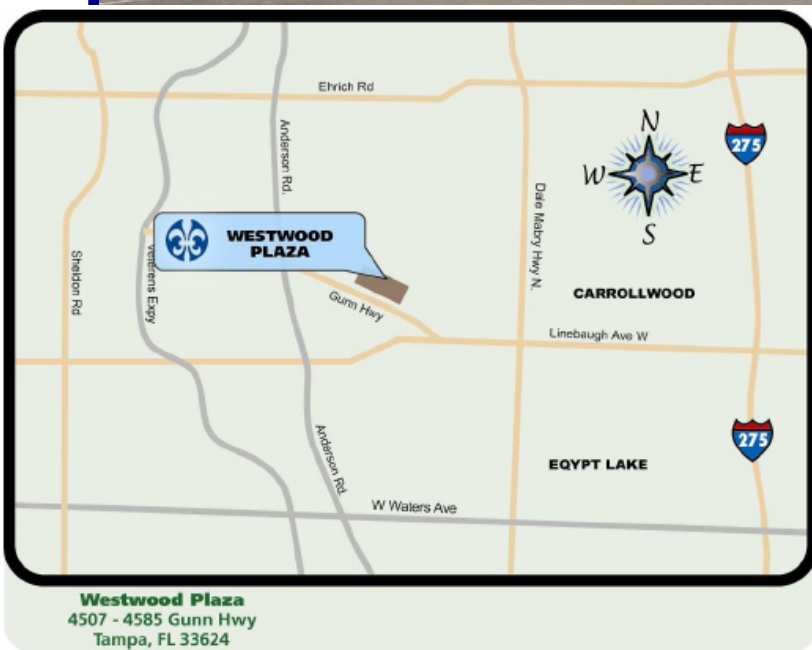


WESTWOOD PLAZA

4507 – 4585 Gunn Hwy
Tampa, FL 33624



For Leasing Information Please Contact:



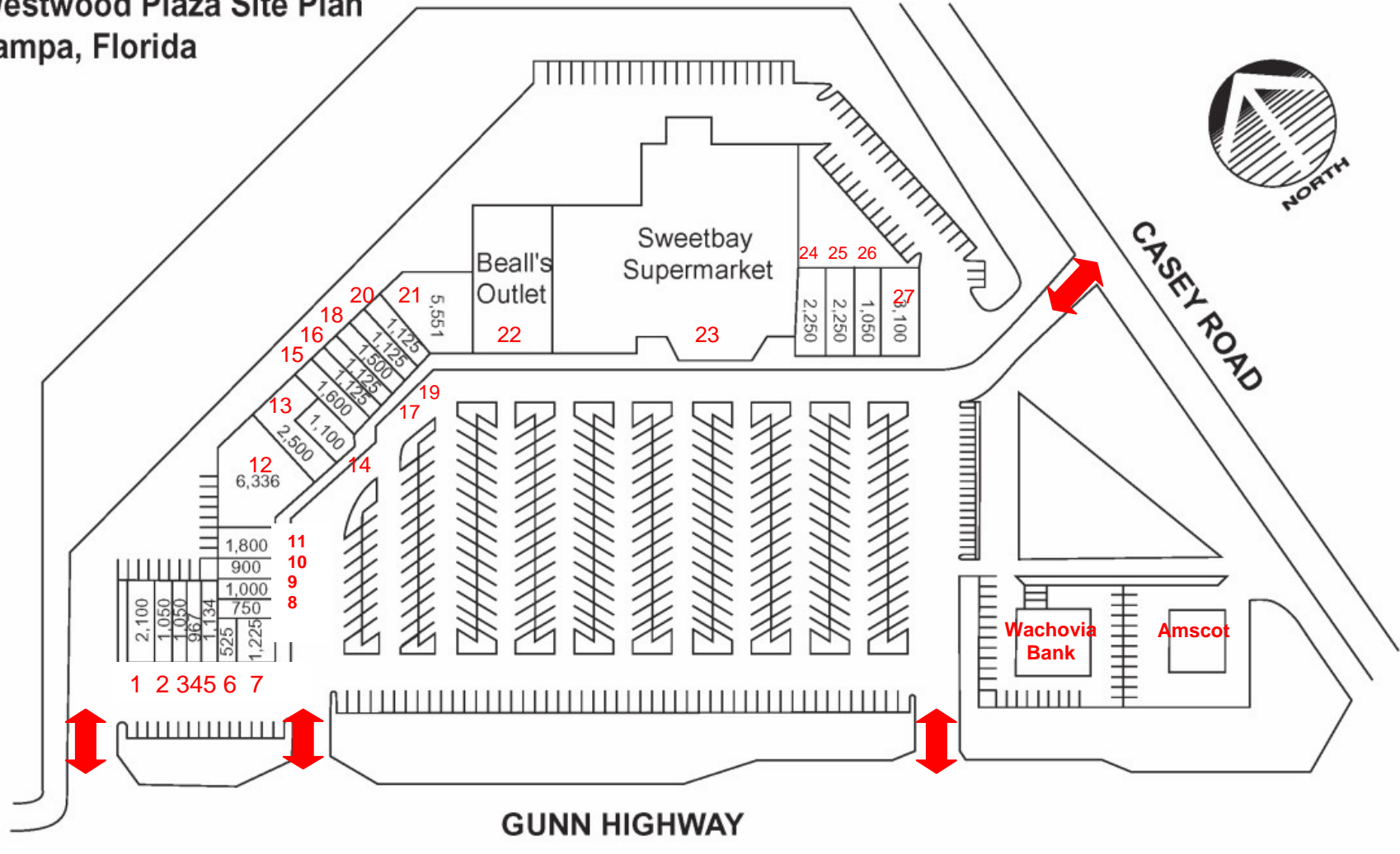
Justin C. Boudreau
200 Central Ave, Suite 2200
St. Petersburg, FL 33701
Phone: (727) 823-1605
Email: Justin@gulfcoastcommercial.net
www.gulfcoastcommercial.net

