

Westchase Town Center Phase 2

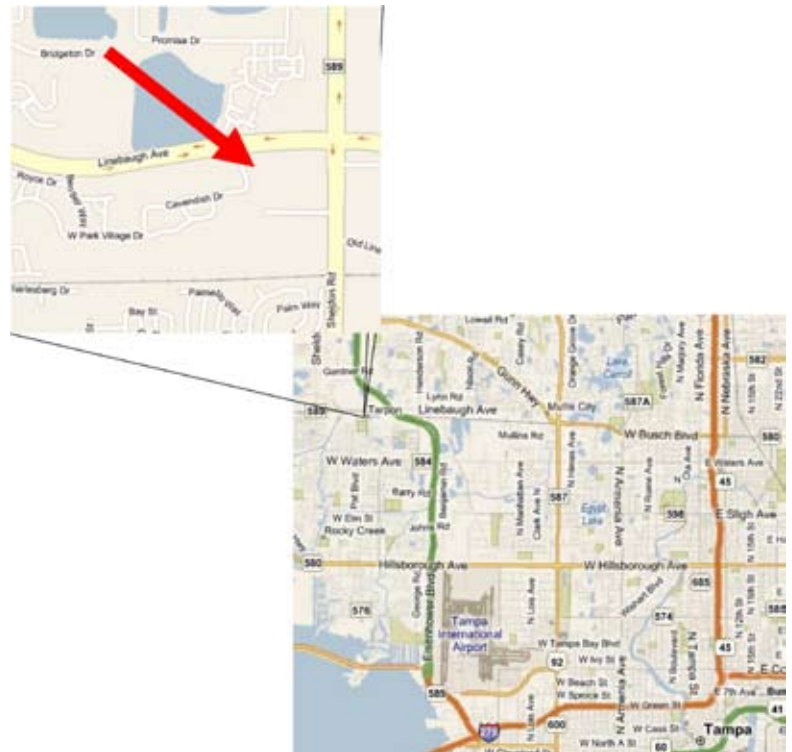
Tampa, Florida

FOR LEASE



Property Highlights:

- South side of Linebaugh Avenue and Bentley Way, just west of Sheldon Road in the Westchase Golf Course Community.
- 15,000 SF mixed-use town center development – Retail space for lease, office space for lease or sale, and residential (townhomes/condos) for sale or rent – first phase retail and office completed 2006.
- Located along the main arterial access road, within the Westchase Village community, an upscale community offering over 3,000 residences including single-family and multi-family units. Just minutes from the Eagles and Westchase golf courses, convenient to Citrus Park regional mall, Westshore and approximately 12 miles from downtown Tampa.
- Major mixed-use development with limited commercial sites in the immediate area.
- First accessible shopping center leading to all other neighborhood centers in the community. Located adjacent to West Park Village and Westchase Elementary.



Demographics 2005

	3 Miles	5 Miles
Population	79,348	164,828
Avg. HH Income	\$67,286	\$65,883

2345 W Sand Lake Rd, Suite 100
Orlando, FL 32809

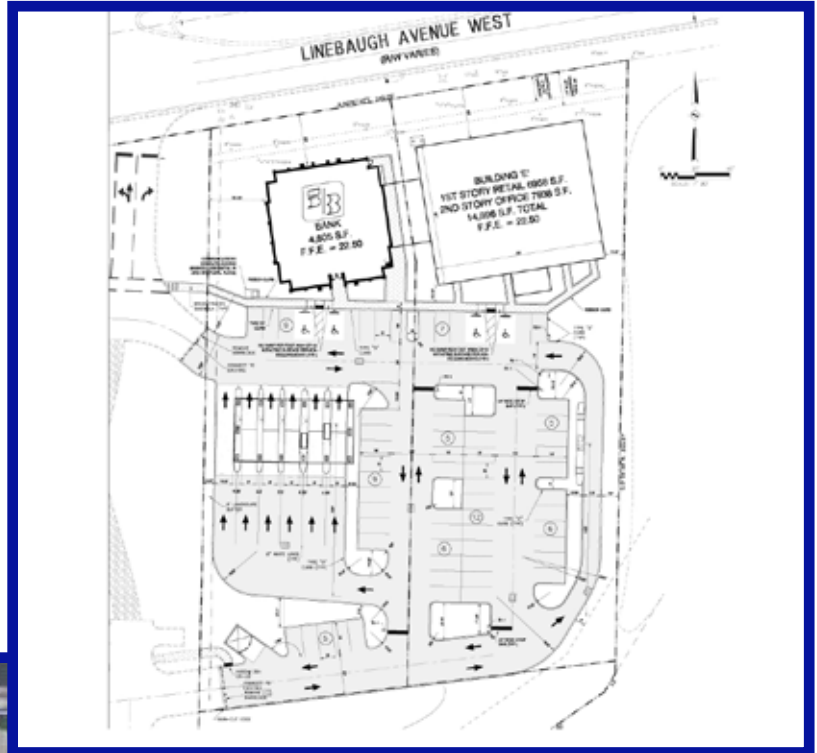
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