



PRIME RETAIL OPPORTUNITY



WEST PARK VILLAGE RETAIL

10118 Montague Street | Tampa, FL 33626

Features

- Mixed use property with over 600 luxury apartments and 40,000 SF of prime retail space
- Prime location in one of Tampa's most desirable communities, Westchase, serving over 3,000 residents
- Retail space available ranging from 1,177-2,555 SF
- Great visibility and access from Linebaugh Avenue
- Pedestrian friendly community along with an abundance of on-site parking
- Above average household incomes of over \$95,000 within a one mile radius
- Join national and boutique retailers such as Starbucks, Irish 31, Catch 23, Edward Jones, Pia Esthetics Day Spa, YMCA and more

CBRE

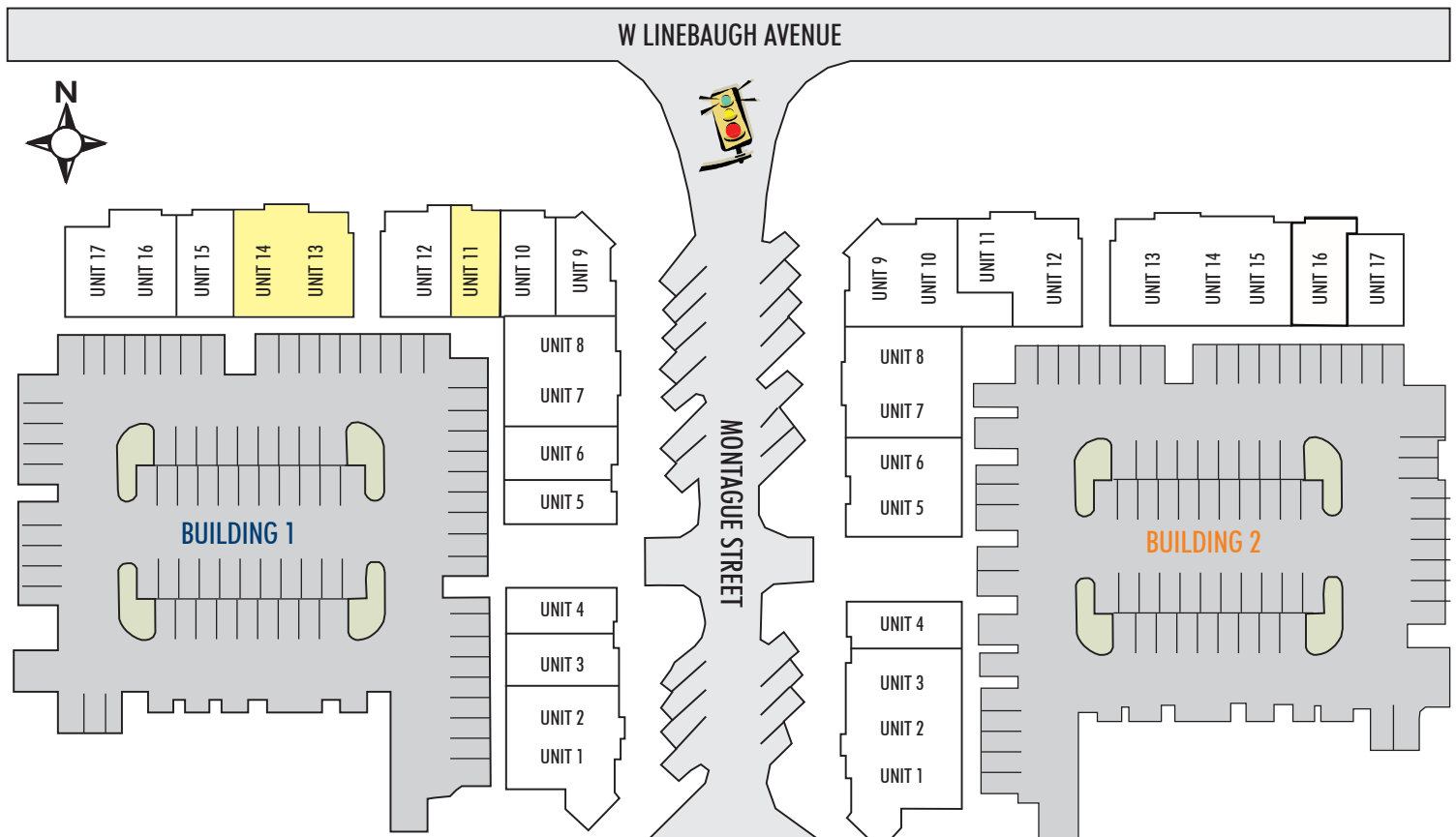




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**Shop, Sip, Stroll,
Dine...Discover**