WESTWOOD PLAZA

Executive Marketing Summary

Location:	Located on Gunn Hwy and Casey Rd
Size:	99,304 square foot retail / office shopping center
Description:	Westwood Plaza is a neighborhood shopping center serving the prestigious and highly desirous Carrollwood submarket of Tampa. The shopping center is anchored by Sweetbay Supermarket and Beall's Outlet.
Zoning:	CP Zoning
Traffic Counts:	40,000 + AADT - Gunn Hwy
Comments:	This shopping center remains active with its 'daily Needs' retailers and strategic location within the Carrollwood market. The rental rates and co-tenancy make this an attractive location for retailers. Shopping center façade improvements planned for early 2008.
Lease Rate:	Aggressive rates available - Please contact broker for additional details.
Contacts:	Justin C. Boudreau - Gulf Coast Commercial, LLC (727) 823-1605 office (727) 897-9579 fax justin@gulfcoastcommercial.net

Westwood Plaza Site Plan Tampa, Florida



- | | | |
|--------------------------------|---------------------------------|---------------------------------|
| 1. Plantation Animal Hospital | 10. Red Carpet Dog Grooming | 19. Nail Shop |
| 2. AVAILABLE – 1,050 sf | 11. Real Trust Realty School | 20. China Jade Restaurant |
| 3. AVAILABLE – 1,050 sf | 12. Carrollwood Kidney | 21. AVAILABLE – 5,551 sf |
| 4. Westwood Dry Cleaners | 13. Beauty Academy | 22. Beall's Outlet |
| 5. House of Bliss | 14. H&R Block | 23. Sweetbay Supermarket |
| 6. AVAILABLE – 525 sf | 15. NW Chiropractor | 24. Sweetbay Liquor Store |
| 7. Diamond Jewelry Repair | 16. Amazing Hair Salon | 25. Martial Arts |
| 8. Alterations and Shoe Repair | 17. AVAILABLE – 1,125 sf | 26. Conga's Latin Cafe |
| 9. Bella Kitchen & Bath | 18. Hungry Howies | 27. AVAILABLE – 3,100 sf |

