

Westchase Town Center

Tampa, FL

FOR LEASE



9626 W. Linebaugh Ave. Tampa, FL 33626

Property Highlights

- 100,000+ SF office/retail town-center style development
- Located along main arterial access within upscale Westchase community, offering more than 3,000 single family units within 1 mile
- Less than 12 miles from downtown Tampa and area beaches
- Adjacent to Westpark Village and Westchase Elementary School
- Multiple national tenants such as World of Beer & Burger 21 opened their first business in this center, leading to national expansion!

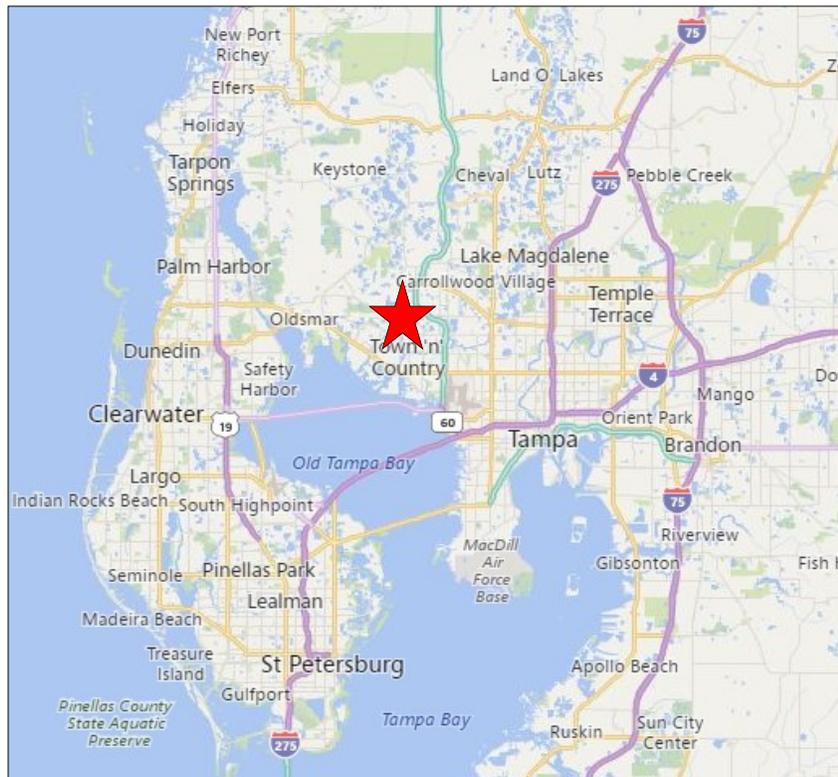
Traffic Count: 36,000± CPD

Available Spaces:

1,200-2,400 sf (Retail) & **809-1,052** sf (office)

Demographics 2016

| | 1 Mile | 3 Miles | 5 Miles |
|-----------------------|----------|----------|----------|
| Population | 14,261 | 95,250 | 185,820 |
| Avg. HH Income | \$92,344 | \$77,061 | \$78,896 |



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Building A 1st Floor Retail

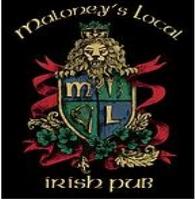
Linebaugh Ave.

Building B 1st Floor Retail

| | | | | | | |
|--|-----------------------|-------------------|---------------|------------------------|----------------|---|
| 9648 | 9650 | 9652 | 9656 | 9658 | 9660 | 9664 |
| Restaurant Space Available W/Patio 2,150 SF | Available 1,200 SF | Postal Connection | K Nails & Spa | Taylor-made Properties | Belanova Salon |  2,828 SF |