BUILDING 1

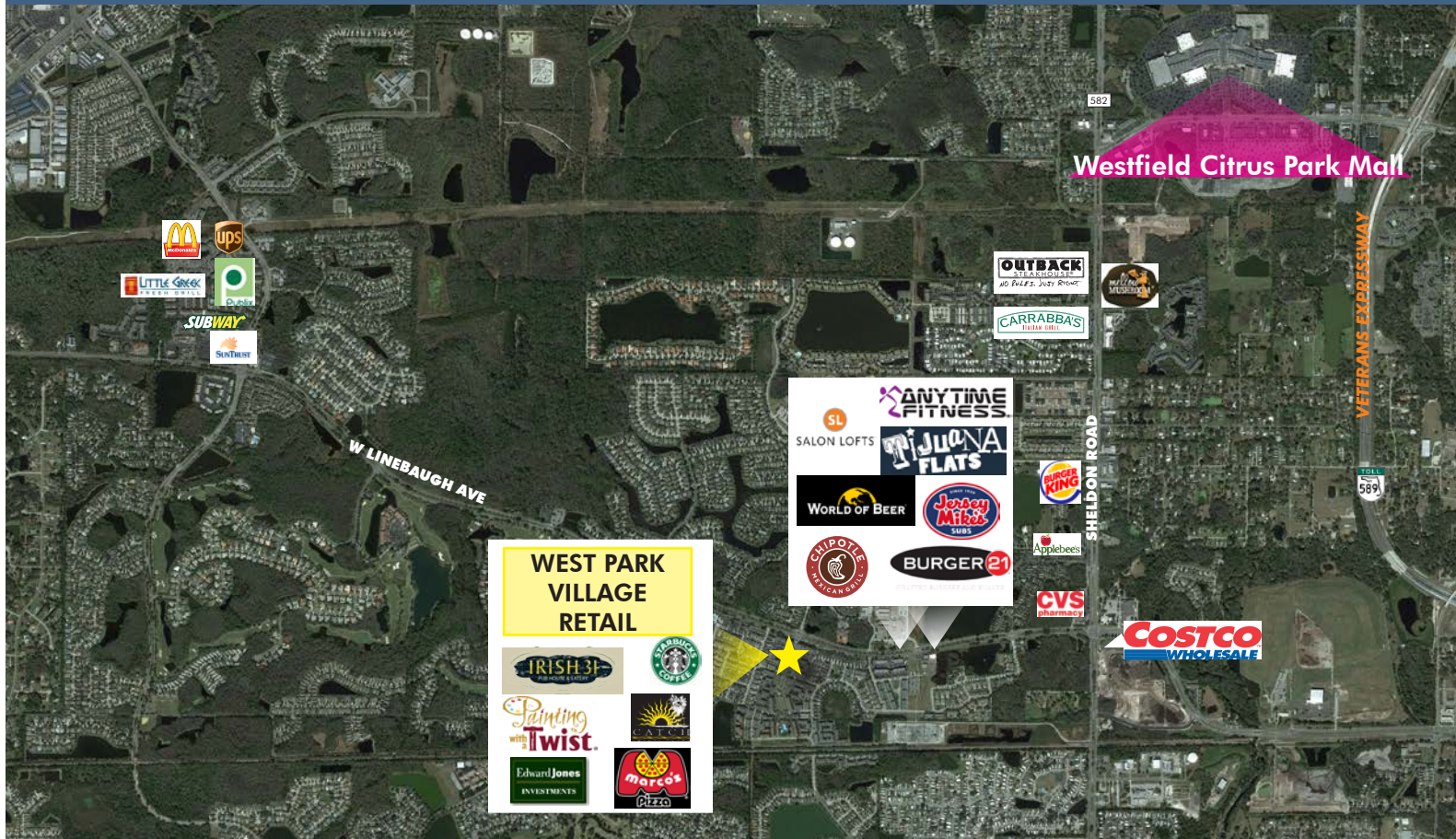
Unit #	Tenant	SF
1 & 2	Irish 31	2,670
3	Woof! Here It Is!	1,190
4	Coldwell Banker	1,058
5	Painting with a Twist	1,058
6	Bakery Melange	1,190
7 & 8	Pia Esthetics Day Spa	2,284
9	Starbucks	1,449
10	Edward Jones	914
11	Available	1,177
12	100% Chiropractic	1,378
13 & 14	Available	2,555
15	Bright Eyes	1,490
16 & 17	West Park Dental	2,028

BUILDING 2

Unit #	Tenant	SF
1, 2, 3	Catch 23	3,860
4	Quality Plus Cleaners	1,058
5 & 6	Serentiy Salon & Spa	2,248
7 & 8	The Olive Tree	2,355
9 & 10	Couture Boutique	2,188
11 & 12	Repeal 18 Bar & Lounge	2,723
13, 14, 15	YMCA Express	3,758
16	Natural Nail Spa	1,208
17	Marco's Pizza	1,021

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2016 DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	15,619	89,700	178,899
Avg Household Income	\$115,569	\$87,764	\$84,755
Avg Age	37.3	38.3	38.5

TRAFFIC COUNTS

Linebaugh	35,346 AADT
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FOR MORE INFORMATION CONTACT:

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