Demographic Profile Expanded

Estimates & Projections



January 2008

4507-4585 Gunn Highway Tampa, FL	1.00 Mile		3.00 Miles		5.00 Miles	
Population						
Estimated Population (2007)	13,357		98,890		264,749	
Population 1990	9,812		76,477		209,467	
Population 2000	12,252		88,572		240,581	
Projected Population (2012)	14,184		106,479		282,635	
Forcasted Population (2017)	15,252		116,401		305,930	
Historical Annual Growth 1990 to 2000	2,439	2.5 %	12,095	1.6 %	31,114	1.5 %
Historical Annual Growth 2001 to 2006	1,105	2.5 %	10,319	1.6 %	24,168	1.5 %
Projected Annual Growth 2006 to 2011	826	1.2 %	7,589	1.5 %	17,886	1.4 %
Est. Population Density	4,527.07 psm		3,820.27 psm		3,628.24 psm	
Trade Area Size	2.95 sq mi		25.89 sq mi		72.97 sq mi	
Households						
Estimated Households (2007)	5,336		40,397		107,390	
Households 1990	3,845		29,914		83,186	
Households 2000	4,787		35,498		95,724	
Projected Households (2012)	5,715		43,793		115,434	
Forcated Households (2017)	6,226		48,368		126,300	
Households with Children (2007)	1,727	32.4 %	12,240	30.3 %	32,371	30.1 %
Average Family Household Size	2.50		2.45		2.47	
Average Household Income						
Average household Income(2007)	66,986		66,038		58,632	
Average household Income(2012)	\$72,943		\$71,685		\$64,032	
Averagefamilyincome(2007)	\$80,147		\$78,784		\$71,190	
Median Household Income						
Median household Income(2007)	\$61,028		\$58,913		\$52,798	
Median household Income(2012)	\$67,829		\$65,655		\$59,273	
Medianfamilyincome(2007)	\$74,710		\$71,301		\$64,285	
Per Capita Income						
Per Capita Income(2007)	\$26,843		\$27,086		\$24,159	
Per Capita Income(2012)	\$29,496		\$29,613		\$26,607	
Per Capita Income Est. 5 year change	\$2,653.16	-9.0 %	\$2,527.93	-8.5 %	\$2,447.67	-9.2 %
Other Income						
Disposable Income(2007)	\$50,457		\$48,848		\$44,168	
Disposable Income(2012)	\$55,398		\$53,636		\$48,821	
Disposable Income Est. 5 year change	\$4,941.20	9.8 %	\$4,787.10	9.8 %	\$4,653.02	10.5 %
Median household Net Worth	\$513,417		\$511,514		\$455,453	
Daytime Demos						
Total Number of Businesses (2007)	512		4,444		10,719	
Total Number of Employees (2007)	5,022		47,056		116,276	
Company Headqtrs: Businesses	1	0.1 %	21	0.5 %	36	0.3 %
Company Headqtrs: Employees	7	0.1 %	774	1.6 %	2,257	1.9 %
Unemployment rate(2007)	2.19 %		2.93 %		3.35 %	
Employee Population Per Business	9.8 to 1		10.6 to 1		10.8 to 1	
Residential Population per Business	26.1 to 1		22.3 to 1		24.7 to 1	

Demographic Source: Applied Geographic Solutions / TIGER Geography

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Demographic Profile Expanded

