

OWNER-USER OPPORTUNITY

2408 W Kennedy Blvd | Tampa, FL 33609

Retail
For Sale and For Lease
Investment Opportunity

Offering Memorandum



MATTHEWS™

EXCLUSIVELY LISTED BY



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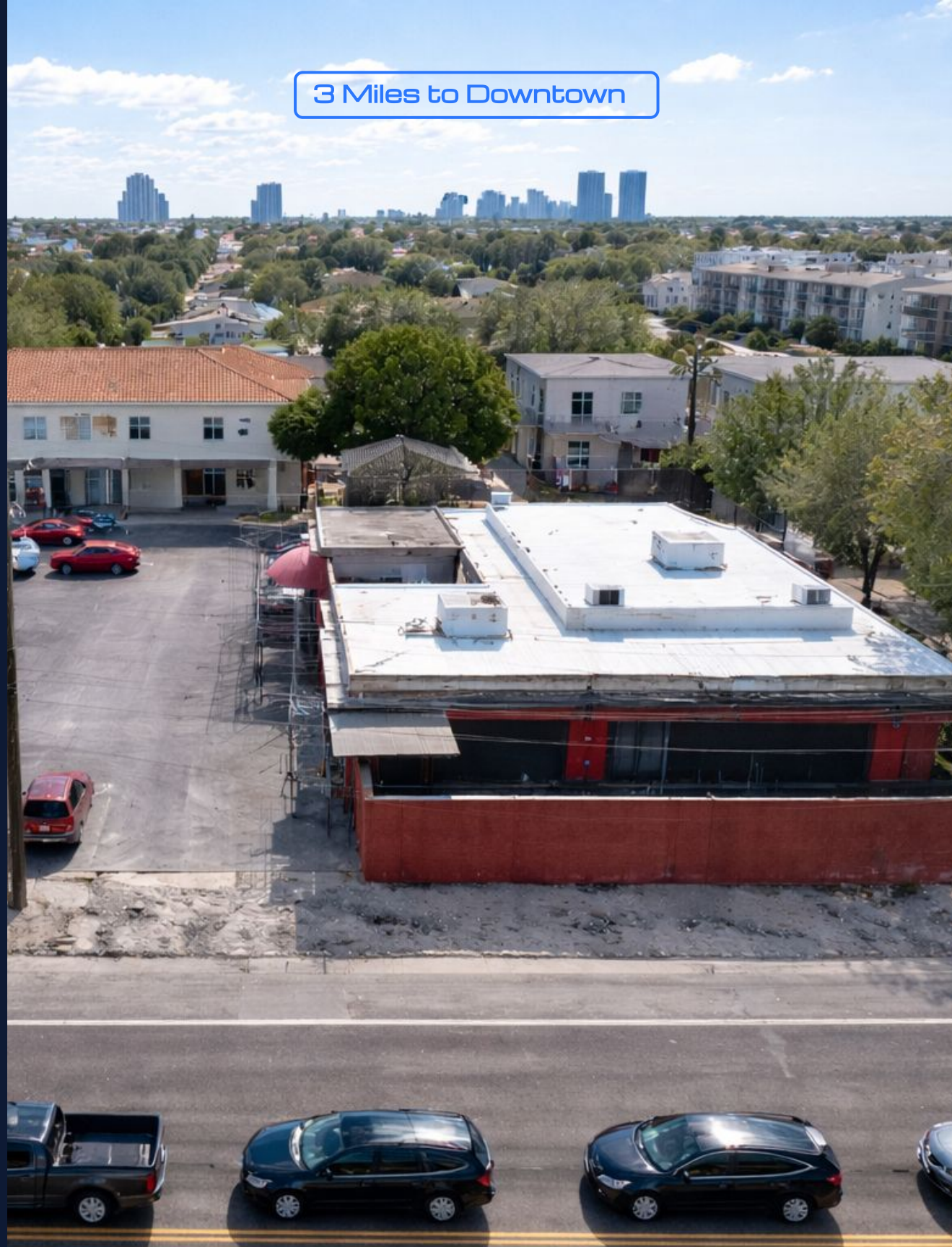
Broker of Record

Broker License. No. BK3554632 (FL)

