

# 2008 W Kennedy For Lease

Tampa, FL 33606

Leasing Brochure  
Offering Memorandum

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**MATTHEWS™**

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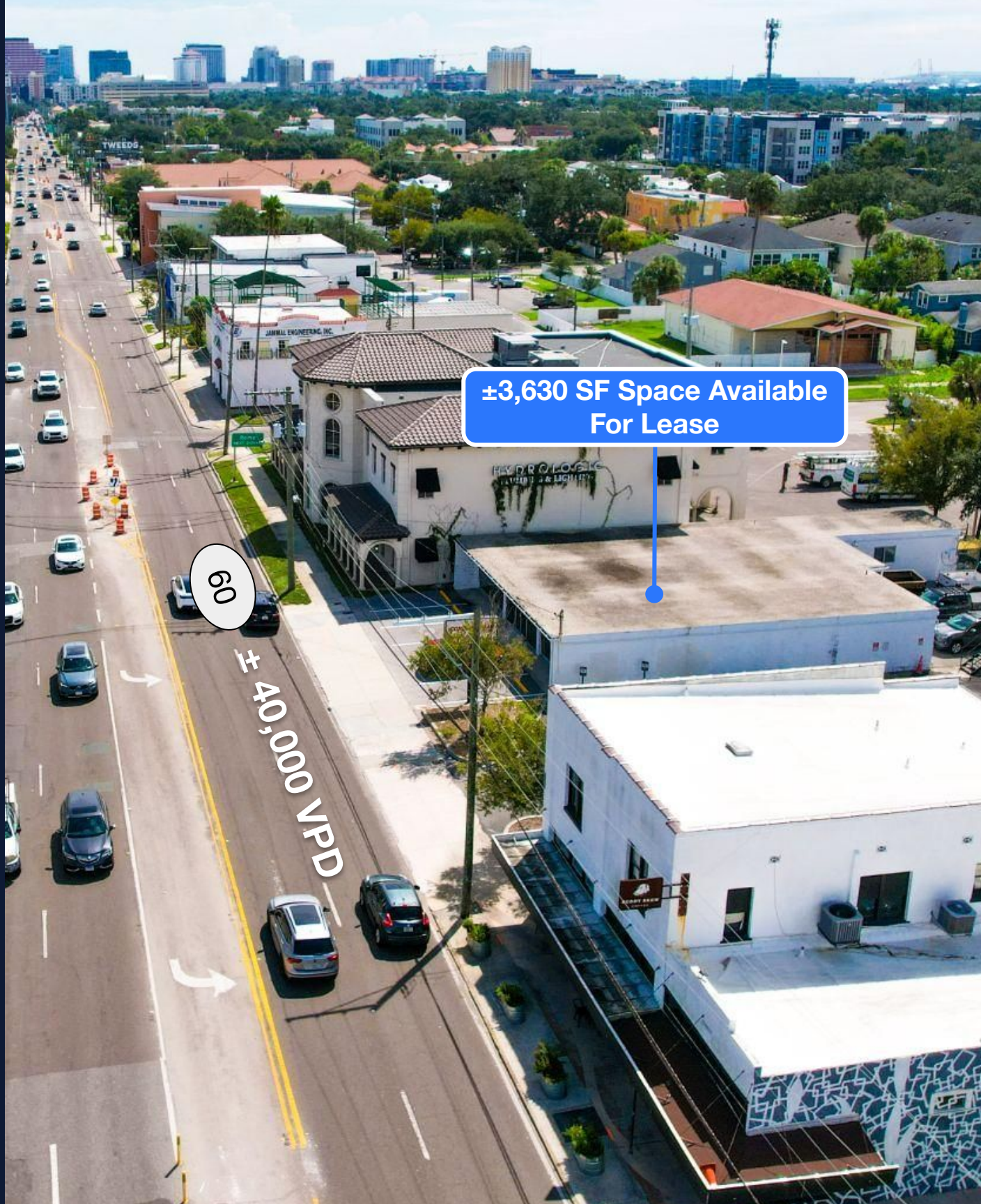
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# Property Overview

