

# 4020 W. Kennedy Boulevard Tampa, FL 33609



- Size: 1,000 to 3,000 SF Available for Retail/Office.
- Great visibility on Kennedy/SR 60 with dedicated pylon signage and 15 parking spaces.
- Easy access to I-275, Veteran's Expressway, and Dale Mabry Highway. Within a few miles of Westshore Plaza and International Plaza & Bay Street.
- Minutes from the award-winning Tampa Int'l Airport.
- Westshore Business District is the largest commercial market in the Tampa Bay region and one of the most sought-after areas of Tampa for banks, retail, and restaurants and consisting of:

- **Commercial Office Space:** 12.75 million SF
- **Businesses:** 4,000
- **Employees:** 93,123
- **Residents:** 15,000
- **Students:** 26,000
- **Hotels:** 38
- **Hotel Rooms:** 7,449
- **Retail:** 6 million square feet
- **Restaurants:** 250+
- **Traffic Count:**  
42,000 VPD Kennedy/Lois  
44,000 VPD Kennedy/Dale Mabry

## AVAILABLE FOR LEASE WESTSHORE BUSINESS DISTRICT



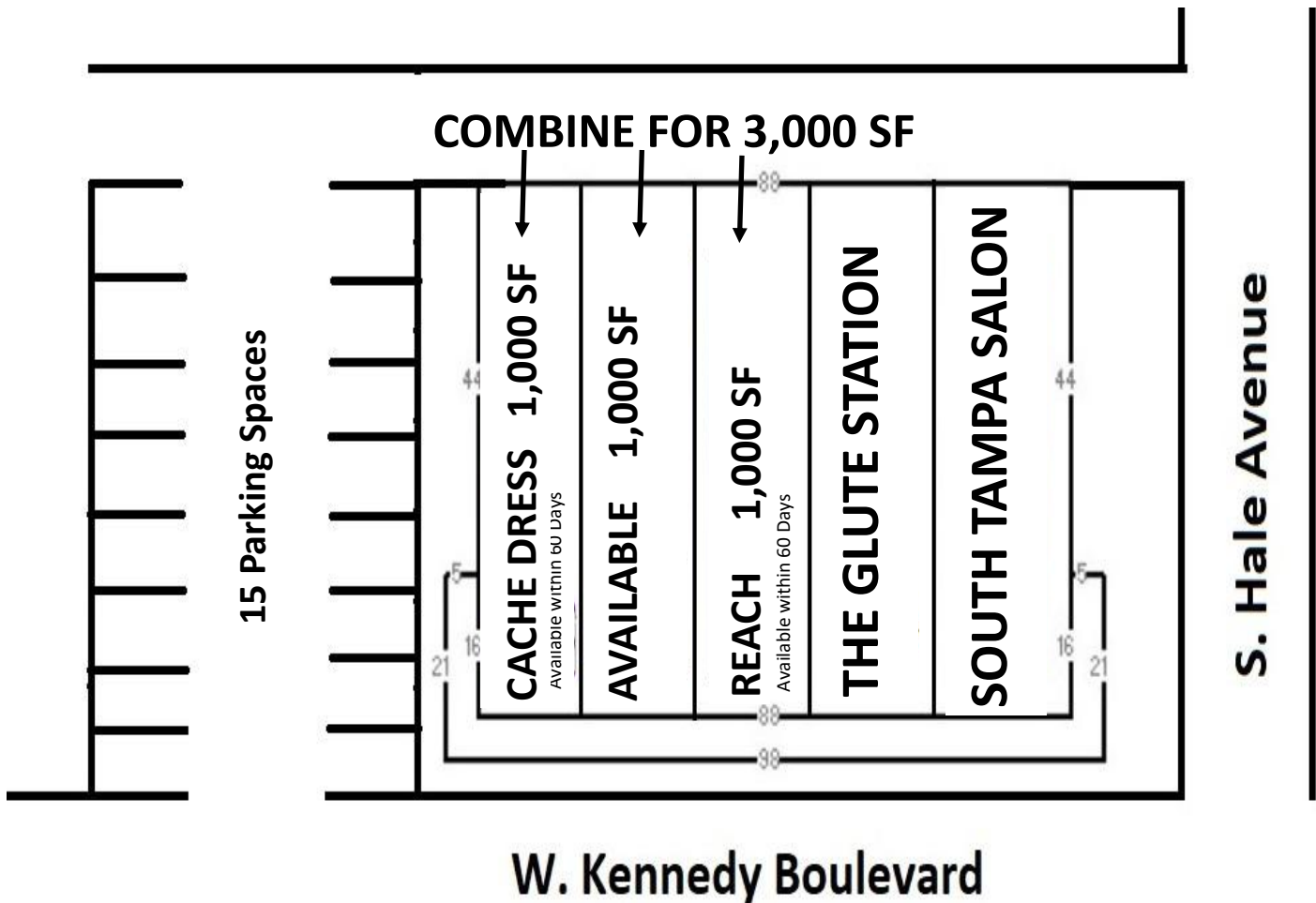
### 2025 Demographics

|                | 3 Miles   | 5 Miles   | 7 Miles  |
|----------------|-----------|-----------|----------|
| Population     | 92,068    | 232,718   | 368,781  |
| Avg. HH Income | \$126,053 | \$100,818 | \$90,541 |
| Households     | 41,102    | 102,386   | 155,350  |
| Employment     | 109,470   | 226,698   | 307,500  |



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Phone: 813-835-7747  
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# Site Plan



| Suite # | Tenant                                 | SF    |
|---------|--|-------|
| 101     | CACHE DRESS (Available within 60 days) | 1,000 |
| 102     | AVAILABLE                              | 1,000 |
| 103     | REACH (Available within 60 days)       | 1,000 |
| 104     | THE GLUTE STATION                      | 1,000 |
| 105     | SOUTH TAMPA SALON                      | 1,000 |



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# Aerial Map