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3 Miles to Downtown



PROPERTY OVERVIEW

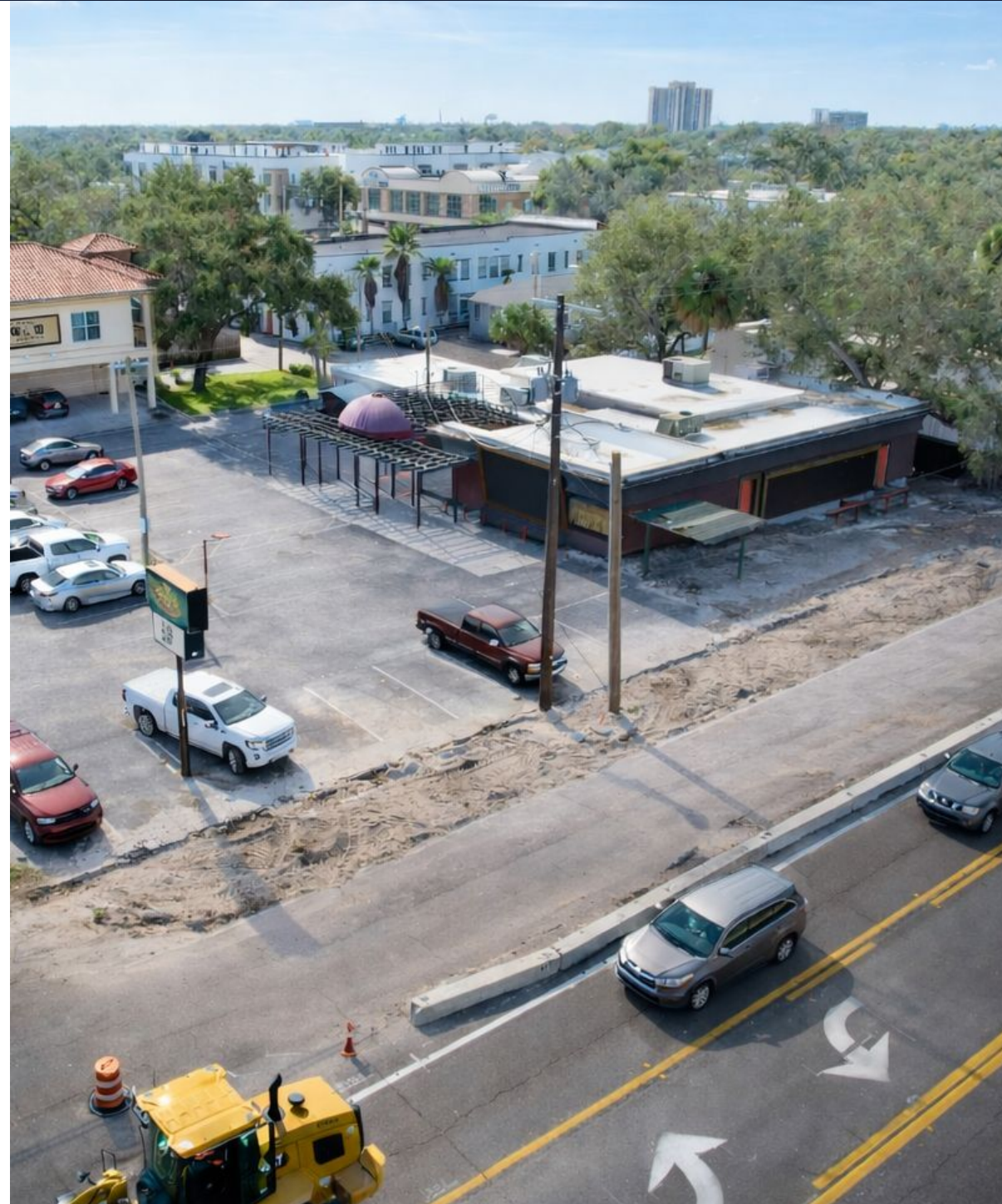
Owner-User Opportunity
2408 W Kennedy Blvd, Tampa, FL 33609



INVESTMENT HIGHLIGHTS

Property Highlights

- **Prime location** along W. Kennedy Blvd, a major east–west corridor in South Tampa with high traffic exposure ($\pm 40,000$ VPD)
- **Former restaurant** space offering a turnkey opportunity for rapid re-tenanting or repositioning
- **Outstanding visibility** with prominent street frontage and strong signage opportunities
- **Strategically located** near the Westshore Business District, surrounded by a dense mix of office, retail, and residential developments
- **Convenient access** to major roadways and Tampa International Airport
- **On-site parking available**—an uncommon advantage for properties along this corridor
- **Vacant and ready** for immediate occupancy or custom build-out
- **Benefits from strong daytime and evening traffic** driven by nearby employment hubs and residential communities
- **Prime investment opportunity featuring a wet-zoned property** approved for alcohol sales, with flexible leasing potential to generate immediate and long-term income.
- **New Roof Installed in 2024**
- **Located in a High-Income Neighborhood** – The average household income within a 1-mile radius is approximately \$179,516 per year.