Estimates & Projections



January 2008

4507-4585 Gunn Highway Tampa, FL	1.00 Mile		3.00 Miles		5.00 Miles	
Race & Ethnicity						
White (2007)	10,233	76.6 %	78,173	79.1 %	202,139	76.4 %
Black or African American (2007)	1,404	10.5 %	9,030	9.1 %	31,647	12.0 %
American Indian & Alaska Native (2007)	44	0.3 %	380	0.4 %	1,142	0.4 %
Asian (2007)	748	5.6 %	4,883	4.9 %	10,897	4.1 %
Hawaiian & Pacific Islander (2007)	6	0.0 %	42	0.0 %	130	0.0 %
Other Race (2007)	564	4.2 %	3,844	3.9 %	12,018	4.5 %
Multi Race (2007)	358	2.7 %	2,538	2.6 %	6,775	2.6 %
Not Hispanic or Latino Population (2007)	9,671	72.4 %	70,278	71.1 %	184,713	69.8 %
Hispanic or Latino Population (2007)	3,686	27.6 %	28,612	28.9 %	80,036	30.2 %
Not of Hispanic Origin Population (90)	8,484	86.5 %	64,415	84.2 %	173,628	82.9 %
Hispanic Origin Population (90)	1,328	13.5 %	12,062	15.8 %	35,839	17.1 %
Not Hispanic or Latino Population (2000)	9,398	76.7 %	66,525	75.1 %	177,101	73.6 %
Hispanic or Latino Population (2000)	2,854	23.3 %	22,046	24.9 %	63,480	26.4 %
Not Hispanic or Latino Population (2012)	9,955	70.2 %	73,473	69.0 %	191,683	67.8 %
Hispanic or Latino Population (2012)	4,229	29.8 %	33,006	31.0 %	90,952	32.2 %
Hist. Hispanic Ann Growth (1991 to 2006)	2,358	11.8 %	16,550	9.1 %	44,197	8.2 %
Proj. Hispanic Ann Growth (2006 to 2011)	543	2.9 %	4,394	3.1 %	10,916	2.7 %
Age						
Age 0 to 4 yrs(2007)	953	7.1 %	6,582	6.7 %	18,367	6.9 %
Age 5 to 9 yrs(2007)	940	7.0 %	6,544	6.6 %	17,940	6.8 %
Age 10 to 14 yrs(2007)	965	7.2 %	6,965	7.0 %	18,282	6.9 %
Age 15 to 19 yrs(2007)	896	6.7 %	6,583	6.7 %	17,869	6.7 %
Age 20 to 24 yrs(2007)	790	5.9 %	6,373	6.4 %	17,690	6.7 %
Age 25 to 29 yrs(2007)	1,007	7.5 %	7,009	7.1 %	18,086	6.8 %
Age 30 to 34 yrs(2007)	1,043	7.8 %	7,095	7.2 %	18,738	7.1 %
Age 35 to 39 yrs(2007)	1,059	7.9 %	7,269	7.4 %	19,259	7.3 %
Age 40 to 44 yrs(2007)	1,118	8.4 %	7,893	8.0 %	20,567	7.8 %
Age 45 to 49 yrs(2007)	1,057	7.9 %	8,102	8.2 %	20,933	7.9 %
Age 50 to 54 yrs(2007)	1,023	7.7 %	7,536	7.6 %	19,223	7.3 %
Age 55 to 59 yrs(2007)	786	5.9 %	6,292	6.4 %	16,487	6.2 %
Age 60 to 64 yrs(2007)	618	4.6 %	4,866	4.9 %	13,082	4.9 %
Population age 65-74(2007)	661	4.9 %	5,742	5.8 %	16,207	6.1 %
Population age 75-84(2007)	329	2.5 %	2,991	3.0 %	8,763	3.3 %
Population age 85+(2007)	111	0.8 %	1,049	1.1 %	3,255	1.2 %
MedianAge(2007)	34.7 yrs		36.0 yrs		35.7 yrs	
Gender Age Distribution						
PopulationFemale(2007)	6,906	51.7 %	50,983	51.6 %	135,099	51.0 %
Age 0 to 19 yrs (2007)	1,843	26.7 %	13,055	25.6 %	35,358	26.2 %
Age 20 to 64 yrs (2007)	4,440	64.3 %	32,422	63.6 %	83,677	61.9 %
Age 65 yrs plus (2007)	623	9.0 %	5,506	10.8 %	16,064	11.9 %
MedianAgeFemales(2007)	35.7 Yrs		37.2 Yrs		36.9 Yrs	
PopulationMale(2007)	6,451	48.3 %	47,907	48.4 %	129,650	49.0 %
Age 0 to 19 yrs (2007)	1,911	29.6 %	13,618	28.4 %	37,099	28.6 %
Age 20 to 64 yrs (2007)	4,063	63.0 %	30,013	62.6 %	80,389	62.0 %
Age 65 yrs plus (2007)	477	7.4 %	4,277	8.9 %	12,162	9.4 %
MedianAgeMales(2007)	33.5 yrs		34.7 yrs		34.5 yrs	

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Demographic Profile Expanded

