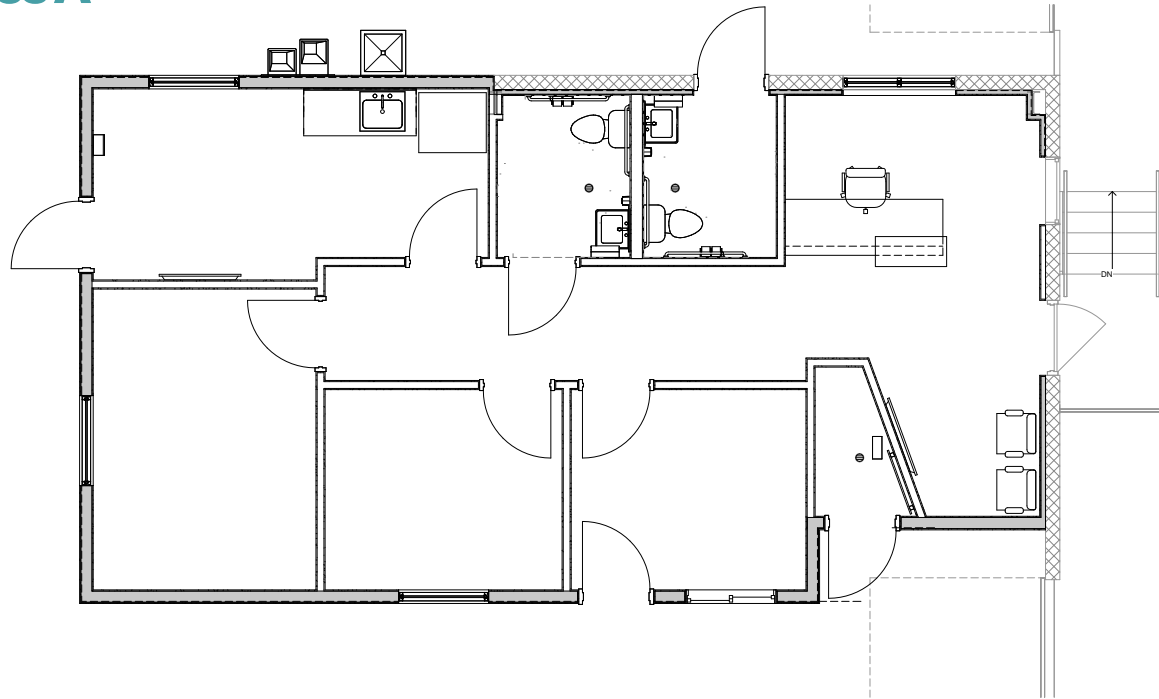
+ Excellent Signage & Visibility On Westshore Blvd.

