

SINGLE TENANT NNN

Investment Opportunity



2.5 Miles From Downtown Tampa | 4% Annual Rent Increases | Kennedy Blvd - Primary Retail & Commuter Thoroughfare



3401 W. Kennedy Boulevard
TAMPA FLORIDA

ACTUAL SITE



EXCLUSIVELY MARKETED BY



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NATIONAL NET LEASE

Qualifying Broker: Patrick Nutt, SRS Real Estate Partners-SOFLO LLC | FL License No. BK3120739





Dunbar
Elementary
Magnet School

Stewart Middle
Magnet School

Blake
High School

SPROUTS
FARMERS MARKET

BARRYMORE HOTEL
TAMPA RIVERWALK

COURTYARD
BY MARRIOTT

Residence INN
BY MARRIOTT

SPRINGHILL SUITES
BY MARRIOTT

TAPESTRY
COLLECTION
by Hilton

Hilton

L MERIDIEN

aloft
HOTELS

HYATT
PLACE

MARRIOTT
EMBASSY
SUITES
BY MARRIOTT

University
of Tampa

Walmart
Neighborhood Market

Wendy's

My Cash Clinic

OPTIMUM
24/7 GYM

685



CRG
OPTICAL OUTLETS

State Farm

Krispy Kreme

Sherwin-Williams

DECORUM
TILE & STONE

FOX 13
TAMPA BAY

CARE TEAM
PHYSICIAN GROUP

CITRUS
LANDSCAPE

JOSHUA KELESKE
Tampa's Premier Carpet & Upholstery

60

peachlab

N GLEN AVE

KENNEDY BLVD 27,500 VPD





PROPERTY PHOTOS



WATCH DRONE VIDEO



OFFERING SUMMARY



OFFERING

Pricing	\$1,761,000
Net Operating Income	\$114,477
Cap Rate	6.50%

PROPERTY SPECIFICATIONS

Property Address	3401 W. Kennedy Boulevard Tampa, Florida 33609
Rentable Area	2,584 SF
Land Area	0.12 AC
Year Built / Remodeled	1968 / 2008 / 2022
Tenant	Peach Lab
Guaranty	Personal
Lease Type	NNN
Landlord Responsibilities	Capital Expenditures
Lease Term Remaining	3 Years
Increases	4% Annual Increases
Options	1 (5-Year)
Rent Commencement	August 1, 2023
Lease Expiration	October 31, 2028



Tenant Name	Square Feet	LEASE TERM				RENTAL RATES		
		Lease Start	Lease End	Begin	Increase	Monthly	Annually	Options
Peach Lab	2,584	8/1/2023	10/31/2028	Aug. 2025	-	\$9,540	\$114,477	1 (5-Year)
				Aug. 2026	4%	\$9,921	\$119,056	
				Aug. 2027	4%	\$10,318	\$123,818	

*Tenant makes a monthly CAM payment as additional rent to the Landlord

3+ Years Remaining | 4% Annual Increases | 1 (5-Year) Extension | Personal Guaranty From Operator | Growing Business

- 3+ years remain on an original 5-year lease
- There are 4% annual rent increases during this lease term with a 1 (5-year) option to extend
- The lease is personally guaranteed by the tenant
- Peach Lab Tampa is a fitness concept focusing on innovative workouts with a more personalized feel
- Peach Lab has four locations in Michigan, one in Florida, and one in South Carolina
- The list of members at this location is growing and the tenant has added more classes as a result

Dense Demographics In 5-mile Trade Area | Six-Figure Incomes

- More than 250,000 residents and 232,000 employees support the trade area
- \$161,394 average household income within a 1-mile radius

Prime Real Estate Opportunity | Minutes From Downtown | Surrounding Retailers | Main Retail and Commuter Thoroughfare

- This is a prime opportunity to own real estate in South Tampa
- Located on Kennedy Blvd, which runs West off the Veterans Expressway and continues East into Downtown Tampa
- Kennedy Blvd is a primary commuter and retail thoroughfare serving the city of Tampa
- Ideally located 2.5 miles from Downtown Tampa
- This corner parcel benefits from full access along Kennedy Blvd

