

FOR LEASE

WESTCHASE TOWN CENTER

9540 W Linebaugh Avenue | Tampa, FL 33626



Property Summary

WESTCHASE TOWN CENTER

OPEN-AIR LIFESTYLE CENTER IN WESTCHASE

Flexible suites with established tenancy, walkability and strong neighborhood draw.

AVAILABLE

836-2,150 SF

LEASE RATE

\$26-\$40/SF NNN

BUILDING SIZE

58,383 SF

LOT SIZE

7.82 AC

TYPE

LIFESTYLE RETAIL

THE OPPORTUNITY

Flexible space in an established Westchase lifestyle center

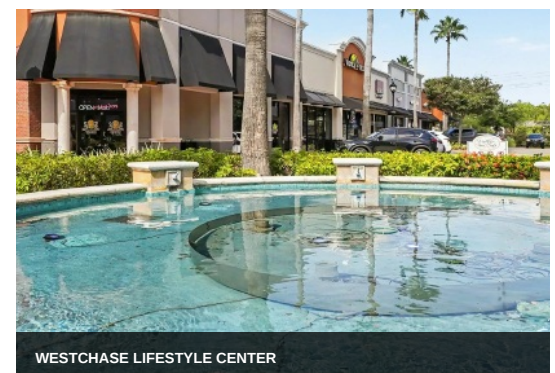
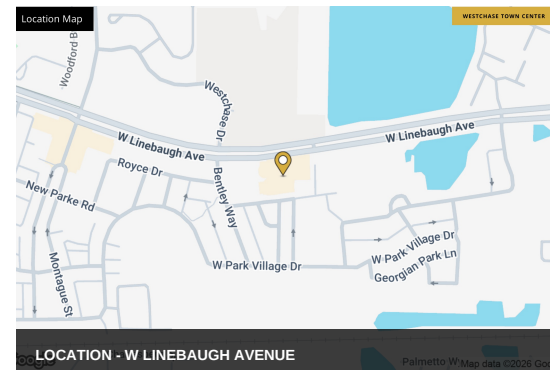
Approximately 836 to 2,150 SF is available at Westchase Town Center. The opportunity suits service retail, wellness, professional office, boutique retail and food-adjacent concepts seeking an established tenant mix, appointment-based traffic and steady walk-in demand.

PROPERTY HIGHLIGHTS

- Open-air lifestyle and mixed-use retail environment
- Strong occupancy and established tenant synergy
- Excellent visibility and access from W Linebaugh Avenue
- Shared surface parking for customers and employees
- Walkable center with destination-oriented uses
- Affluent Westchase trade area with strong household income

OPERATING SUMMARY

Lease Rate	\$26-\$40 /SF NNN
Available SF	836-2,150 SF
Building Size	58,383 SF
Lot Size	7.82 Acres
Center Type	Open-Air Lifestyle
Parking	Shared Surface
Visibility	W Linebaugh Avenue
Avg HH Income - 1 Mile	\$123,151



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