Estimates & Projections



January 2008

4507-4585 Gunn Highway Tampa, FL						
	1.00 Mile		3.00 Miles		5.00 Miles	
Household Income Distribution						
HH Income \$200,000 or More (2007)	212	4.0 %	1,560	3.9 %	3,312	3.1 %
HH Income \$150,000 to 199,999 (2007)	182	3.4 %	1,581	3.9 %	3,330	3.1 %
HH Income \$100,000 to 149,999 (2007)	624	11.7 %	4,968	12.3 %	11,101	10.3 %
HH Income \$75,000 to 99,999(2007)	895	16.8 %	5,946	14.7 %	13,272	12.4 %
HH Income \$50,000 to 74,999(2007)	1,243	23.3 %	8,992	22.3 %	22,243	20.7 %
HH Income \$35,000 to 49,999(2007)	829	15.5 %	6,301	15.6 %	17,751	16.5 %
HH Income \$25,000 to 34,999(2007)	643	12.1 %	4,528	11.2 %	12,811	11.9 %
HH Income \$15,000 to 24,999(2007)	407	7.6 %	3,434	8.5 %	11,368	10.6 %
HH Income \$0 to 14,999 (2007)	302	5.7 %	3,087	7.6 %	12,200	11.4 %
HH Income \$35000+	3,984	74.7 %	29,347	72.6 %	71,011	66.1 %
HH Income \$75000+	1,913	35.8 %	14,054	34.8 %	31,016	28.9 %
Housing						
Total Housing Units	5,547		42,607		114,235	
Housing Units Occupied	5,336	96.2 %	40,397	94.8 %	107,390	94.0 %
<i>Housing Units, Owner Occupied (2007)</i>	3,866	69.7 %	26,516	62.2 %	66,891	58.6 %
<i>Housing Units, Renter Occupied (2007)</i>	1,470	26.5 %	13,880	32.6 %	40,500	35.5 %
Housing Units, Vacant (2007)	211	3.8 %	2,211	5.2 %	6,845	6.0 %
Median Years in Residence (2007)	3 yrs		3 yrs		3 yrs	
Marital Status						
Never Married	2,629	25.1 %	20,369	25.9 %	56,316	26.8 %
Now Married	5,694	54.3 %	40,841	51.8 %	103,406	49.2 %
Separated	414	3.9 %	3,256	4.1 %	10,650	5.1 %
Widowed	376	3.6 %	3,760	4.8 %	11,373	5.4 %
Divorced	1,380	13.1 %	10,546	13.4 %	28,406	13.5 %
Household Type						
Population Family (2007)	10,998	82.3 %	80,585	81.5 %	211,894	80.0 %
Population Non-Family (2007)	2,326	17.4 %	17,858	18.1 %	50,965	19.3 %
Population Group Qtrs	33	0.2 %	447	0.5 %	1,890	0.7 %
Households: Family (2007)	3,433	64.3 %	25,496	63.1 %	66,204	61.6 %
MarriedCoupleFamilyWithChildren(2007)	1,156	29.9 %	7,874	29.7 %	19,929	29.8 %
Average Family Household Size	3.20		3.16		3.20	
Households: Non-Family (2007)	1,903	35.7 %	14,900	36.9 %	41,186	38.4 %
Household Size						
1 Person Household	1,423	26.7 %	11,344	28.1 %	31,448	29.3 %
2 Person Households	1,811	33.9 %	14,084	34.9 %	35,858	33.4 %
3 Person Households	896	16.8 %	6,520	16.1 %	17,267	16.1 %
4 Person Households	777	14.6 %	5,380	13.3 %	14,009	13.0 %
5 Person Households	289	5.4 %	2,037	5.0 %	5,690	5.3 %
6+ Person Households	140	2.6 %	1,031	2.6 %	3,118	2.9 %
Household Vehicles						
Total Vehicles Available(2007)	9,480		71,373		181,533	
Household: 0 Vehicles Available	191	2.0 %	1,696	2.4 %	6,903	3.8 %
Household: 1 Vehicles Available	1,796	18.9 %	14,520	20.3 %	40,327	22.2 %
Household: 2+ Vehicles Available	3,349	35.3 %	24,181	33.9 %	60,161	33.1 %
Average Vehicles Per Household	2		2		2	

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Demographic Profile Expanded