2008 W Kennedy  
Tampa, FL 33606



# Property Highlights

## Property Highlights

- Strategically positioned along Kennedy Boulevard—**one of Tampa's most heavily trafficked east-west corridors**—connecting Downtown Tampa, Westshore, and South Tampa.
- Located near 2117 W Kennedy Blvd, a corridor undergoing significant redevelopment with **new mixed-use and retail projects** contributing to increased demand and enhanced visibility.
- Adjacent to the planned LOCAL Tampa at 2117 W Kennedy Blvd, **an 8-story, ±414,000 SF mixed-use project featuring ±282 multifamily units and ±5,000 SF of ground-floor retail**. The project is currently in pre-development, with construction anticipated to commence in 2025.
- Centrally **located within minutes of Downtown Tampa**, Hyde Park, and the University of Tampa. The site offers immediate access to I-275 and the Selmon Expressway, ensuring convenient connectivity throughout the Tampa Bay region.
- The surrounding ±3-mile radius boasts a population exceeding **139,723+ with an average household income of approximately \$163,891**. A diverse mix of professionals, students, and residents supports a dynamic daytime and evening population. The nearby University of Tampa enrolls over 11,000+ students, further reinforcing traffic and demand.
- Surrounded by a robust mix of national and regional retailers along Kennedy Blvd, including popular dining, coffee, fitness, and boutique service operators. The area has evolved into **a destination for high-traffic, experience-driven retail concepts** catering to both the residential and student base.
- The property features excellent frontage along Kennedy Blvd with **multiple ingress/egress points and prominent signage capabilities**. Strong vehicular and pedestrian activity ensures consistent daily traffic and exposure.



