

4020 W. Kennedy Boulevard Tampa, FL 33609



- Size: 1,000 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



2026 Demographics

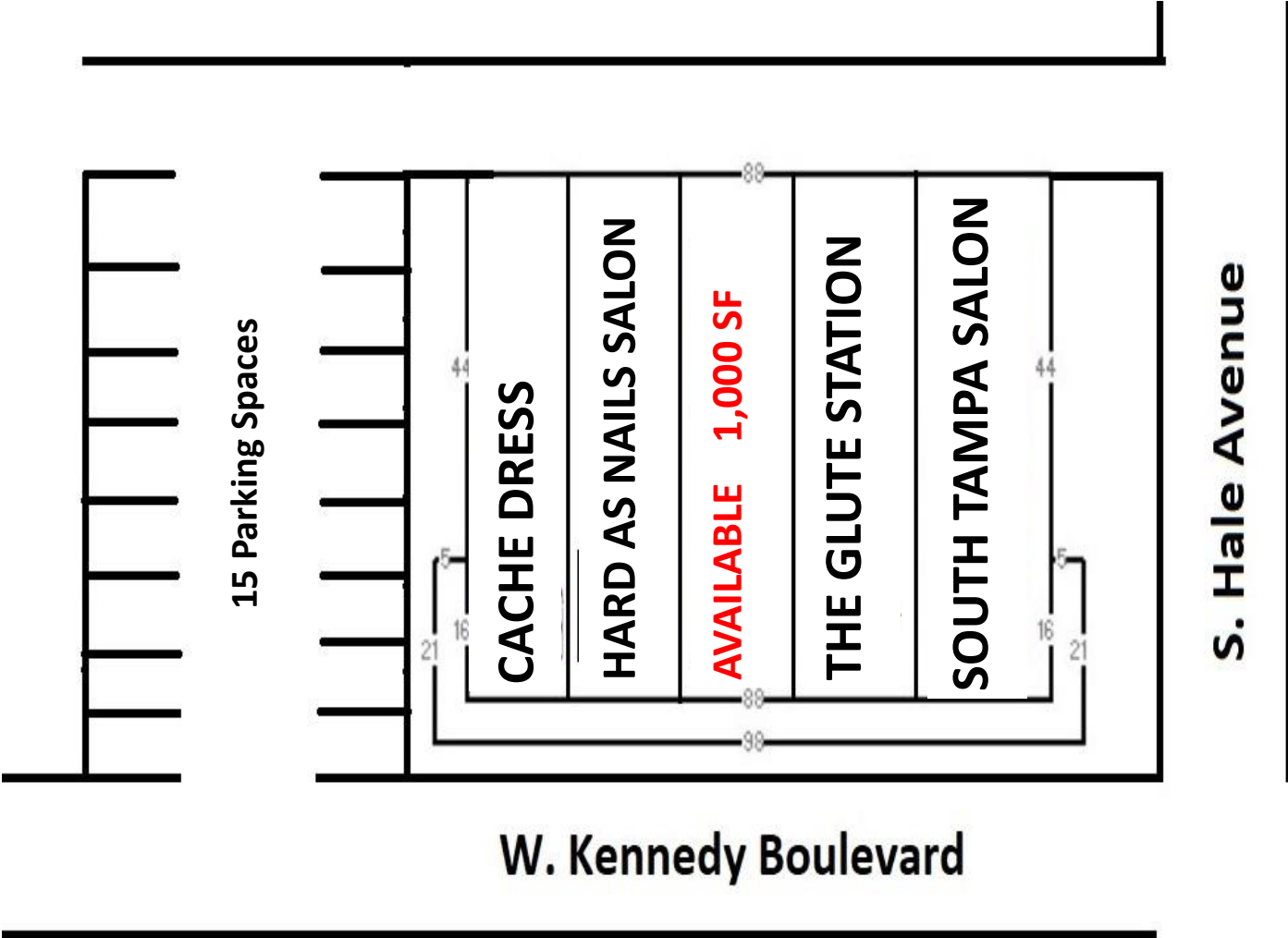
	<u>3 Miles</u>	<u>5 Miles</u>	<u>7 Miles</u>
Population	92,068	232,718	368,781
Avg. HH Income	\$126,053	\$100,818	\$90,541
Households	41,102	102,386	155,350
Employment	109,470	226,698	307,500



