

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

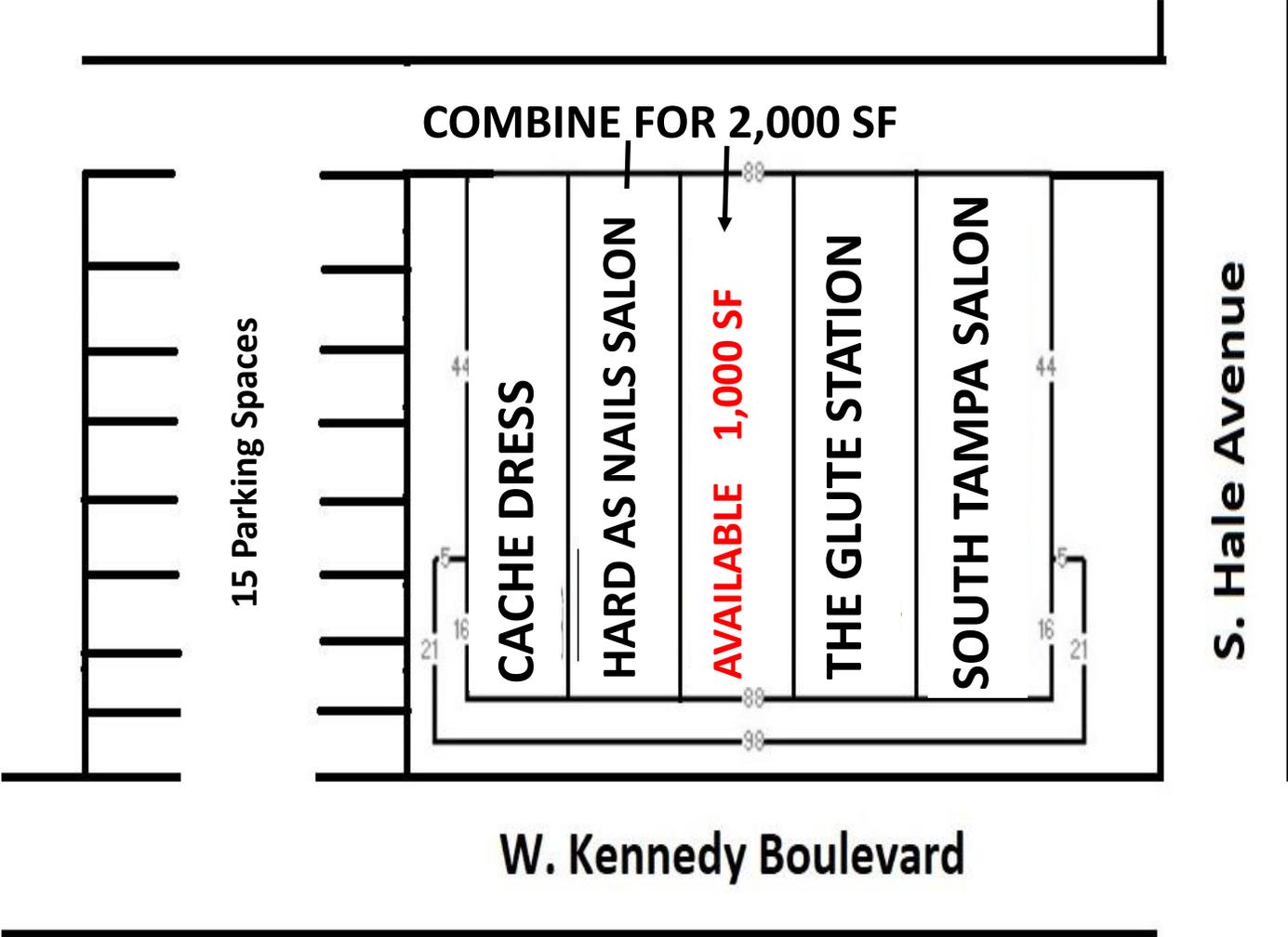
| | <u>3 Miles</u> | <u>5 Miles</u> | <u>7 Miles</u> |
|----------------|----------------|----------------|----------------|
| Population | 92,068 | 232,718 | 368,781 |
| Avg. HH Income | \$126,053 | \$100,818 | \$90,541 |
| Households | 41,102 | 102,386 | 155,350 |
| Employment | 109,470 | 226,698 |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