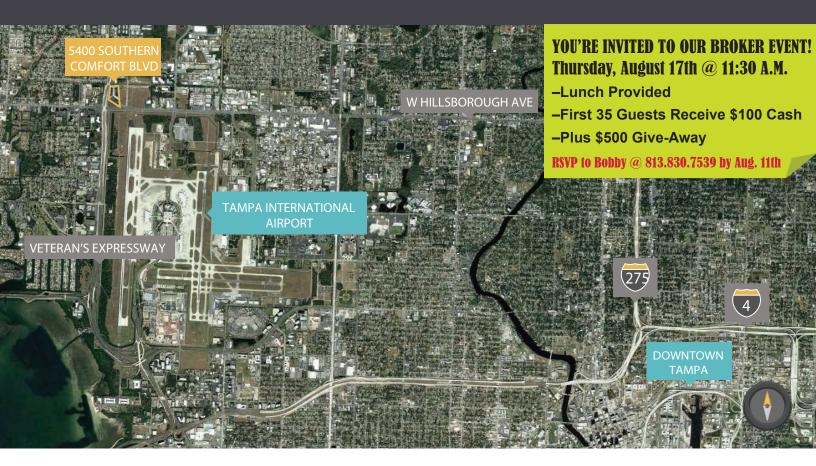




WESTSHORE BUSINESS CENTER

12,000 - 166,255 SF



5400 Southern Comfort Boulevard - September 1, 2017 Occupancy

Premier Location

- Direct access to Veterans Blvd and Hillsborough Ave.
- > 4 buildings totaling 166,255 SF over 11 acres
- > Close to downtown Tampa
- > Traffic Count on Veteran's Expressway = 71,000
- Traffic Count on Hillsborough Avenue = 68,000

Population

>

- 1mi = 6,060
- 3mi = 73,891
- 5mi = 216,087

> Avg. HHIncome

- > 1mi = \$45,947
- > 3mi = \$54,423
- > 5mi = \$58,763

New white TPO roof with R 20 insulation and 20

Repairs Underway

- year warrantyNew exterior paint
- Parking lot repaired, sealed and striped
- > New dock doors
- > New fire sprinklers

- New 25 foot-candle LED lights
 - > New store fronts
- 24/7 security fence with gate

BOBBY SAMPSON

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