

AVISON
YOUNG

6112 S WEST SHORE
BOULEVARD
TAMPA, FLORIDA



Free Standing Retail Space with a Drive-Thru For Lease

- Approved for a 3,156 SF building with drive-thru, or alternatively a 3,675 SF retail strip or office development without drive-thru, featuring 25 parking spaces. The units can be split into two spaces.
- One of the limited commercial sites near the highly desirable Marina District, directly across from the WCI complex at Westshore Yacht Club.
- Strong local demand well-suited for restaurant, specialty retail, and other neighborhood-serving uses.
- Surrounded by a dense residential base within a half-mile walk, featuring thousands of condos, apartments, and single-family residences.

Get more information

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Senior Associate

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Nick Robinson

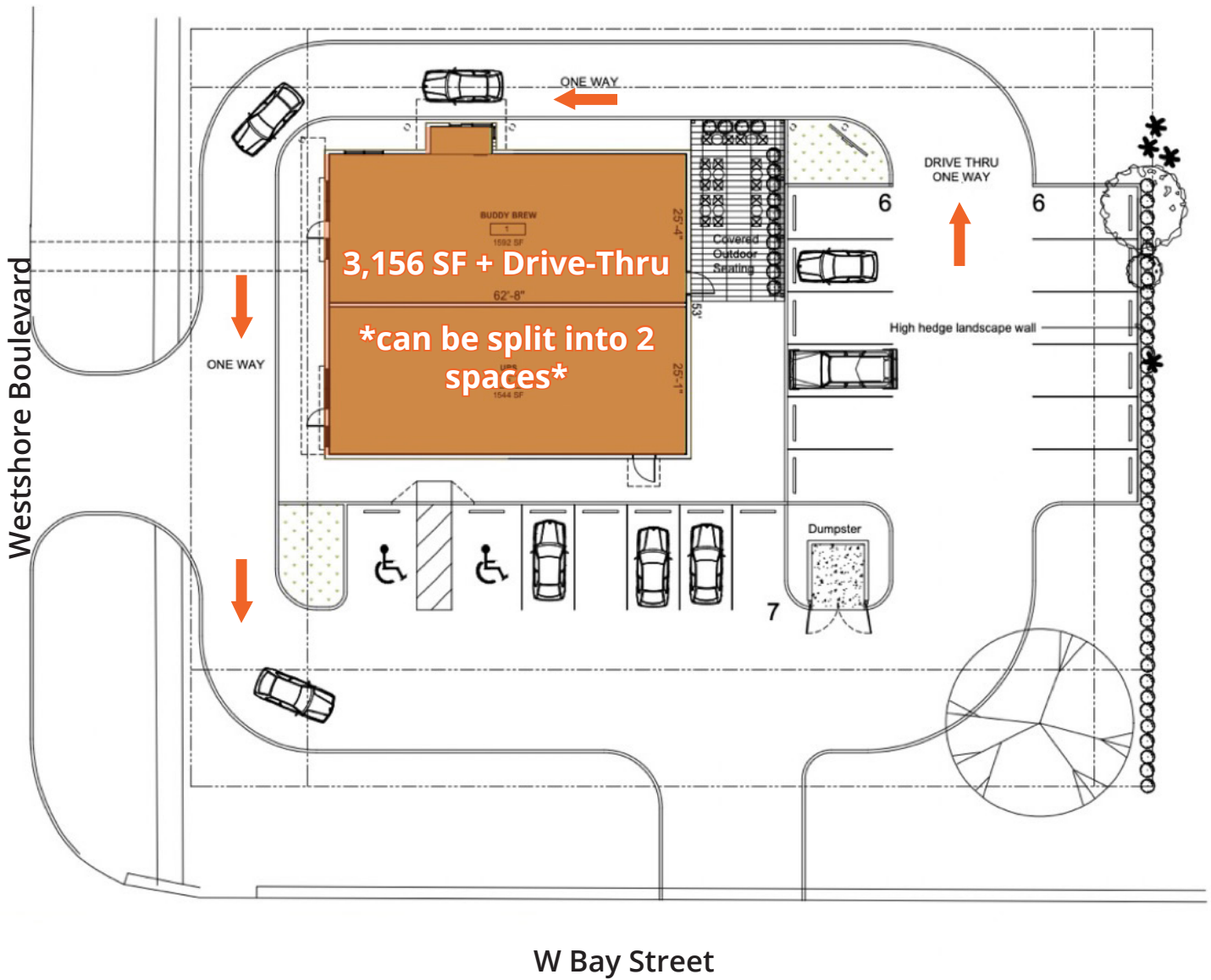
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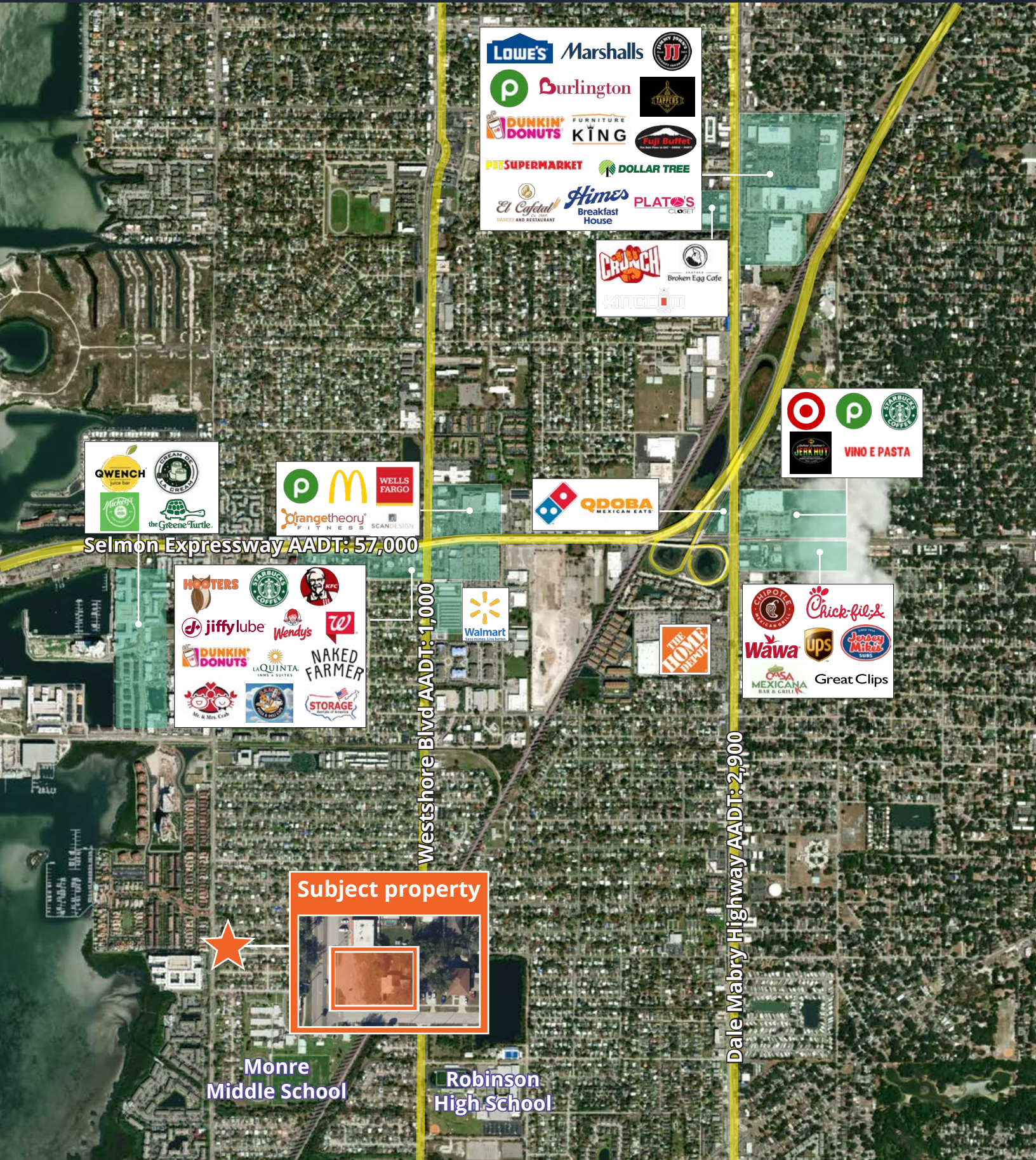
Concept layout

6112 S West Shore Boulevard
Tampa, FL



Aerial map

6112 S West Shore Boulevard
Tampa, FL



LOWE'S **Marshalls** **JJ**
p Burlington **FURNITURE KING** **Fuji Buffet**
PET SUPERMARKET **DOLLAR TREE**
El Cafetal **Himes Breakfast House** **PLATO'S CLOSET**