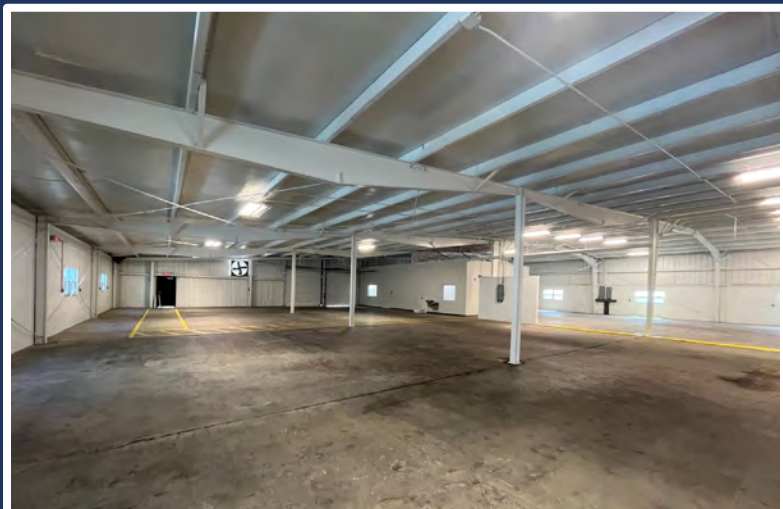
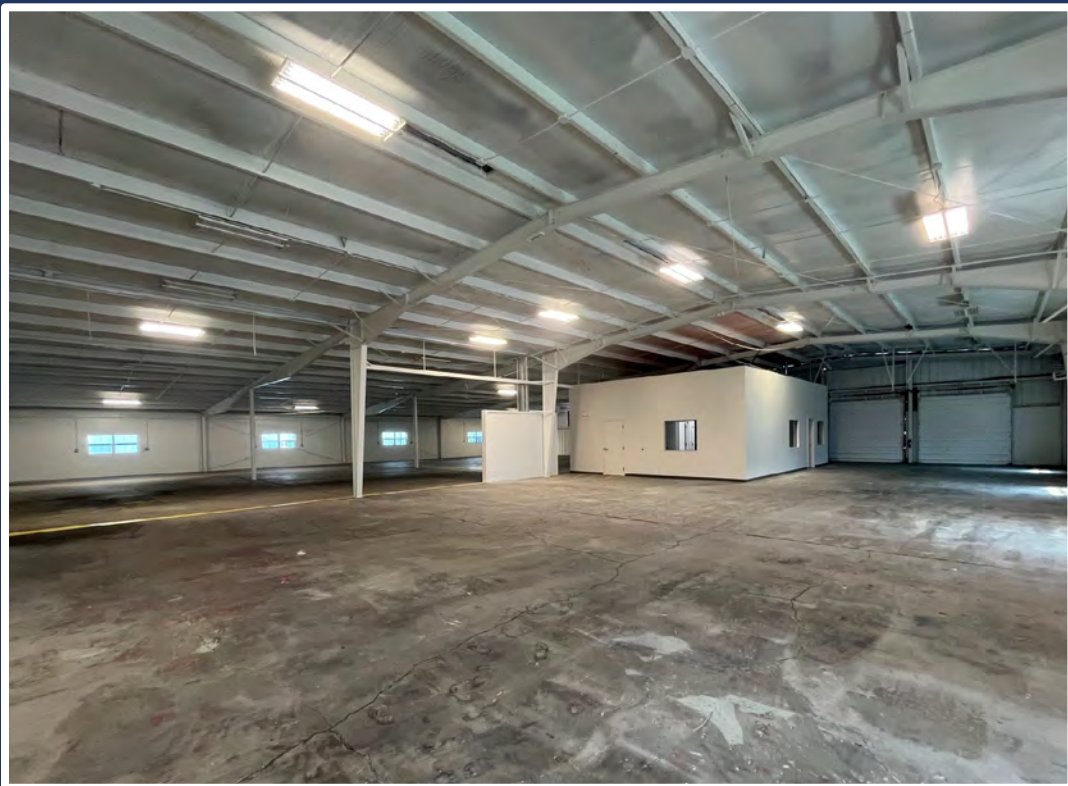
# Office Plan

