

Property Summary

WESTCHASE TOWN CENTER



PROPERTY DESCRIPTION

IA **±836-2,150 SF** space is available for lease within Westchase Town Center. This opportunity is ideal for service retail, wellness, professional office, boutique retail, and food-adjacent concepts that want a strong neighborhood draw and an established center environment. The space offers excellent synergy with existing tenants and is positioned to capture both appointment-based traffic and walk-in customers generated by the center's destination uses.

PROPERTY HIGHLIGHTS

- - Center: Westchase Town Center
- - Address: 9540 W Linebaugh Ave, Tampa, FL 33626
- - Space Available: ±836-2,150 SF
- - Center Type: Open-air lifestyle / mixed-use retail center
- - Occupancy: Strong tenancy / established tenant mix
- - Visibility: Excellent visibility and access from W Linebaugh Ave
- - Parking: Shared surface parking

OFFERING SUMMARY

Lease Rate:	\$26 - 40 SF/month (NNN)
Available SF:	836 - 2,150 SF
Lot Size:	7.82 Acres
Building Size:	58,383 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	306	2,039	6,432
Total Population	707	5,015	16,223
Average HH Income	\$129,628	\$114,971	\$123,151

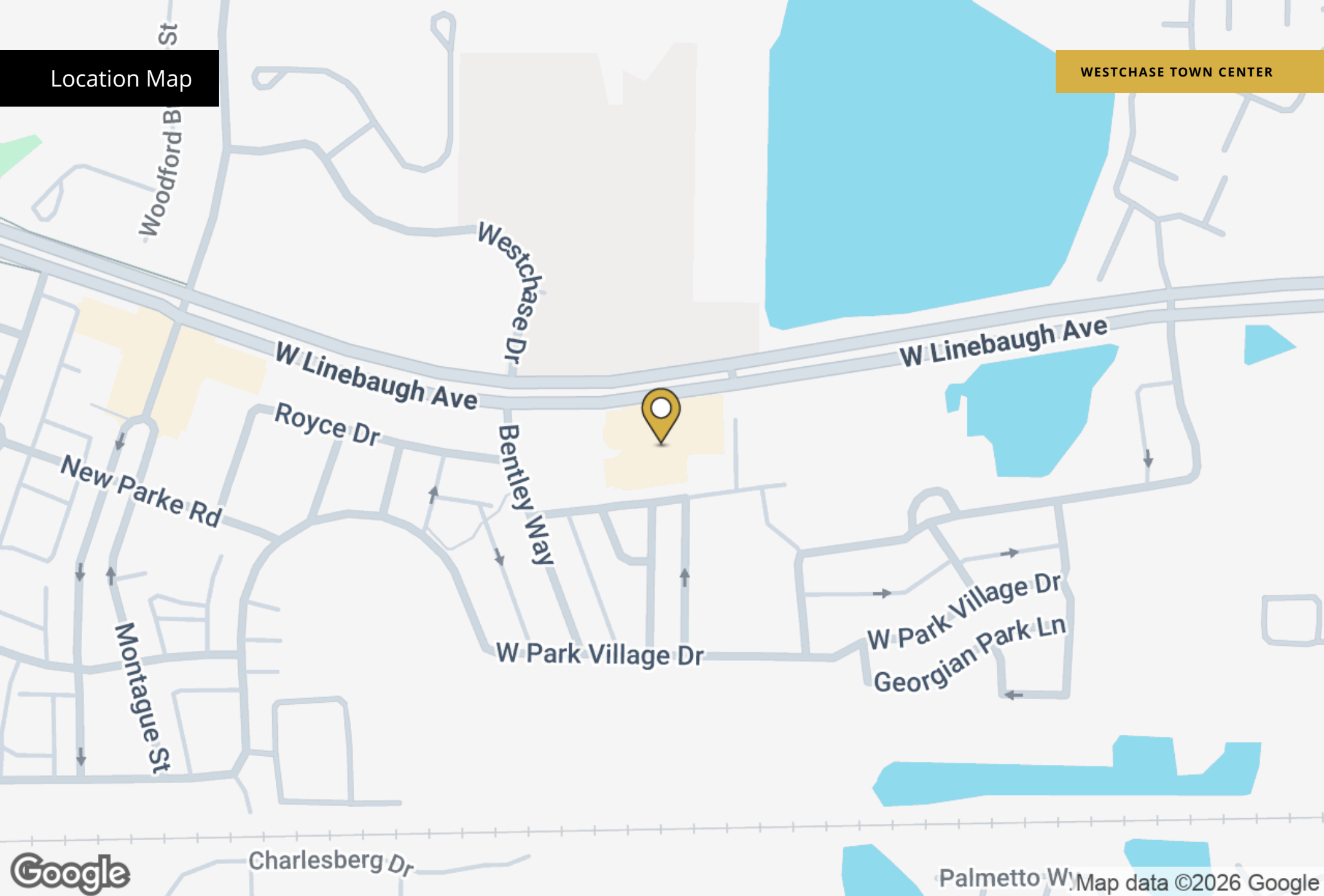
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Location Map