± 95,000 VPD



SEPHORA

Downtown Tampa



**University of Tampa**  
 ±11,429 Students

± 40,000 VPD

**Subject Property**

**Publix**



S Maccill Ave ± 31,000 VPD

W Swann Ave ± 17,000 VPD

**Hyde Park Village**  
 ANTHROPOLOGIE  
 francesca's SEPHORA  
 POTTERY SOULCYCLE  
 BARN west elm

FL-618 Toll ± 48,000 VPD

**2008 W Kennedy**  
Tampa, FL 33606

**±3,630 SF**  
GLA

**±40,000**  
Vehicles Per Day

**\$34/SF**  
Lease Rate

**NNN**  
Lease Type



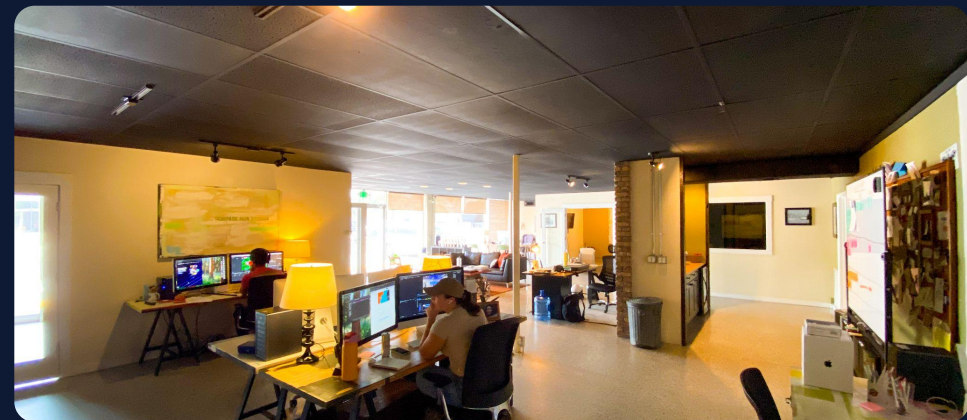
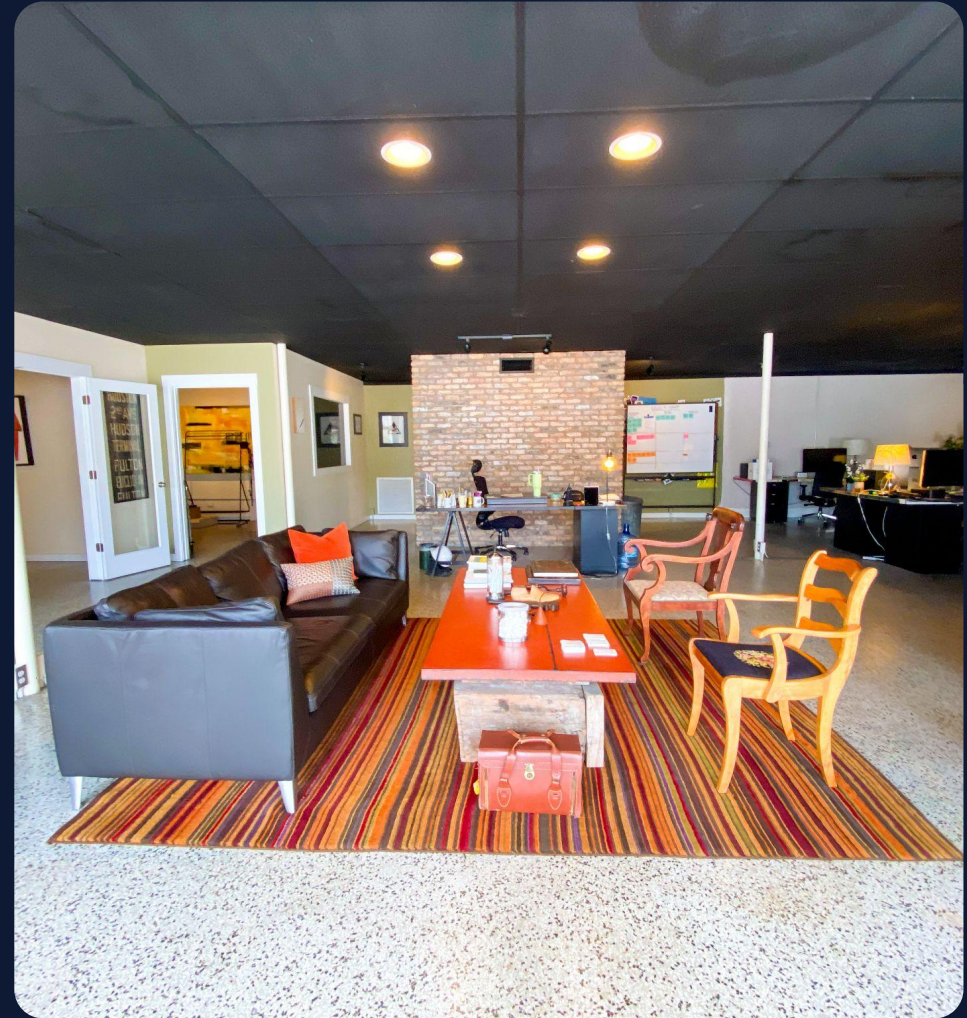
# Property Information

## Property Summary

Address	2008 W Kennedy Blvd, Tampa, FL 33606
Total Available	±3,630 SF
Visibility	Prime Frontage On Kennedy Blvd
Parking	15 Spaces
Asking Rent	\$34.00/Sf (Per Year)
Lease Type	NNN
Estimated NNN	\$8.00-10.00/SF
Preferred Lease Term	3-5 Years
Floor Plan	Open / Private Offices
Ceiling Height	8 FT
Restrooms	Private
Ideal For	Retail, Office, Medical
Restrictions	Cannabis Restrictions
Signage	Monument
Location Highlights	High-Visibility Corridor