CRACKCH **Broken Egg Cafe**
KINGDOM

Target **p** **STARBUCKS COFFEE**
JEK HUT **VINO E PASTA**

QWENCH **the Greene Turtle**
CREAM OF THE COUNTRY

p **McDonald's** **WELLS FARGO**
Orangetheory FITNESS **SCAN DESIGN**

QDOBA MEXICAN EATS

Selmon Expressway AADT: 57,000

HOOTERS **STARBUCKS COFFEE** **KFC**
jiffy lube **Wendy's** **W**
DUNKIN' DONUTS **LAQUINTA INN & SUITES** **NAKED FARMER**
Me & Mrs. Crab **STORAGE**

Walmart

THE HOME DEPOT

CHIPOTLE MEXICAN GRILL **Chick-fil-A**
Wawa **ups** **Jersey Mike's SUBS**
CASA MEXICANA BAR & GRILL **Great Clips**

Westshore Blvd AADT: 1,000

Subject property

Monre Middle School

Robinson High School

Dale Mabry Highway AADT: 2,900

Nearby multi-family

6112 S West Shore Boulevard
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Westshore Marina District
52 acres

Marina Point
274 units

The Residence Peninsula
324 units

Town Westshore Apartments
396 units

Residences at Westshore
Marina - 351 units

Broadstone Marina Bay
325 units

MAA Breakwater
495 units

Aqua at Westshore
Yacht Club - 77 units

Castilo at Westshore
Yacht Club - 80 units

Subject property

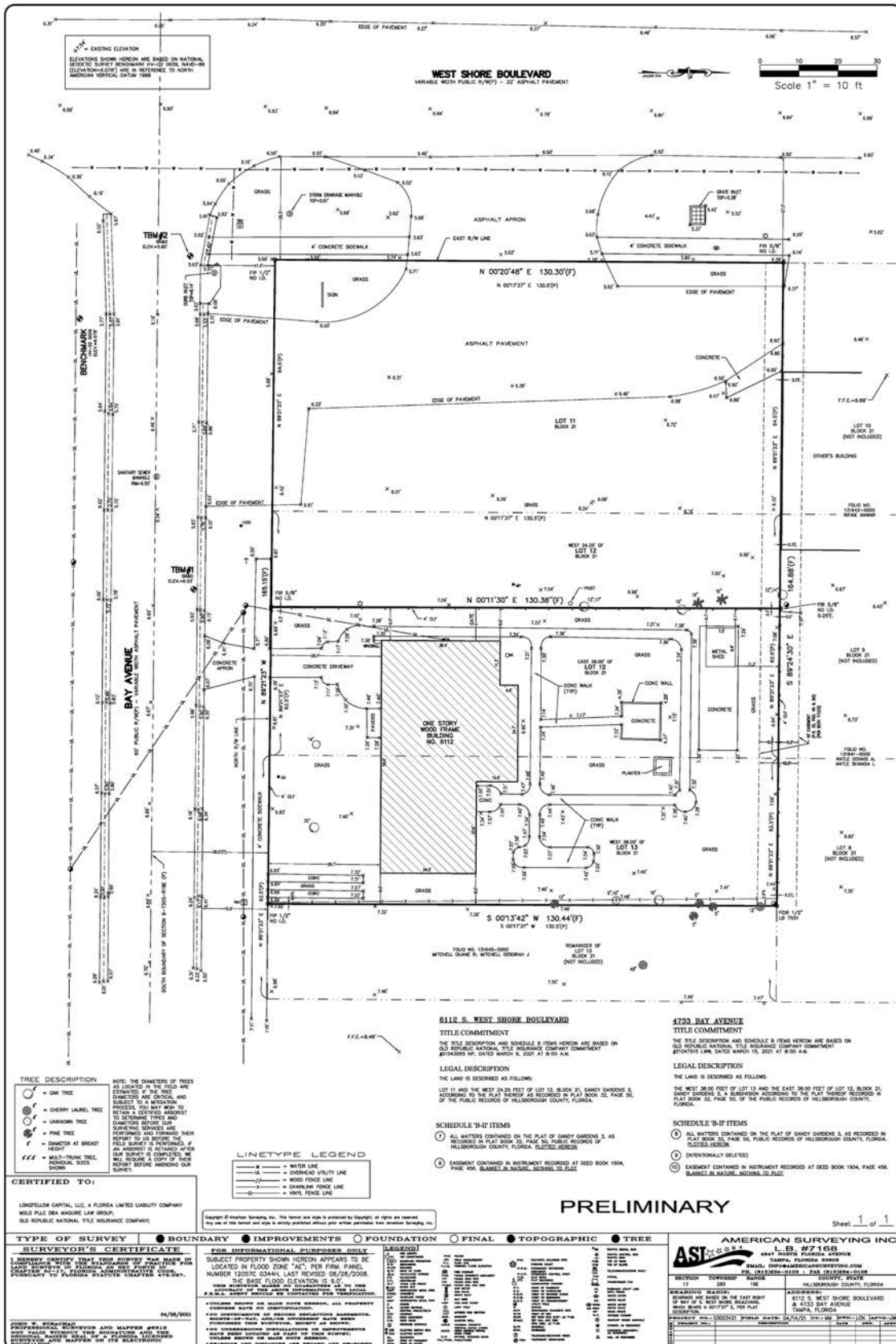
Cortland Westshore