Westshore Business District

Walmart Supercenter BEST BUY
Staples PNC

INTERSTATE 275 ± 95,000 VPD



WHOLE FOODS MARKET REI CO-OP
SEPHORA

Walmart Neighborhood Market Public Storage
Walgreens Starbucks KFC
Wendy's Dunkin' TACO BELL McDonald's

Downtown Tampa



University of Tampa ±11,429 Students

BARNES & NOBLE Office DEPOT OfficeMax Village Inn

ExtraSpace Storage Jersey Mike's SUBS
SUBWAY MARATHON

60 ± 40,000 VPD

LA FITNESS pharmacy CVS
Orangetheory SUPER CUTS jiffy lube MARATHON

Subject Property

Publix

TAMPA CONVENTION CENTER



HCA Florida South Tampa Hospital

W Swann Ave ± 17,000 VPD

TJ-maxx TRADER JOE'S THE FRESH MARKET

S Maccill Ave ± 31,000 VPD

Winn-Dixie Starbucks ZOE'S KITCHEN

Hyde Park Village

TGH Tampa General Hospital

Publix tropical CAFE SMOOTHIE
SPROUTS FARMERS MARKET pure barre
COLD STONE STARBUCKS EUROPEAN WAX CENTER ME Massage Envy

Great Clips Panera BREAD

ANTHROPOLOGIE francesca's SEPHORA
POTTERY SOULCYCLE BARN west elm

FL-618 Toll ± 48,000 VPD

Financial Summary

\$3,450,000

List Price

2024

Roof Age

Vacant

Tenancy

±40,000

Vehicles per Day

Property Details

Tenant	Vacant
Type of Ownership	Fee Simple
Building Area	±6,310 SF
Lot Size	± 0.47 AC
Vehicles per Day	40,000+
Landlords Responsibilities	None
Zoning	Commercial General (Wet Zoned)
Roof Age	2024

Leasing Details

*Contact listing agent
for more information



MARKET OVERVIEW

Owner-User Opportunity
2408 W Kennedy Blvd, Tampa, FL 33609



TAMPA, FL

813,067

Total Population

200,727

Employed Population

336,677

of Households

Tampa, Florida has developed into one of the most dynamic retail markets in the southeastern United States, driven by strong population growth, tourism, and a diversified local economy. The Tampa Bay area—anchored by Tampa, St. Petersburg, and Clearwater—benefits from steady in-migration, particularly from higher-cost states, which continues to fuel demand for both necessity-based and experiential retail.

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	22,862	141,520	257,997
Current Year Estimate	22,635	137,927	258,000
2020 Census	21,033	120,022	235,011
Growth Current Year-Five-Year	1.00%	2.60%	-0.00%
Growth 2020-Current Year	7.61%	14.92%	9.78%
Households	1-Mile	3-Mile	5-Mile
Five-Year Projection	11,427	69,286	119,777
Current Year Estimate	11,243	65,929	117,316
2020 Census	10,068	54,276	101,726
Growth Current Year-Five-Year	1.63%	5.09%	2.10%
Growth 2020-Current Year	11.68%	21.47%	15.32%
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$179,516	\$169,079	\$147,137

ECONOMIC DRIVERS

Tampa has experienced strong expansion across a range of key economic sectors, including finance, insurance, real estate, healthcare, education, and technology. This multi-industry growth has been fueled by a favorable business climate, a skilled and growing labor force, and strategic public and private investments in infrastructure and innovation. As a result, Tampa has earned national recognition as one of the fastest-growing mid-sized metropolitan areas in the United States, attracting both corporate relocations and entrepreneurial activity while maintaining strong economic resilience.

Tourism is one of Tampa's strongest economic drivers. The city attracts millions of visitors each year thanks to its warm climate, beaches, and attractions like Busch Gardens, the Florida Aquarium, and nearby Gulf Coast destinations. Cruise operations from the Port of Tampa also contribute significantly, supporting hotels, restaurants, and entertainment businesses. Port Tampa Bay is the largest port in Florida by tonnage, making it a major hub for shipping and logistics. It handles bulk cargo such as fuel, construction materials, and agricultural products. The port supports thousands of jobs in transportation, warehousing, and trade, and plays a key role in connecting Florida to international markets.