Estimates & Projections



January 2008

4507-4585 Gunn Highway Tampa, FL						
	1.00 Mile		3.00 Miles		5.00 Miles	
Labor Force						
Labor(2007): Population Age 16+	10,293		77,411		206,455	
Civilian Employed	7,504	72.9 %	53,796	69.5 %	137,180	66.4 %
Civilian Unemployed	226	2.2 %	2,269	2.9 %	6,921	3.4 %
In Armed Forces	32	0.3 %	255	0.3 %	628	0.3 %
Not in Labor Force	2,531	24.6 %	21,090	27.2 %	61,726	29.9 %
Occupation						
Occupation 2000: Population 16+	6,837		47,700		122,278	
Mgmt, Business, & Financial Operations	1,191	17.4 %	7,871	16.5 %	17,016	13.9 %
Professional and Related	1,487	21.8 %	10,464	21.9 %	23,456	19.2 %
Service	826	12.1 %	5,402	11.3 %	17,138	14.0 %
Sales and Office	2,382	34.8 %	16,769	35.2 %	41,909	34.3 %
Farming, Fishing, and Forestry	13	0.2 %	89	0.2 %	219	0.2 %
Construction, Extraction, & Maintenance	406	5.9 %	3,173	6.7 %	9,856	8.1 %
Production, Transport, & Material Moving	532	7.8 %	3,933	8.2 %	12,684	10.4 %
Percent White Collar Workers		74.0 %		73.6 %		67.4 %
Percent Blue Collar Workers		26.0 %		26.4 %		32.6 %
Consumer Expenditure (in \$000,000s)						
Total Household Expenditure (2007)	\$281,963		\$2,123,808		\$5,192,569	
Total Non-Retail Expenditures (2007)	\$163	57.7 %	\$1,223	57.6 %	\$2,985	57.5 %
Total Retail Expenditures (2007)	\$119	42.3 %	\$900	42.4 %	\$2,207	42.5 %
Apparel (2007)	\$14	4.8 %	\$102	4.8 %	\$249	4.8 %
Contributions (2007)	\$11	3.8 %	\$80	3.7 %	\$190	3.7 %
Education (2007)	\$7	2.4 %	\$51	2.4 %	\$122	2.4 %
Entertainment (2007)	\$16	5.6 %	\$119	5.6 %	\$290	5.6 %
Food And Beverages (2007)	\$43	15.2 %	\$324	15.3 %	\$800	15.4 %
Furnishings And Equipment (2007)	\$12	4.4 %	\$94	4.4 %	\$226	4.4 %
Gifts (2007)	\$7	2.7 %	\$57	2.7 %	\$136	2.6 %
Health Care (2007)	\$17	6.1 %	\$129	6.1 %	\$321	6.2 %
Household Operations (2007)	\$10	3.6 %	\$76	3.6 %	\$184	3.5 %
Miscellaneous Expenses (2007)	\$5	1.7 %	\$35	1.7 %	\$87	1.7 %
Personal Care (2007)	\$4	1.4 %	\$31	1.4 %	\$75	1.5 %
Personal Insurance (2007)	\$3	1.0 %	\$22	1.0 %	\$53	1.0 %
Reading (2007)	\$1	0.3 %	\$7	0.3 %	\$17	0.3 %
Shelter (2007)	\$54	19.3 %	\$409	19.3 %	\$999	19.2 %
Tobacco (2007)	\$2	0.6 %	\$14	0.6 %	\$35	0.7 %
Transportation (2007)	\$57	20.2 %	\$427	20.1 %	\$1,043	20.1 %
Utilities (2007)	\$20	6.9 %	\$148	7.0 %	\$367	7.1 %
Educational Attainment						
Adult Population (25 Years+)	8,813		65,844		174,602	
Elementary (0 to 8)(2007)	256	2.9 %	1,905	2.9 %	7,207	4.1 %
Some High School (9 to 11)(2007)	477	5.4 %	4,576	6.9 %	15,951	9.1 %
Est. High School Graduate (12)(2007)	2,100	23.8 %	16,745	25.4 %	51,024	29.2 %
Est. Some College (13 to 16)(2007)	1,832	20.8 %	13,865	21.1 %	34,921	20.0 %
Est. Associate Degree Only(2007)	1,013	11.5 %	6,499	9.9 %	16,808	9.6 %
Est. Bachelor Degree Only(2007)	2,146	24.3 %	15,040	22.8 %	33,313	19.1 %
Est. Graduate Degree(2007)	989	11.2 %	7,216	11.0 %	15,378	8.8 %

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Demographic Profile Expanded