687 units

Cortland Bowery
608 units

Camden Preserve
276 units

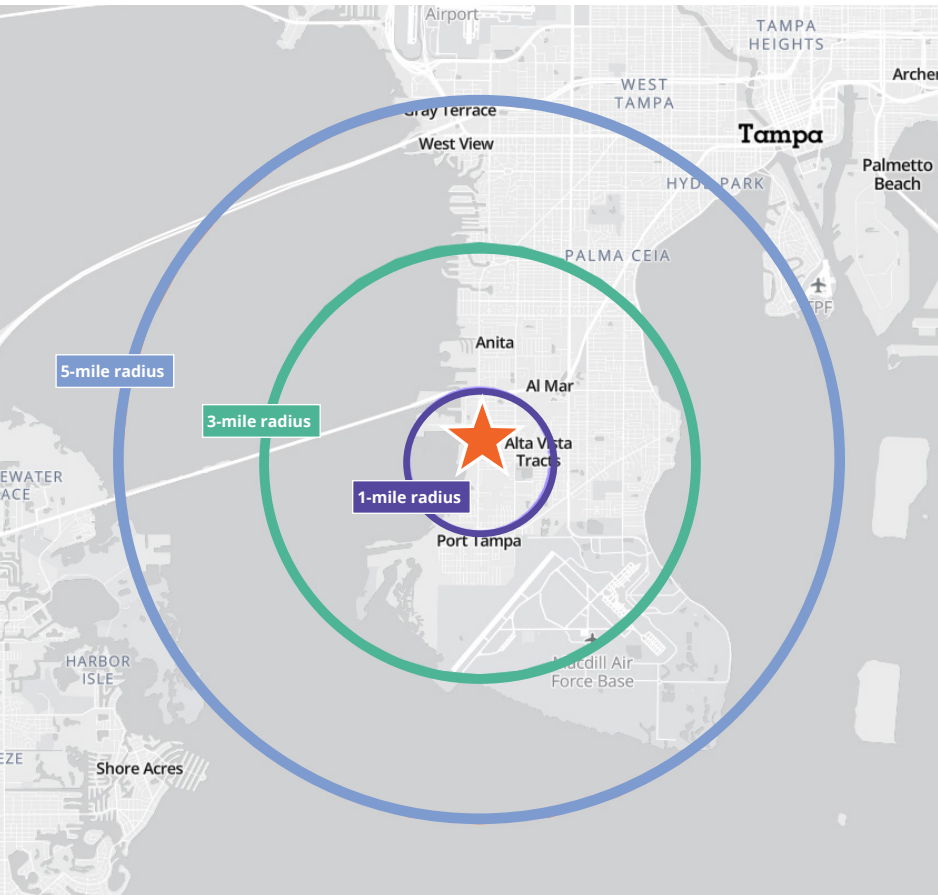
Preliminary survey

6112 S West Shore Boulevard
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Demographics

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Population: Over 106,000 people within a five mile radius.



Home Value: Median home value of \$661,689 within a five mile radius.



Density: Over 49,000 households within a five mile radius.



Income: Median household income of \$122,117 within a five mile radius.



Age: Median age of 39 within a five mile radius.



Employment: Employment population of over 57,261 within a five mile radius.

Population	1 Miles	3 Miles	5 Miles
Total population	18,249	69,271	106,661
Median age	36	39	39
Households & Income	1 Miles	3 Miles	5 Miles
Total households	8,843	32,100	49,326
Median HH income	\$88,489	\$111,659	\$122,117
Median house value	\$418,686	\$581,666	\$661,689
Businesses	1 Miles	3 Miles	5 Miles
Total businesses	636	3,748	9,586
Total employees	3,416	20,178	57,261

If you would like to discuss this further,
please get in touch.



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