Total Population
3.4 Million

Annual Visitors
15.8 Million

Tourism Economic Impact
\$20 Billion

GDP
\$243.3 Billion



REGIONAL MAP

Saint Petersburg



±20 miles

Clearwater

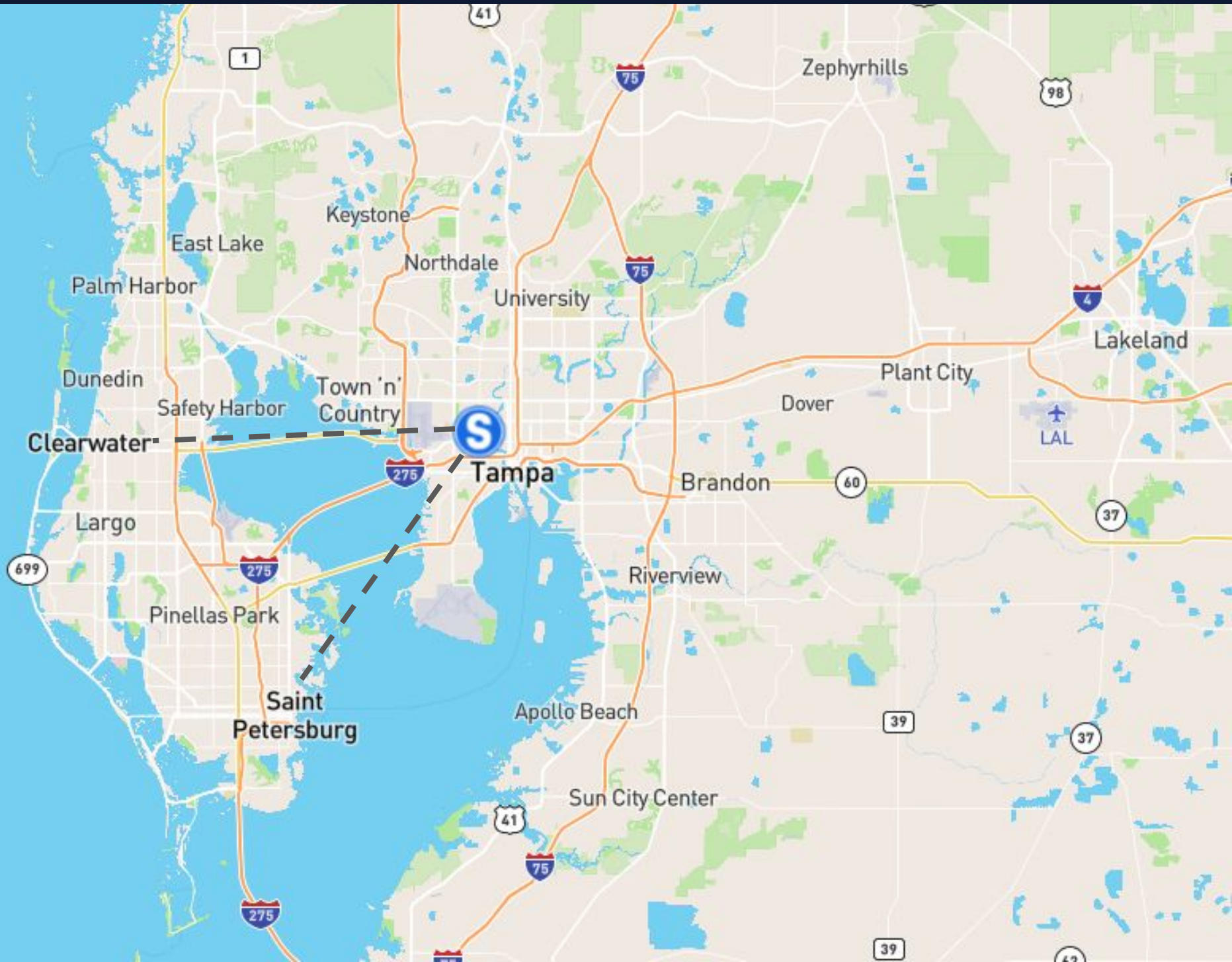


±22 miles

Downtown Tampa



±3 miles



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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **2408 W Kennedy Blvd, Tampa, FL, 33609** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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Owner and Matthews™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.