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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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 (±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
275 ± 95,000 VPD
N
Walmart Neighborhood Market
Public Storage
Walgreens
Wendy's
KFC
DUNKIN'
TACO BELL
McDonald's
Downtown Tampa
WHOLE FOODS MARKET
REI co-op
SEPHORA
University of Tampa
±11,429 Students
ExtraSpace Storage
Jersey Mike's SUBS
SUBWAY
MARATHON
BARNES & NOBLE
Office DEPOT OfficeMax
Village Inn
60
± 40,000 VPD
LA|FITNESS
CVS pharmacy
orangetheory
SUPERCUTS
MARATHON
jiffy lube
Subject Property
Publix
TAMPA CONVENTION CENTER
S Macdill Ave ± 31,000 VPD
HCA Florida South Tampa Hospital
W Swann Ave ± 17,000 VPD
T·J·maxx
TRADER JOE'S
THE FRESH MARKET
Winn-Dixie
ZOËS KITCHEN
Great Clips
Panera BREAD
FL-618 Toll ± 48,000 VPD
TGH Tampa General Hospital
Hyde Park Village
ANTHROPOLOGIE
francesca's
SEPHORA
POTTERY BARN
SOULCYCLE
west elm
Publix
tropical SMOOTHIE CAFE
SPROUTS FARMERS MARKET
pure barre
COLD STONE CREAMERY
EUROPEAN WAX CENTER
Massage Envy
Google Earth

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
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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.

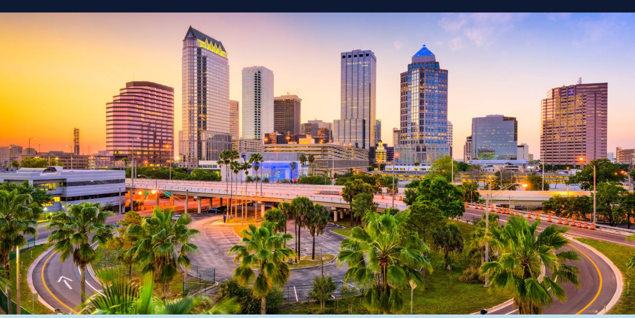
Tourism is one of Tampa’s strongest economic drivers. The city attracts millions of visitors each year thanks to its warm climate, beaches, and attractions like Busch Gardens, the Florida Aquarium, and nearby Gulf Coast destinations. Cruise operations from the Port of Tampa also contribute significantly, 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.

