

2,828 Sf 2nd Generation Restaurant Available > FOR LEASE

Westchase Town Center

9648-9664 W Linebaugh Ave | Tampa FL 33626



Population



1-Mile	15,247
3-Mile	102,209
5-Mile	196,200

Households



1-Mile	6,125
3-Mile	39,494
5-Mile	74,882

Average HH Income



1-Mile	\$108,502
3-Mile	\$91,599
5-Mile	\$92,709

Daytime Population



1-Mile	14,874
3-Mile	53,013
5-Mile	104,061

Daily Traffic Counts



Linebaugh Ave:
35,192 AADT

DEMOGRAPHICS

- ◆ Fully Built out 2nd gen restaurant with large out door patio and great visibility on Linebaugh Rd with over 35,000 CPD.
- ◆ Co-tenants: Multiple national tenants such as World of Beer & Tijuana Flats.
- ◆ Population: Over 100,000 residence in a 3-mile radius with an average income of \$90,000.
- ◆ Location: Less than 12 miles from downtown Tampa and area beaches

I Photos



Aerial | Site Plan



Unit	Tenant	Size
9648	DELicious	2,150 SF
9652	SOHO Smoke	1,200 SF
9654	Woofgang	1,200 SF
9656	K Nails	1,200 SF
9658	Spa ZenAura	1,200 SF
9660	Belanova Salon	1,200 SF
9664	AVAILABLE	2,828 SF

Unit	Tenant	Size
9520	Tijuana Flats	2,367 SF
9524	World of Beer	3,136 SF
9526	Blend Lounge	1,192 SF
9528	REMAX	2,400 SF
9530	Grind Coffee	1,780 SF

Unit	Tenant	Size
9620	Doodle Noodle	9620 SF
9614	Semper Laser	1,200 SF
9612	Procut Barber	1,000 SF
9602	Anytime Fitness	5,000 SF
Unit	Tenant	Size
9556	Tampa Pizza Co.	2,100 SF
9550	F-45	1,750 SF
9546	Siam Thai	2,448 SF
9540	Maloneys Irish Pub	2,500 SF