



For Lease

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Westchase New Construction Strip Center

9660 Waters Avenue, Tampa, FL 33635

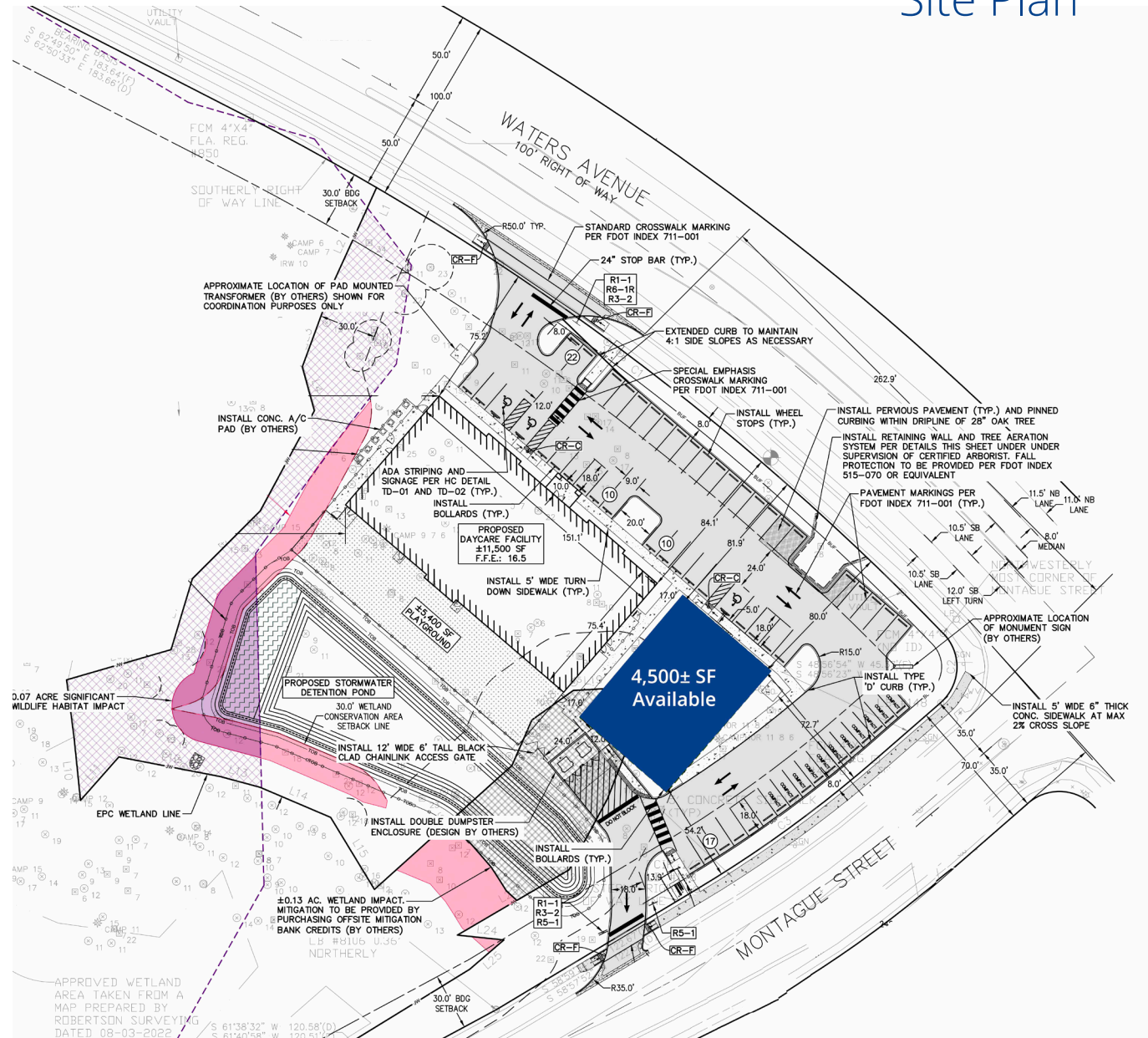


Westchase Strip Center

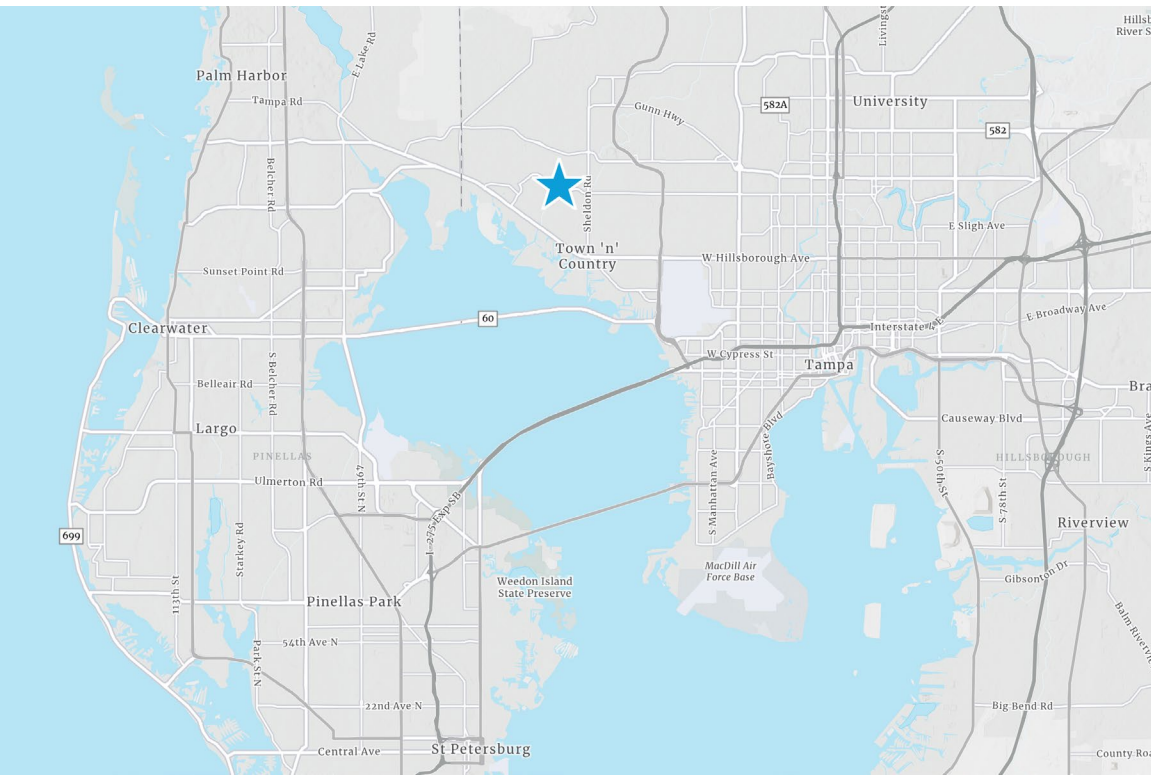
- SWC Waters Ave and Montague St
- Located in close proximity to Sheldon Road
- Approximately 4,500 SF of space best suited for retail, medical, services, and QSR
- Average household income of \$115,759 within 3 miles
- Estimated delivery is set for Q3 2026
- Serves the Westchase Community

