

# WESTCHASE VILLAGE SQUARE

# FOR LEASE

10617 SHELDON ROAD, TAMPA, FL 33626




## LOCATION DESCRIPTION

Located on the NEC of Linebaugh Ave & Sheldon Rd

## PROPERTY HIGHLIGHTS

- 2,400 SF endcap available
- Newly developed grocery anchored center at a prime location in the Westchase market
- GLA: 42,969 SF
- Located at entrance to Westchase, one of Tampa's most desirable communities
- Sits on NEC of signalized intersection of Sheldon Road - (31,000 AADT) & Linebaugh Avenue - (41,000 AADT)
- Positioned across from regional center including Costco, Aldi, Ford's Garage, and Starbucks



|  DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|--|--------|---------|---------|
| Total Population   | 11,955 | 99,863  | 207,761 |
| Daytime Population   | 11,288 | 82,085  | 213,256 |
| Households   | 4,842  | 38,254  | 81,095  |
| Average HH Income (\$)   | 92,700 | 103,816 | 107,018 |



**DANA DOWSETT**

dana.dowsett@tscg.com  
813.547.6804

**RYAN WADDELL**

ryan.waddell@tscg.com  
813.842.0283

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| SUITE                        | TENANT NAME            | SPACE SIZE |
|------------------------------|------------------------|------------|
| A (10619 Sheldon Road)       | Sprouts Farmers Market | 29,896 SF  |
| B1 (10631-33 Sheldon Road)   | Available              | 2,400 SF   |
| B2 (10635-37 Sheldon Road)   | Raining Berries        | 2,400 SF   |
| C1 (10645-47 Sheldon Road)   | Available              | 2,400 SF   |
| C2-3 (10641-43 Sheldon Road) | DECA Dental            | 2,400 SF   |
| D1 (8727 Sheldon Road)       | Jeremiah's Italian Ice | 1,500 SF   |
| D2 (8725 Sheldon Road)       | King of the Coop       | 1,500 SF   |



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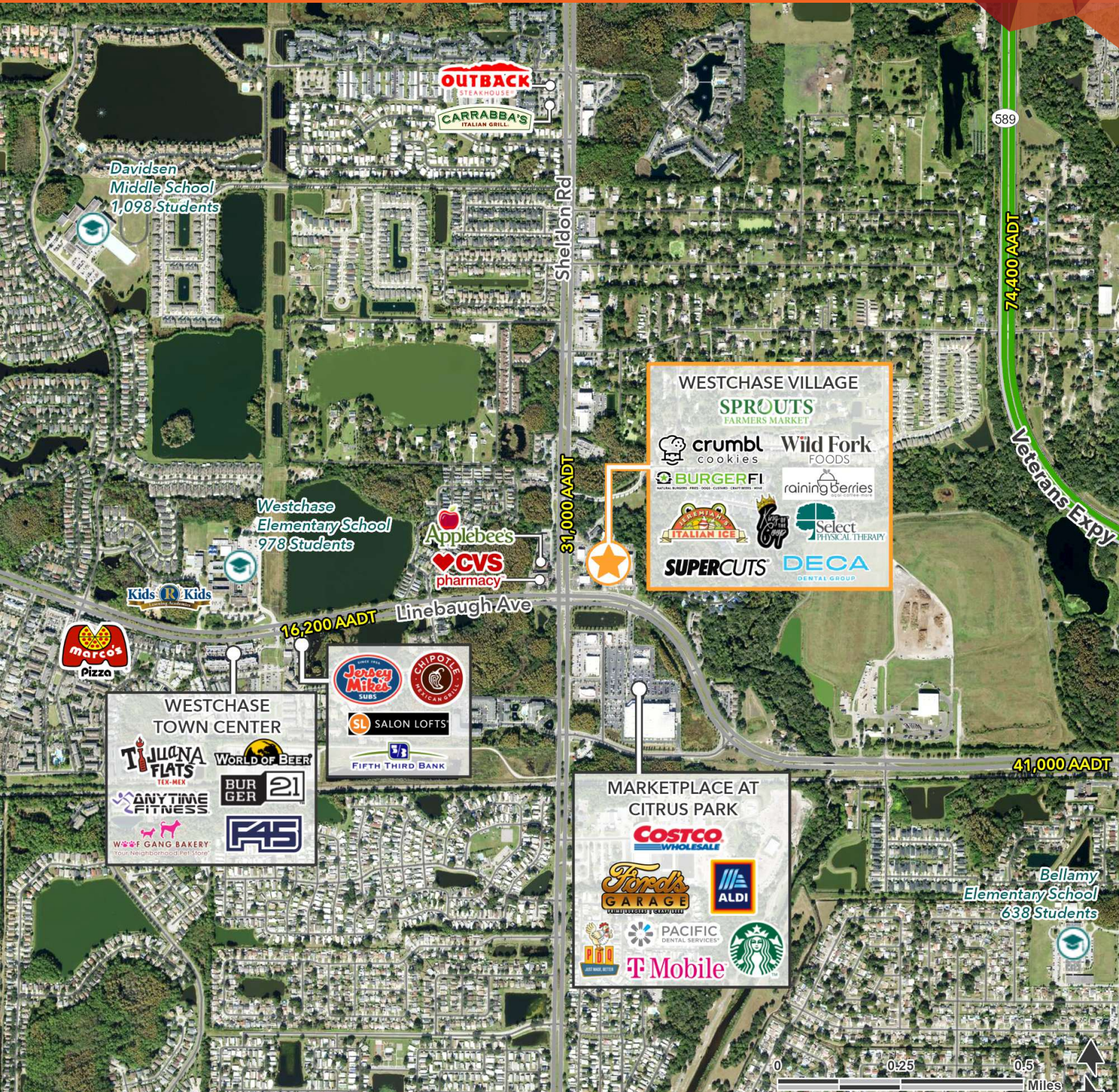
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