NNN Lease | Fee Simple Ownership | No State Income Tax | Limited Landlord Responsibilities

- Tenant pays for CAM, taxes, insurance and maintains most aspects of the premises
- Landlord is responsible for capital expenditures but gets reimbursed for 100% of the other CAM expenses by the tenant via additional rent
- Ideal, low-management investment

BRAND PROFILE



PEACH LAB

peachlabmi.com

Company Type: Private

Locations: 6+

Peach Lab is a fitness studio franchise specializing in glute-focused workouts, offering a specific training method, strong community support, and franchise opportunities. Their primary focus is health & fitness, but along with that, they've crafted an immersive workout environment that's beautiful, cheeky, and just plain fun. It also refers to a research lab, PEACH Lab, focused on the psychology of eating and consumer health. This research lab investigates factors influencing food choices, aiming to inform policies and interventions for healthy eating and disease prevention. Peach Lab has multiple locations, including studios focused on fitness and a research lab focused on nutrition. The fitness studios are located in Birmingham, Ann Arbor, and Tampa, with new locations opening in Grand Rapids and Rochester. The PEACH Lab research lab is located in Boston.

Source: peachlabmi.com/about

PROPERTY OVERVIEW



LOCATION



Tampa, Florida
Hillsborough County
Tampa-St. Petersburg-Clearwater MSA

ACCESS



N. Glen Avenue: 1 Access Point

TRAFFIC COUNTS



W. Kennedy Boulevard: 27,500 VPD
State Highway 93/Interstate 275: 210,000 VPD

IMPROVEMENTS



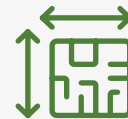
There is approximately 2,584 SF of existing building area

PARKING



There are approximately 15 parking spaces on the owned parcel.

PARCEL



Parcel Number: A22291830A000031000240
Acres: 0.12
Square Feet: 5,148

CONSTRUCTION



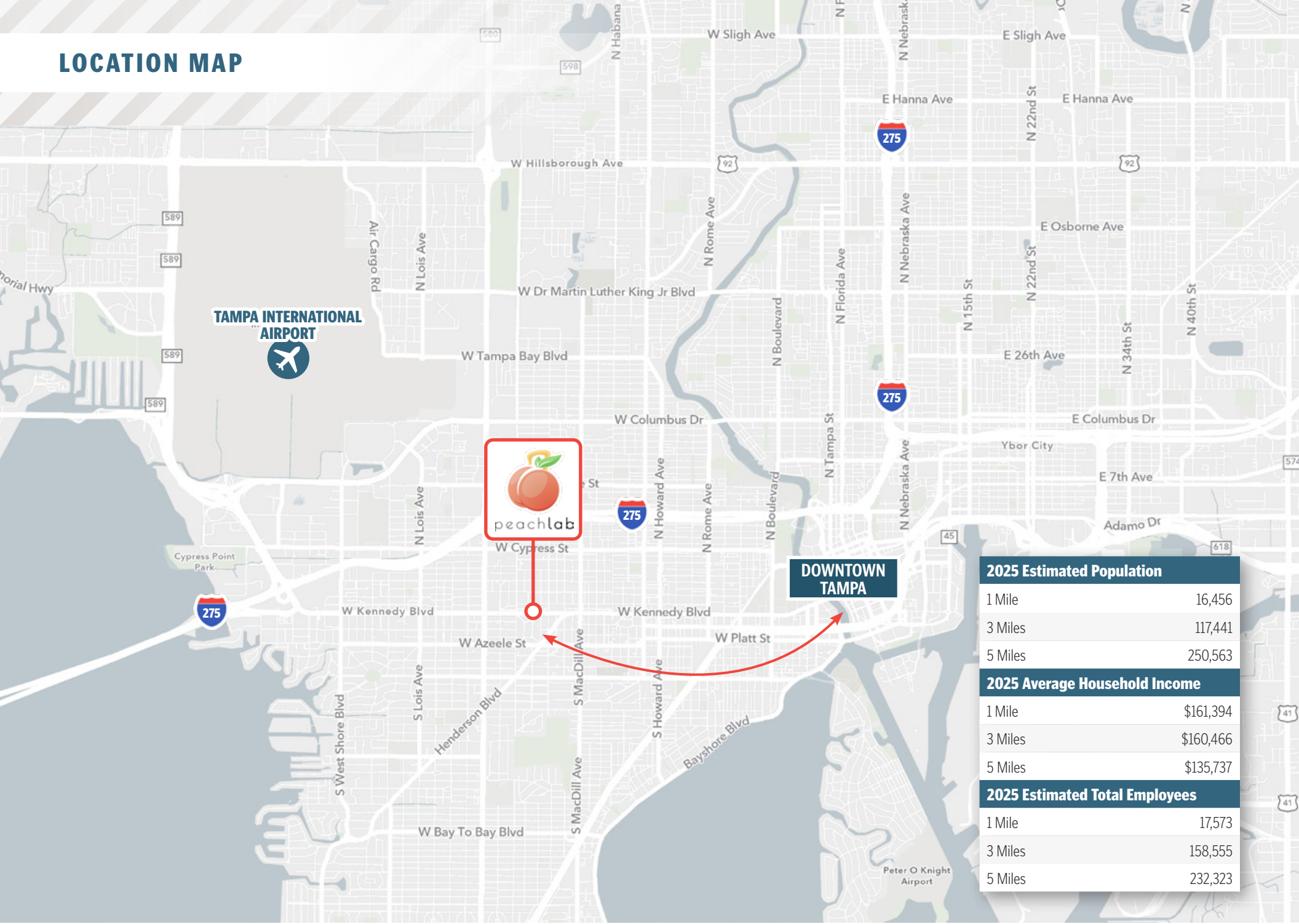
Year Built: 1968
Year Renovated: 2008 / 2022