Estimates & Projections



January 2008

4507-4585 Gunn Highway Tampa, FL		1.00 Mile		3.00 Miles		5.00 Miles	
Units In Structure							
1 Detached Unit	3,139	62.9 %	21,476	57.2 %	57,495	56.3 %	
1 Attached Unit	654	13.1 %	3,421	9.1 %	6,187	6.1 %	
2 to 4 Units	203	4.1 %	2,430	6.5 %	7,489	7.3 %	
5 to 9 Units	309	6.2 %	3,079	8.2 %	6,643	6.5 %	
10 to 19 Units	257	5.2 %	2,754	7.3 %	7,907	7.7 %	
20 to 49 Units	70	1.4 %	1,360	3.6 %	3,829	3.7 %	
50 or more Units	229	4.6 %	2,229	5.9 %	6,551	6.4 %	
Mobile Home or Trailer	128		754		5,947		
Other Structure	0		22		72		
Homes Built By Year							
Homes Built 1999 to 2000	118	2.4 %	990	2.6 %	2,637	2.6 %	
Homes Built 1995 to 1998	439	8.8 %	2,798	7.5 %	6,851	6.7 %	
Homes Built 1990 to 1994	560	11.2 %	3,517	9.4 %	8,045	7.9 %	
Homes Built 1980 to 1989	2,364	47.4 %	15,651	41.7 %	34,059	33.4 %	
Homes Built 1970 to 1979	1,274	25.5 %	9,356	24.9 %	25,102	24.6 %	
Homes Built 1960 to 1969	157	3.1 %	2,995	8.0 %	12,266	12.0 %	
Homes Built 1950 to 1959	69	1.4 %	1,725	4.6 %	8,739	8.6 %	
Homes Built Before 1949	8	0.2 %	493	1.3 %	4,422	4.3 %	
Home Values							
Home Values \$1,000,000+	10	0.3 %	45	0.2 %	131	0.2 %	
Home Values \$500,000-\$999,999	20	0.6 %	176	0.8 %	319	0.6 %	
Home Values \$400,000-\$499,999	30	0.9 %	111	0.5 %	184	0.4 %	
Home Values \$300,000-\$399,999	24	0.7 %	353	1.7 %	645	1.2 %	
Home Values \$200,000-\$299,999	226	7.0 %	1,195	5.7 %	2,569	4.9 %	
Home Values \$150,000-\$199,999	270	8.3 %	2,303	10.9 %	4,667	8.9 %	
Home Values \$100,000-\$149,999	850	26.1 %	6,725	31.9 %	13,955	26.6 %	
Home Values \$70,000-\$99,999	1,459	44.9 %	7,468	35.4 %	19,113	36.4 %	
Home Values \$50,000-\$69,999	351	10.8 %	2,148	10.2 %	7,937	15.1 %	
Home Values \$25,000-\$49,999	10	0.3 %	551	2.6 %	2,715	5.2 %	
Home Values \$0-\$24,999	0	0.0 %	25	0.1 %	225	0.4 %	
Owner Occupied Median Value	\$109,308		\$111,801		\$104,000		
Renter Occupied Median Rent	\$674		\$611		\$533		
Transportation to Work							
Drive to Work Alone	5,610	81.7 %	39,851	83.2 %	98,537	80.2 %	
Drive to Work in Carpool	876	12.8 %	5,571	11.6 %	16,142	13.1 %	
Travel to Work - Public Transportation	25	0.4 %	294	0.6 %	1,820	1.5 %	
Drive to Work Motorcycle	9	0.1 %	72	0.2 %	190	0.2 %	
Walk or Bicycle to Work	64	0.9 %	650	1.4 %	2,418	2.0 %	
Other Means	58	0.8 %	230	0.5 %	784	0.6 %	
Work at Home	226	3.3 %	1,249	2.6 %	2,969	2.4 %	
Travel Time							
Travel to Work in 14 Minutes or Less	1,260	19.0 %	9,712	20.8 %	24,862	20.7 %	
Travel to Work in 15 to 29 Minutes	2,774	41.8 %	18,729	40.1 %	48,126	40.1 %	
Travel to Work in 30 to 59 Minutes	2,291	34.5 %	16,248	34.8 %	40,510	33.8 %	
Travel to Work in 60 Minutes or More	316	4.8 %	1,980	4.2 %	6,392	5.3 %	
Average Travel Time to Work	24 mins		24 mins		25 mins		

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