

TAMPA INTERNATIONAL AIRPORT (2023)
23.948 million passengers

INTERNATIONAL PLAZA
BONES & BURGERS
Chick-fil-A
DOC B
WHISKEY
BRIO
California Pizza Kitchen
Rocco's Tacos
Pokeworks
Charley's
Starbucks
Green Man
Rocco's Tacos

INTERNATIONAL PLAZA AND BAY STREET MALL
1.2 M SF Gross leasable area
200+ Stores
30+ Dining options
6K Parking spaces
293 Hotel rooms

INTERNATIONAL PLAZA
NORDSTROM
Neiman Marcus
Dillard's
ARHAUS
RH
Apple
BLANCH & BUCK
LOVESAC
Lululemon
athletica
CHANEL

OCEAN PRIME
Crate&Barrel
Eddie V's
Kona Grill
Fleming's
OUTBACK
Denny's
MacFarlane Park

Roland Park K-8 School
803 Students
Jefferson High School
1,397 Students

WALTER'S CROSSING
NORDSTROM
MATTRESS FIRM
DSW
PET SMART
Durlington
Total Wine
ULTA
HomeGoods

DUNKIN'
DUFFY'S
Bassett
Starbucks

STAPLES
BEST BUY
Walmart
SONIC
McDonald's
Egg
GREENLANE

WESTSHORE PLAZA REDEVELOPMENT
901,831 square feet of retail
380,000 square feet of professional office space
120,000 square feet of medical office space
1,765 multifamily residential units
A 256,000 square foot hotel or motel
133,119 square feet of restaurant space
A 77,357 square foot recreational facility
A Hillsborough Area Regional Transit Authority transfer bus station
Macy's will remain

WESTSHORE PLAZA
amc
macy's
OLD NAVY
DICK'S
JCPenney
Bath & Body Works
KAY
H&M

WESTSHORE PLAZA
MAGGIANO'S
P.F. Chang's
CHARLEY'S
GRIMALDI'S
Chick-fil-A
Santitas
BESITO
KURA

TOWN SQUARE CENTER
petco
HAND & STONE
BARNES & NOBLE
Starbucks
Tostitos
Schlotzsky's

SITE
5,487 SQ.FT.
.57 AC

MIDTOWN
thebiostation
CORRECTION
bodydetails
BRILLIANT EARTH
MADISON FREE
bevelup
WD
RAILROAD
TIPSY
Casper
RYDE
WHOLE FOODS
myeyeDE
SALON LOFTS
SQUEEZE

MIDTOWN
SHAKE SHACK
WALK-ONS
True Food
KALE & CRAZY
PONTE
8,000 SF Food Hall
300 Seats

HCA Florida
South Tampa
139 Beds



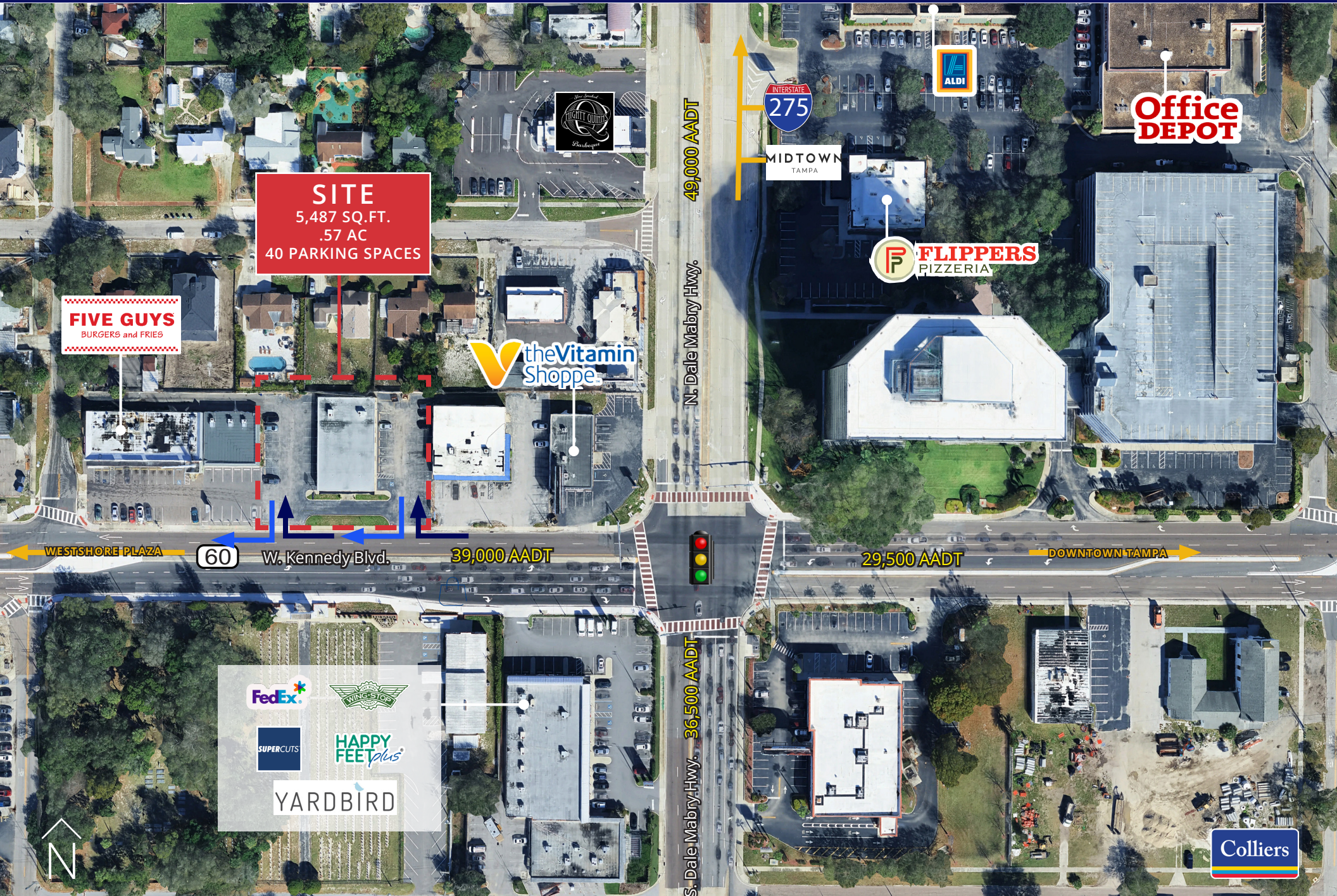
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3813 W KENNEDY BLVD | 5,487 SQ.FT. AVAILABLE



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Retail Opportunity | Freestanding Retail Building

3813 W Kennedy Blvd

Prime retail location strategically located along Kennedy Boulevard, one of the busiest corridors in Tampa, Florida. This prominent location has ideal access with proximity to I-275, Midtown Tampa, Westshore Business District, and Downtown Tampa. The building is visible from W Kennedy Boulevard and Dale Mabry Highway, Tampa's most prominent intersection. With over 39,000 cars per day, this is a unique opportunity to capitalize on Tampa's most dynamic corridor.

- 5,487 sq. ft. freestanding building with 40 parking spaces
- Zoning - Commercial General
- Close proximity to major roads and highways
- Strong mix of daytime and weekend traffic - 211,925 daytime population

Tenants in the corridor



Demographics | 3-Mile



Population

150,448



**Daytime
Population**

211,925



**Average
HH Income**

\$147,035



Households

46,590

Short distance from Midtown Tampa,
a mixed-use development anchored
by Wholefoods and REI (.5 mile)

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