



Ground Lease Opportunity

4420 W. Gandy Blvd.

Tampa, FL 33619

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4420 Gandy Blvd.

For Ground Lease

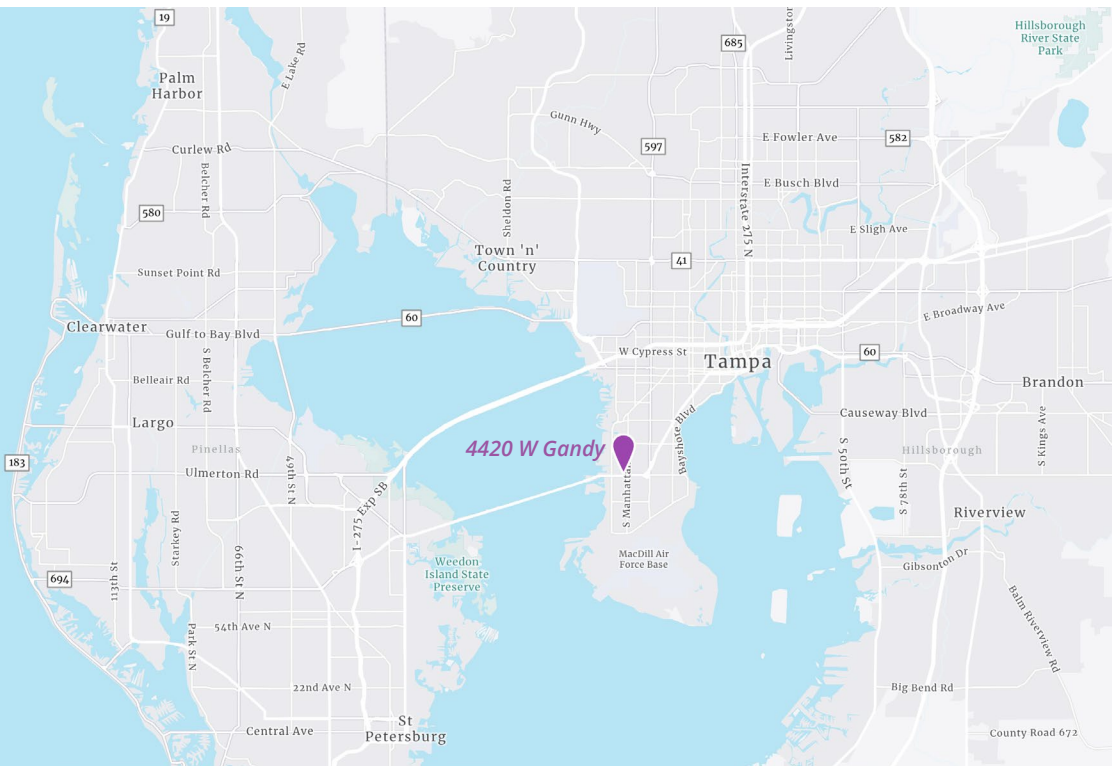
- Ground lease opportunity on 1.14± acres
- Minutes from MacDill Air Force Base, Westshore Marina District and affluent South Tampa residential communities
- 3-mile population of 78,883 with an average household income of \$173,627
- Prime frontage on Gandy Blvd with over 42,000 vehicles per day
- Easement access to Manhattan Blvd traffic light
- 1 mile from Selmon Expressway ramp, connecting to Downtown Tampa & St. Pete