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Site Plan

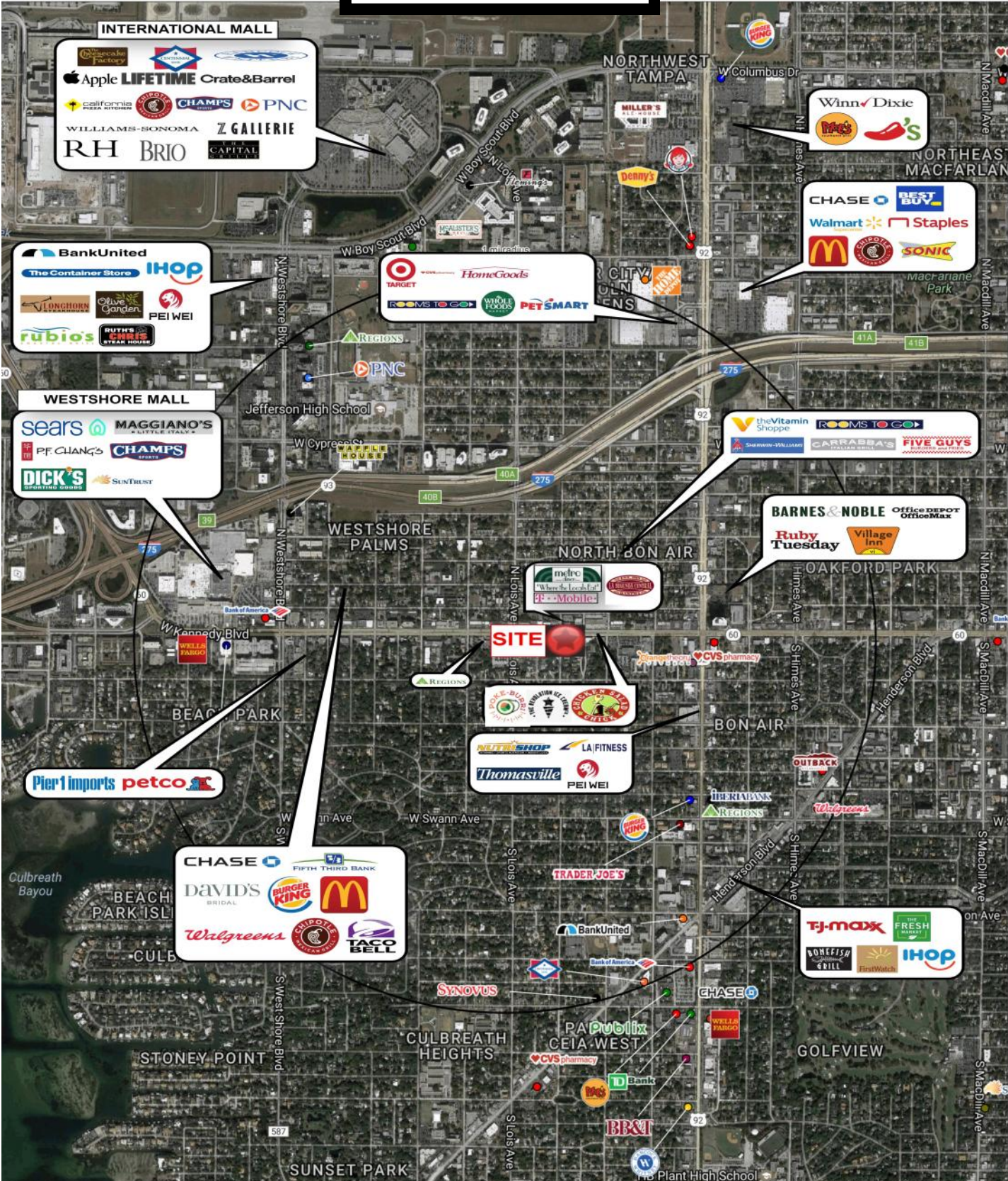


Suite #	Tenant	SF
101	CACHE DRESS	1,000
102	HARD AS NAILS SALON	1,000
103	AVAILABLE	1,000
104	THE GLUTE STATION	1,000
105	SOUTH TAMPA SALON	1,000



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Aerial Map



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