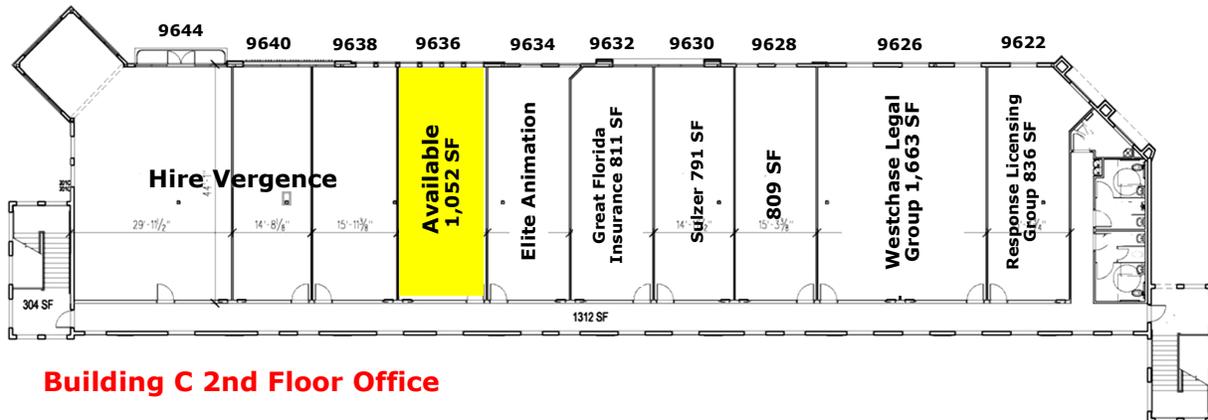
| | | | | | |
|--|---|--------------------------|-----------------------|---|------|
| 9520 | 9524 | 9526 | 9528 | 9530 | 9532 |
|  2,367 SF |  3,136 SF | Blend Lounge 1,192 SF | Available 2,400 SF |  1,780 SF | |

| | | | |
|--|--------------------------|-------------|---|
| 9620 | 9614 | 9612 | 9602 |
|  Zen Sushi 2,670 SF | Sun Country Dry Cleaning | Cake's Plus |  5,000 SF |

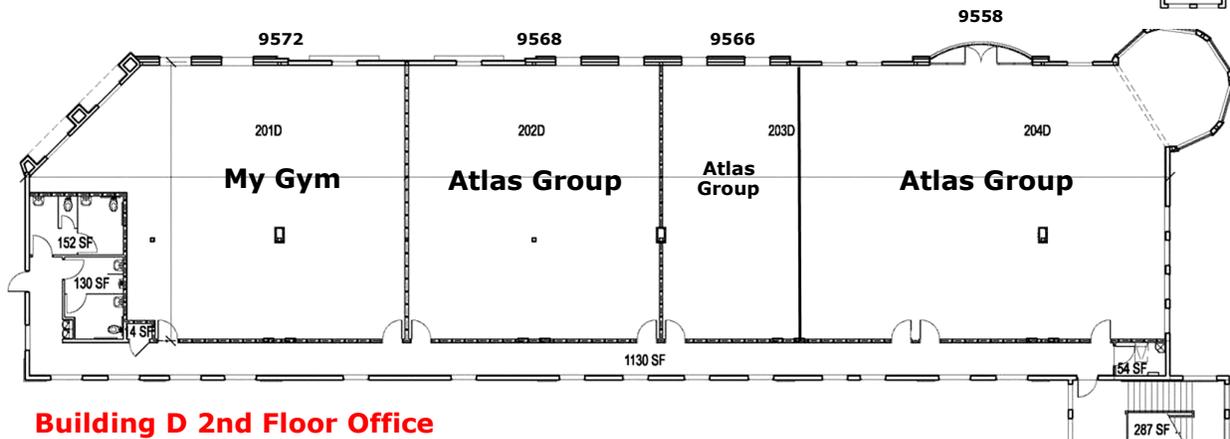
| | | | |
|--|---|---------------------|---|
| 9556 | 9550 | 9546 | 9540 |
|  2,100 SF |  1,750 SF | AJ Thai 2,488 SF |  2,500 SF |

Building C 1st Floor Retail

Building D 1st Floor Retail



Building C 2nd Floor Office



Building D 2nd Floor Office

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