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Site Plan



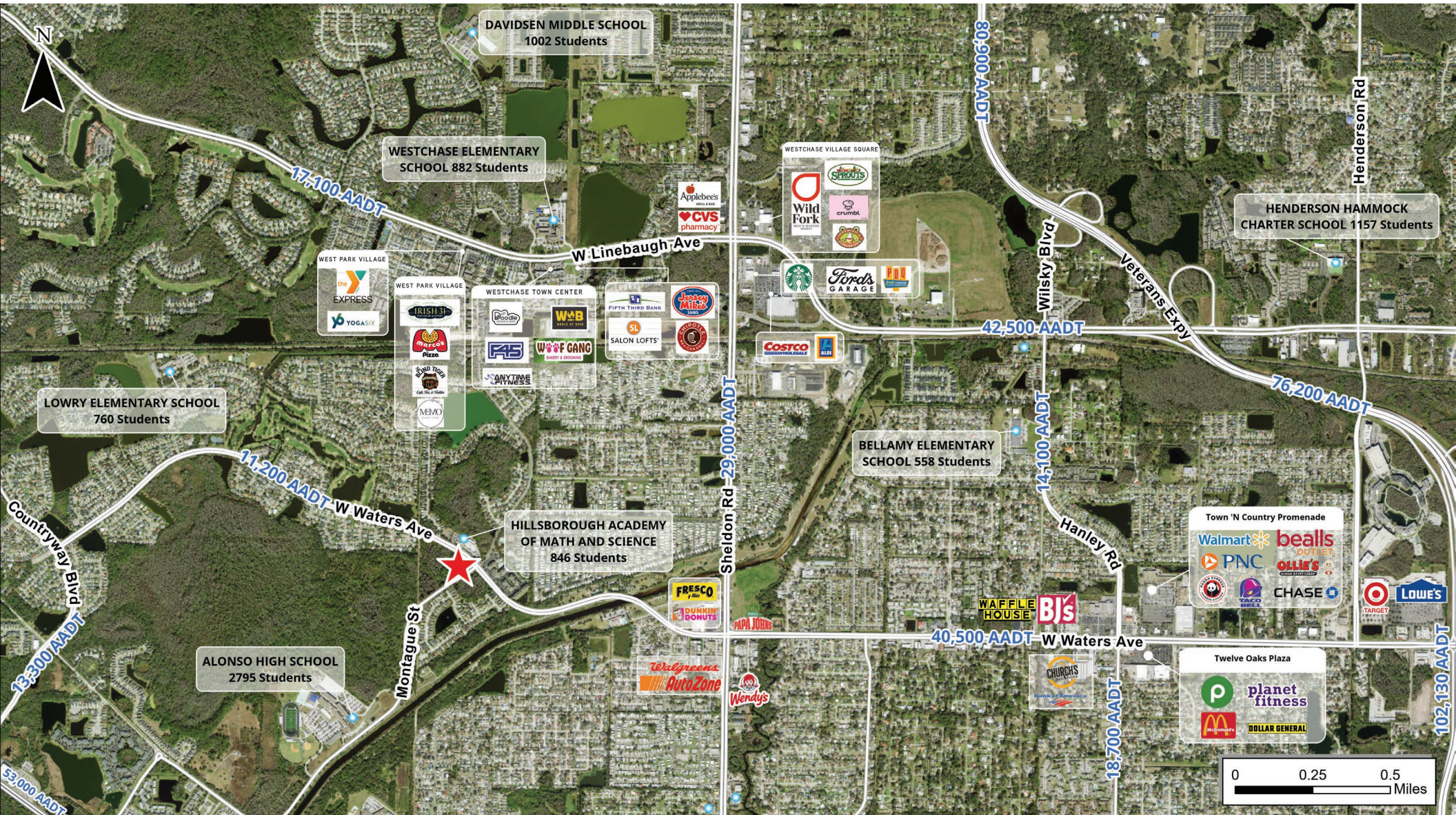
New Construction!



Demographics

	1-Mile	3-Mile	5-Mile
Total Population	16,610	94,245	179,742
Daytime Population	10,842	75,253	188,370
Average Household Income	\$102,029	\$115,759	\$120,743
Median Age	41.7	40.7	40.5

Area Developments



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