Brand-new, Class A

~981 SF

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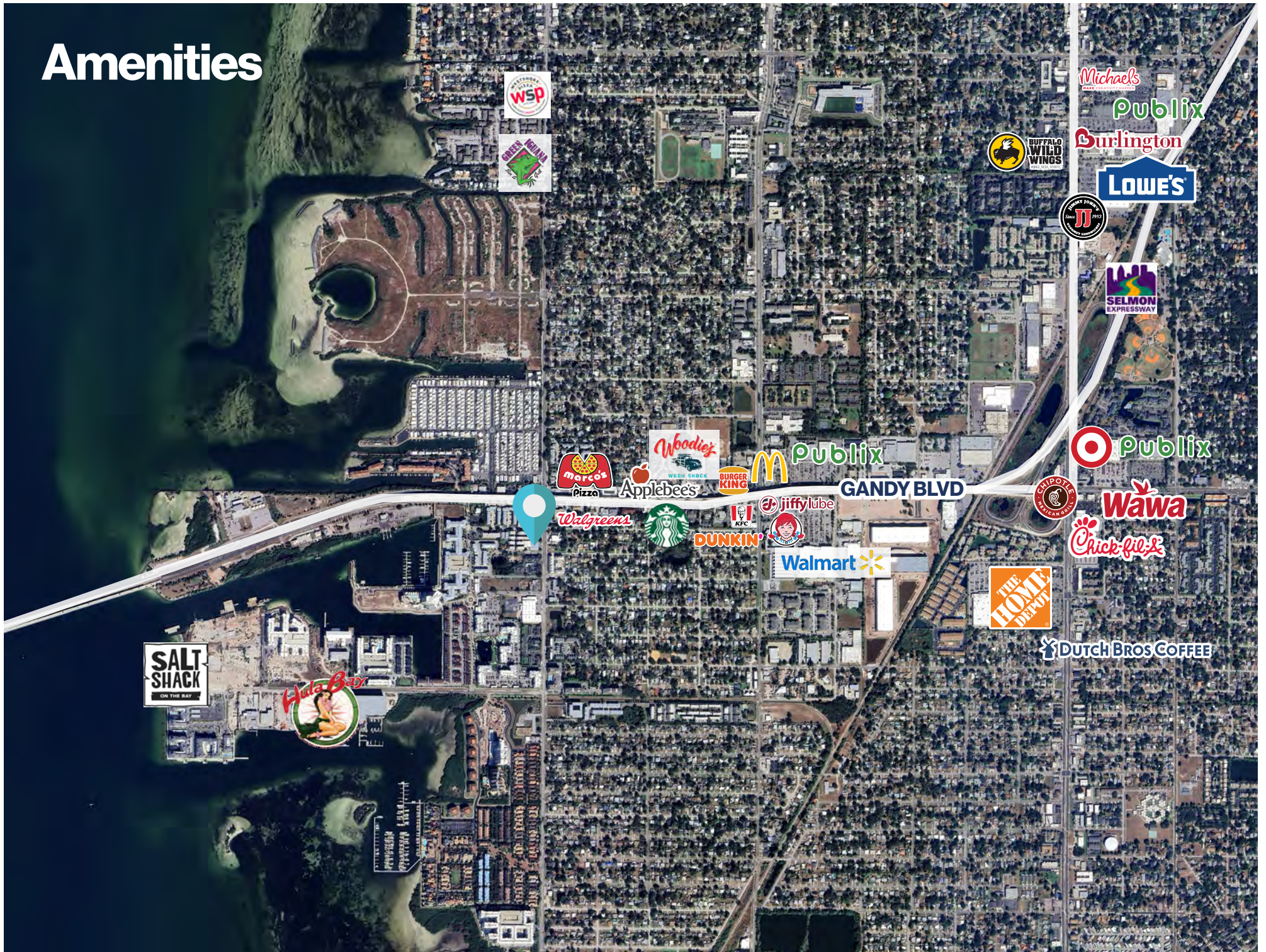


# Area Demographics

	3 Miles	5 Miles	10 Miles
<b>Population</b>			
2025 Population	76,361	123,317	502,601
2025 Population	83,420	133,202	528,001
<b>Households</b>			
2025 Households	34,285	56,082	221,571
2030 Households	37,722	60,842	235,042
2025 Median HH Income	\$107,073	\$108,930	\$77,404
2025 Median HH Income	\$123,706	\$125,114	\$89,065
<b>Place of Work</b>			
2025 Businesses	2,833	9,044	32,325
2025 Employees	22,211	85,327	346,423