ZONING



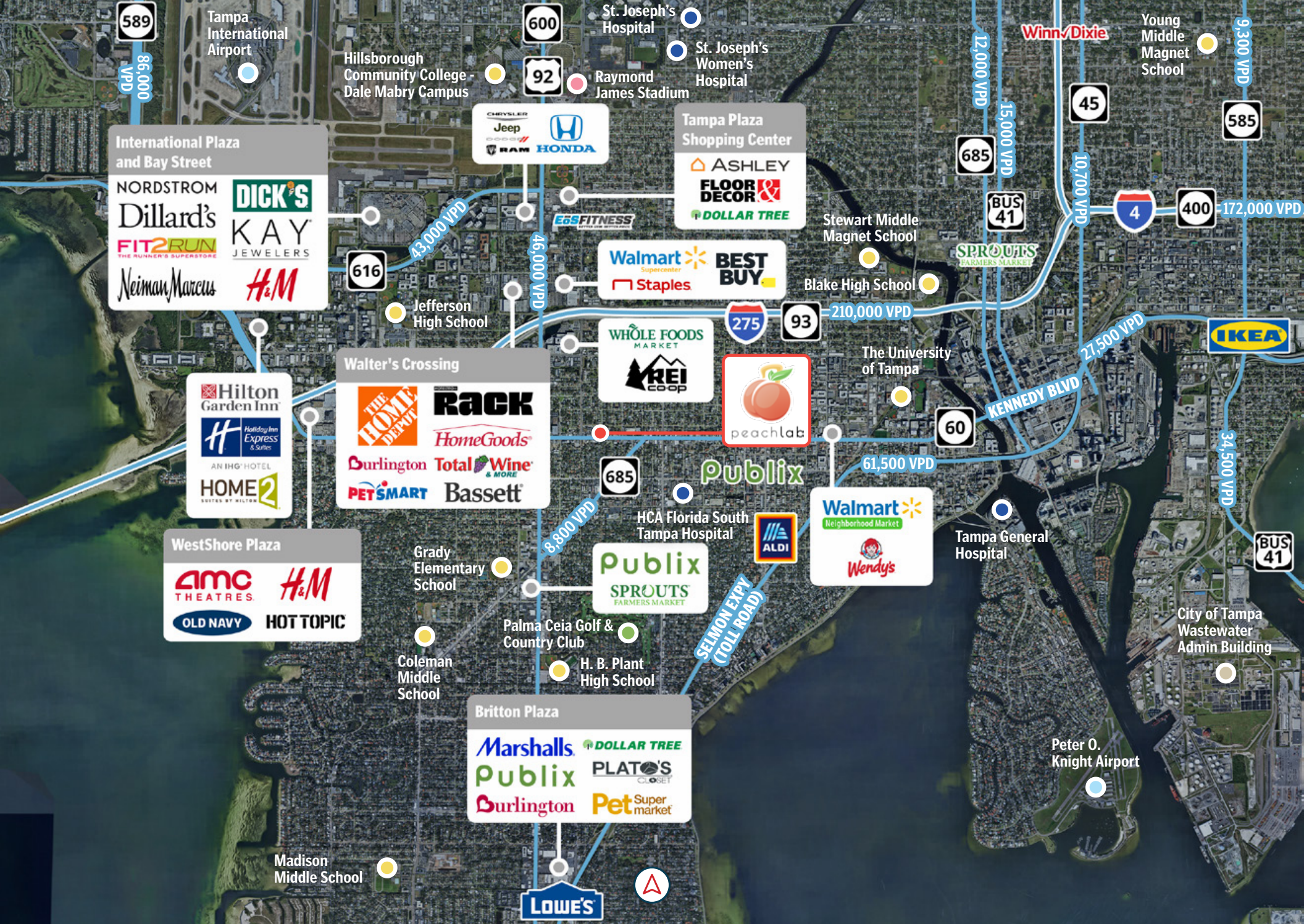
Commercial

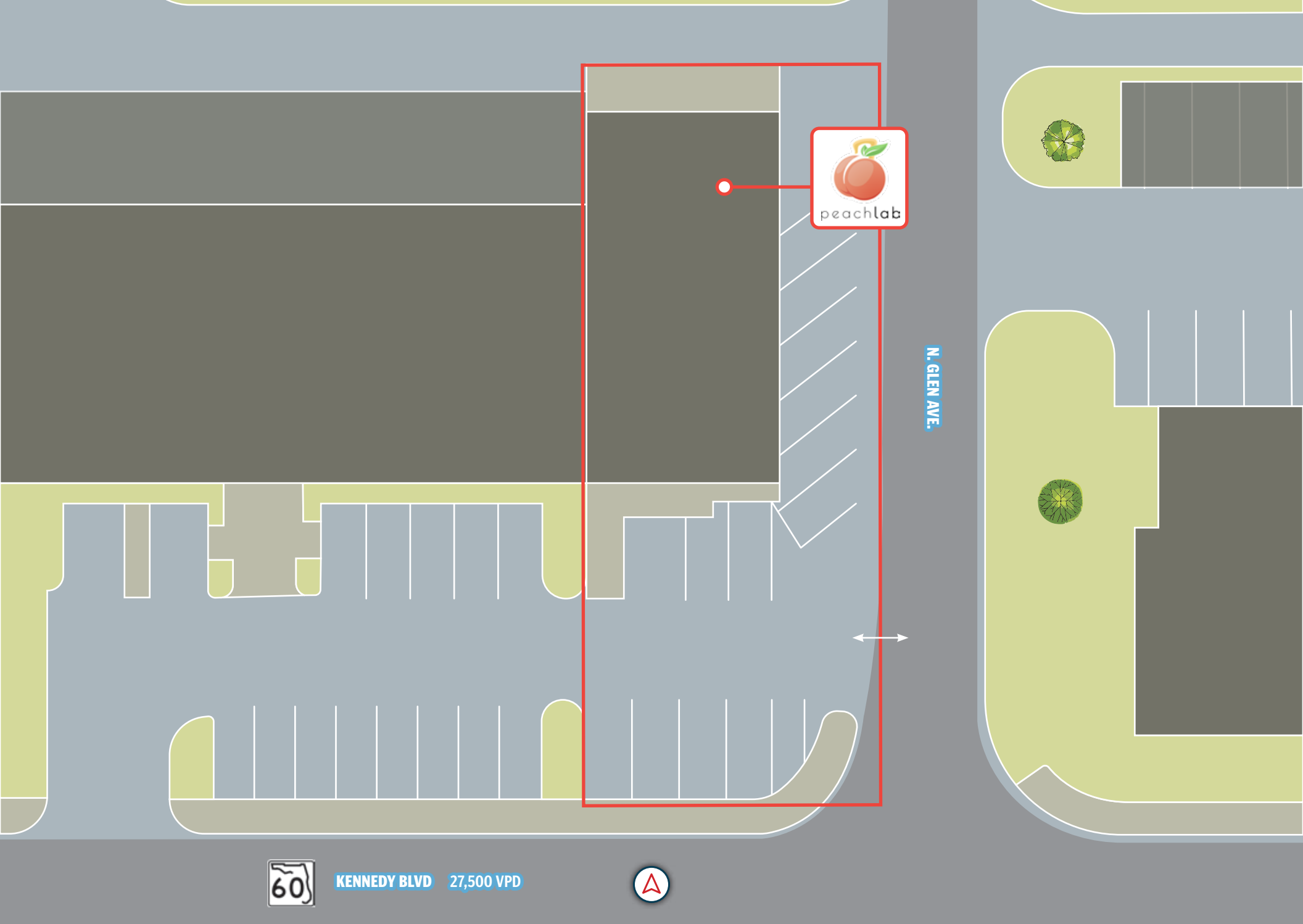
LOCATION MAP



2025 Estimated Population	
1 Mile	16,456
3 Miles	117,441
5 Miles	250,563
2025 Average Household Income	
1 Mile	\$161,394
3 Miles	\$160,466
5 Miles	\$135,737
2025 Estimated Total Employees	
1 Mile	17,573
3 Miles	158,555
5 Miles	232,323







AREA OVERVIEW



	1 Mile	3 Miles	5 Miles
Population			
2025 Estimated Population	16,456	117,441	250,563
2030 Projected Population	17,099	126,343	269,284
2025 Median Age	39.1	37.8	38.4
Households & Growth			
2025 Estimated Households	7,309	52,542	111,929
2030 Projected Households	7,586	57,320	121,817
Income			
2025 Estimated Average Household Income	\$161,394	\$160,466	\$135,737
2025 Estimated Median Household Income	\$101,610	\$97,661	\$83,309
Businesses & Employees			
2025 Estimated Total Businesses	2,091	13,808	21,141
2025 Estimated Total Employees	17,573	158,555	232,323



TAMPA, FLORIDA

The City of Tampa is the largest city in Hillsborough County, and is the third most populous city in Florida. It is located on the west coast of Florida, approximately 200 miles northwest of Miami, 180 southwest of Jacksonville, and 20 miles northeast of St. Petersburg. The City of Tampa is the 3rd largest city in Florida with a population of 408,440 as of 2024.

The City of Tampa is a diverse city with a diverse economy comprised of a well-established and growing business community that represents retail industrial and emerging technologies. Major features of the economy include the Port of Tampa Bay, Tampa International Airport, the central business district, several professional sports teams, institutions of higher learning, museums and other cultural facilities.

The Tampa Bay Area (including Tampa, St. Petersburg and Clearwater) continues to be the home to a diverse set of industries and employers. The Tampa Bay area is home to large company headquarters such as Publix, Raymond James Financial, Jabil, TECO

Energy, Sykes Enterprises and Tech Data. The City of Tampa is home to MacDill Air Force Base (AFB) employing approximately 14,500 military and civilian personnel.