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Site Plan

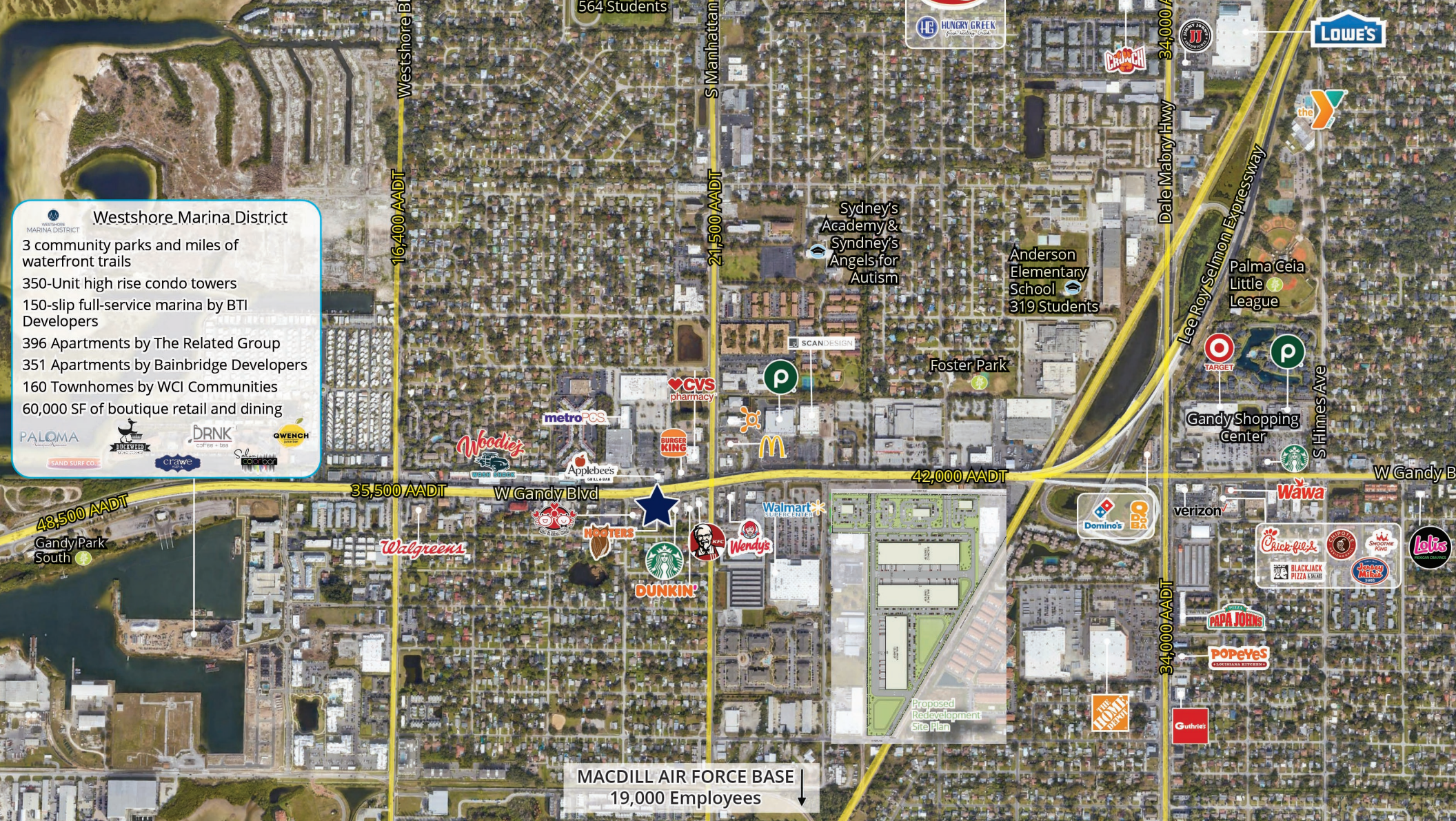


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Area Demographics

	1-Mile	3-Mile	5-Mile
Total Population	16,577	78,883	135,261
Daytime Population	14,735	74,097	199,683
Average Household Income	\$119,008	\$173,627	\$172,103
Median Age	41.0	40.2	38.1



Westshore Marina District

- 3 community parks and miles of waterfront trails
- 350-Unit high rise condo towers
- 150-slip full-service marina by BTI Developers
- 396 Apartments by The Related Group
- 351 Apartments by Bainbridge Developers
- 160 Townhomes by WCI Communities
- 60,000 SF of boutique retail and dining



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MACDILL AIR FORCE BASE
 19,000 Employees

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