# Amenities



GANDY BLVD

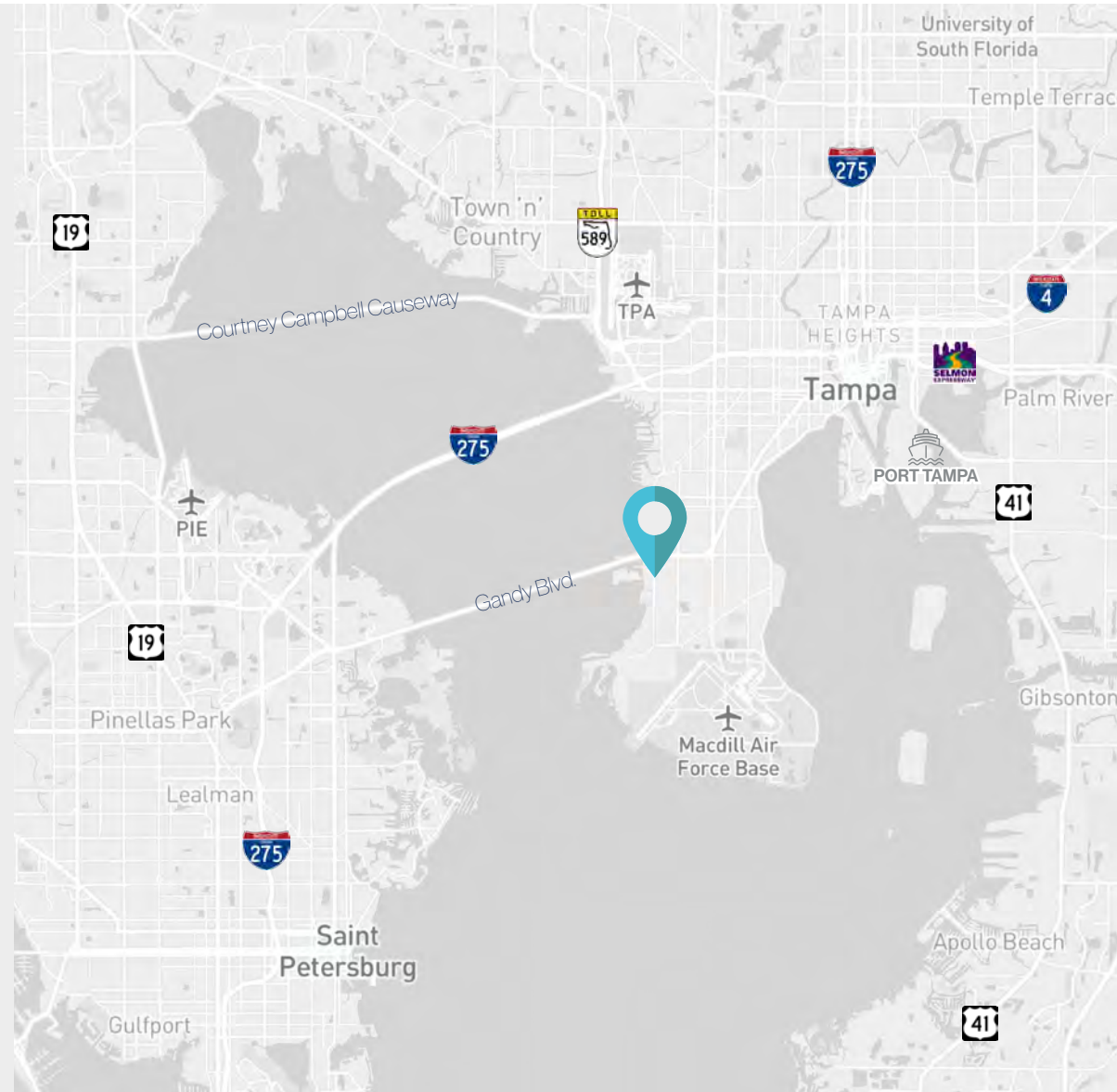


# Drive Times

5007 S WESTSHORE BLVD / TAMPA / FL 33611



Gandy Blvd.	2 Minutes
Selmon Expressway	5 Minutes
I-275	10 Minutes
Veteran's Expressway (589)	12 Minutes
Downtown Tampa	12 Minutes
Tampa Int'l Airport (TPA)	12 Minutes
I-4	14 Minutes
Port Tampa	14 Minutes
St. Pete-Clearwater Int'l Airport (PIE)	16 Minutes
Downtown St. Petersburg	20 Minutes





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Building**

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**LEVELAN**  
PARTNERS

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