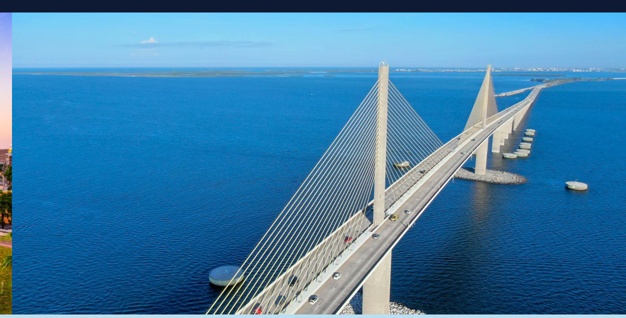
Total Population
3.4 Million

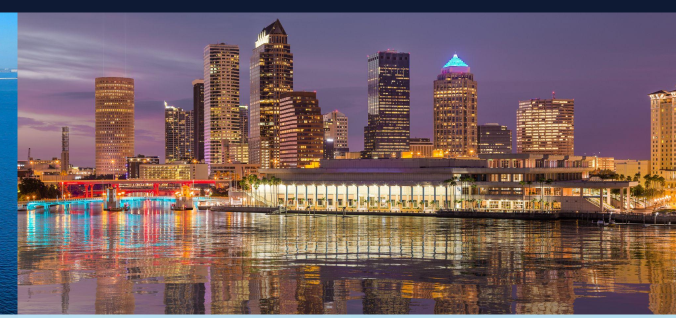
Annual Visitors
15.8 Million

Tourism Economic Impact
$20 Billion

GDP
$243.3 Billion





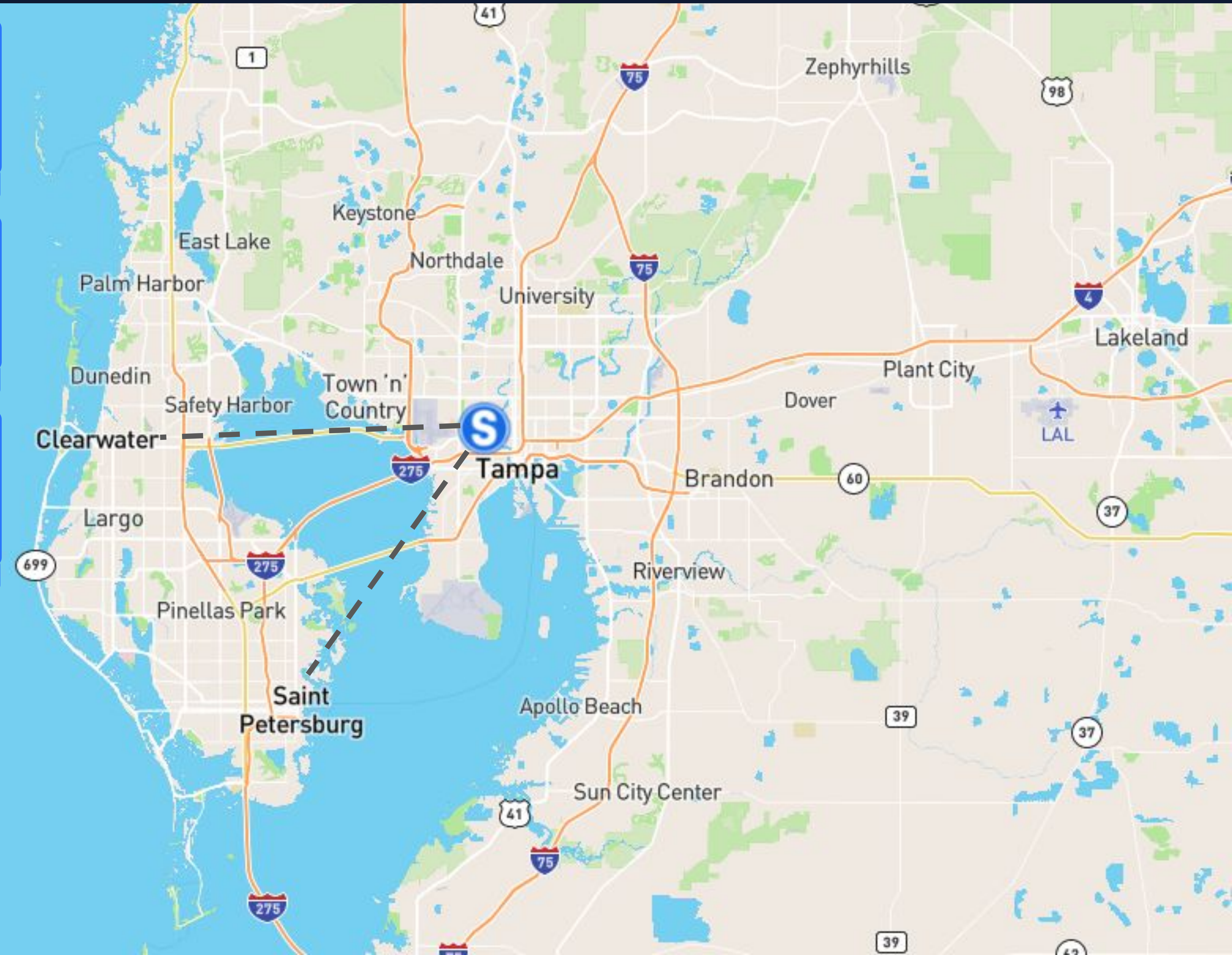


REGIONAL MAP

±20 miles

±22 miles

±3 miles



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