# Property Photos



# Property Photos



# Market Overview

2008 W Kennedy  
Tampa, FL 33606



# Tampa, FL

## Market Demographics



**813,067**  
Total Population

**\$121,937**  
Median HH Income

**336,677**  
# of Households

**50.2 %**  
Homeownership Rate

**200,727**  
Employed Population

**39.9 %**  
% Bachelor's Degree

**35.6**  
Median Age

**\$375,300**  
Median Property Value

### Local Market Overview

Tampa is anchored by a diversified economic base, centered on healthcare (notably Tampa General Hospital and Moffitt Cancer Center), financial services, logistics, and growing tech and innovation sectors. The city's status as a tourism gateway—highlighted by attractions such as Busch Gardens, the Florida Aquarium, and a vibrant cruise-ship port—drives substantial visitor traffic and supports hospitality, retail, and entertainment sectors. Tampa also benefits from a robust convention and event calendar that includes major sports and cultural gatherings.

Transportation infrastructure enhances Tampa's appeal: major corridors (I-275, I-4, and Veterans Expressway) facilitate intra- and inter-regional connectivity, while Tampa International Airport provides direct access to domestic and international markets. The region's port facilitates significant cargo and cruise operations. In education, Tampa hosts prominent institutions—University of South Florida, University of Tampa, Hillsborough Community College—which supply a steady pipeline of talent and promote research and institutional collaboration. Together, these amenities and linkages underpin Tampa's economic resilience and institutional relevance, appealing to both businesses and residents.

### Property Demographics

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	28,692	144,939	262,291
Current Year Estimate	27,326	139,723	260,261
2020 Census	24,064	120,658	235,543
Growth Current Year-Five-Year	5.00%	3.73%	0.78%
Growth 2020-Current Year	13.56%	15.80%	10.49%
Households	1-Mile	3-Mile	5-Mile
Five-Year Projection	12,620	70,022	120,128
Current Year Estimate	11,915	66,394	117,454
2020 Census	10,170	54,744	101,866
Growth Current Year-Five-Year	5.92%	5.46%	2.28%
Growth 2020-Current Year	17.16%	21.28%	15.30%
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$171,893	\$163,891	\$146,455

# Economic Drivers

**Tampa's economic strength stems from its diverse base in finance, real estate, healthcare, and innovation.**

**Strategically situated along Florida's Gulf Coast with major port, airport, and interstate access, Tampa benefits from exceptional logistical and geographic advantages.**

## Economic Drivers

Tampa has experienced robust 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.

## Primary Industries

- Finance, Insurance & Real Estate
- Healthcare & Education
- Technology & Cybersecurity
- Professional, Business & Technical Services

## Top Employers

- University of South Florida (education and research)
- Tampa General Hospital / Healthcare systems
- Major financial institutions and insurance firms (e.g. regional banks, consultancies)
- Technology companies including ConnectWise / ReliaQuest

## Recent Developments

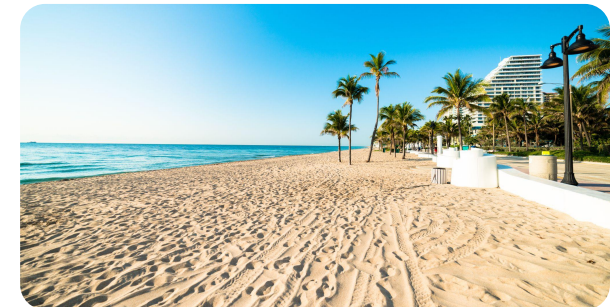
- Water Street Tampa, a \$3 billion mixed-use waterfront redevelopment by Strategic Property Partners, adding thousands of residences, hotels, offices, public spaces, and generating substantial economic impact.
- Gas Worx + Ybor Harbor, extended phases of mixed-use development connecting Ybor City to downtown with residential, office, and retail components
- East Tampa revitalization, an \$80 million project led by the Tampa Bay Economic Development Council to deliver jobs and affordable housing in a mixed-income corridor by 2027.

**\$198 B+**

Regional Gross Domestic Product

**43 % Growth**

In Local Goods And Services From 2019 To 2023



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### Confidentiality & Disclaimer Statement

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