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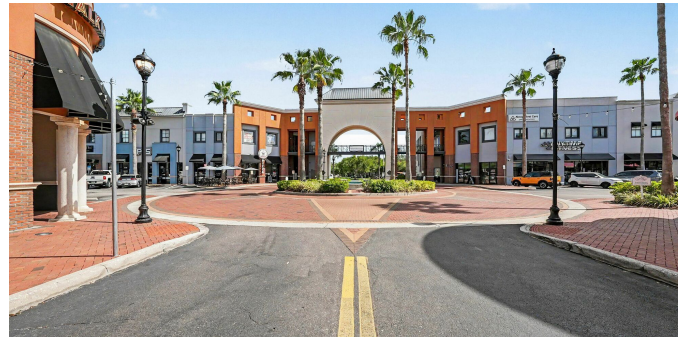
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Additional Photos



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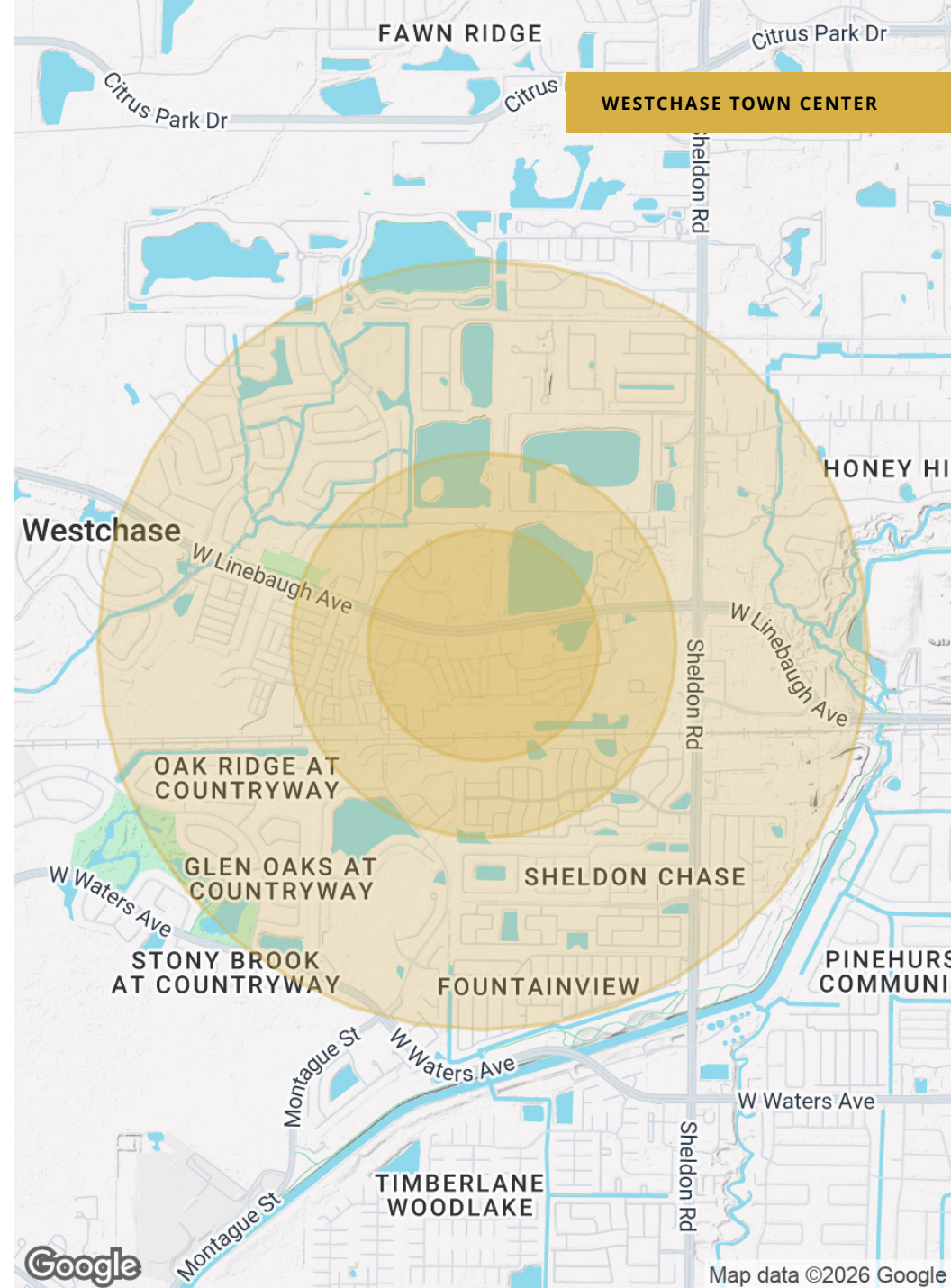
NRS
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Demographics Map & Report

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	707	5,015	16,223
Average Age	37	38	40
Average Age (Male)	36	37	39
Average Age (Female)	38	39	41

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	306	2,039	6,432
# of Persons per HH	2.3	2.5	2.5
Average HH Income	\$129,628	\$114,971	\$123,151
Average House Value	\$464,595	\$385,223	\$388,933

2020 American Community Survey (ACS)



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