Tampa is served by three airports (one in Tampa, two in the metro area) that provide significant scheduled passenger air service: Tampa International Airport, St. Petersburg-Clearwater International Airport, Sarasota-Bradenton International Airport. The Port of Tampa is the largest port in Florida in throughput tonnage, making it one of the busiest commercial ports in North America. Petroleum and phosphate are the lead commodities, accounting for two-thirds of the 37 million tons of total bulk and general cargo handled by the port in 2009. The port is also home to Foreign Trade Zone #79, which assists companies in Tampa Bay and along the I-4 Corridor in importing, exporting, manufacturing, and distribution activities as part of the United States foreign trade zone program.



#4 TAMPA-ST. PETERSBURG

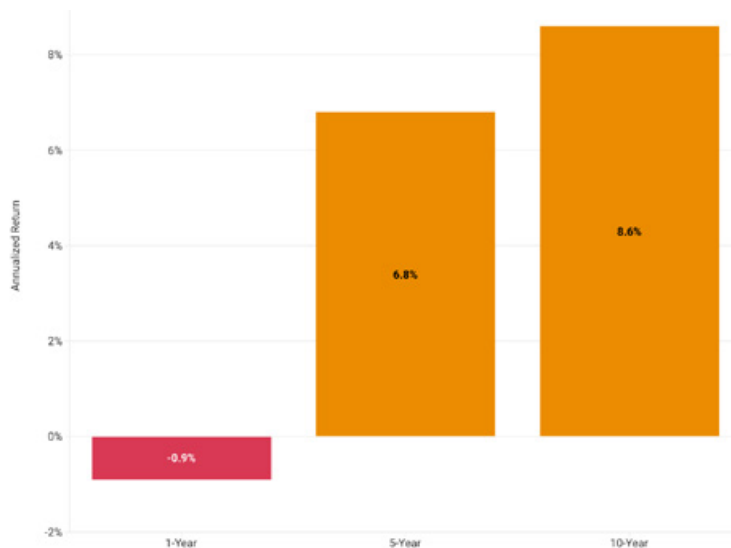
Though Tampa-St. Petersburg might fly under the radar compared to its neighbors—the colorful Miami and heavily touristed Orlando—the metro area is no slouch amid Florida’s formidable peers. Tampa’s sunny climate, year-round sports, no state income tax, and booming economy have created a longtime draw for workers and retirees alike, leading Money magazine to name Tampa the ninth best place to live in the United States in 2022. The metro area has proven a good place for real estate investment capital to live as well, with 10-year annualized total returns of 8.6 percent in NCREIF’s NPI. Tampa moved up 14 spots in Emerging Trends’ U.S. Markets to Watch over the past year, the most improved ranking among Florida’s major metro areas (and tied for highest upward movement in the state with Deltona/Daytona Beach and Gainesville); Tampa is also the first U.S. Market to Watch for homebuilding prospects.



Tampa moved up 14 spots in *Emerging Trends’* U.S. Markets to Watch over the past year.

TAMPA-ST. PETERSBURG TRAILING TOTAL RETURNS ANNUALIZED AS OF 2025 Q2

Source: NCREIF NPI Database, accessed 2025 Q3



Tampa models an enviable economy with strong growth, high-paying job drivers, and economic diversity. The MSA’s population grew 1.5 percent per year from 2013 to 2023, approximately 2.5 times the national pace. Similarly, Tampa’s job growth has nearly doubled the national pace over the 10 years ending August 2025. The metro area is driven by white-collar jobs, particularly in the financial services sector. The share of private office-using jobs is 39 percent higher in Tampa than in the United States overall, while financial services jobs’ share is 59 percent higher here. There are four noteworthy finance and insurance companies with over 5,000 jobs in the metro area. But despite this notably outsized industry cluster, Moody’s Analytics gives the area an industrial diversity score of 0.83 (U.S. = 1.0), which ranks fourth most diverse among the 390 ranked MSAs.

Housing affordability is perhaps Tampa’s greatest headwind, as Moody’s data on the cost of living puts Tampa’s relative costs at 111 percent of the national average. Homeowner’s insurance expense now ranks among the 10 highest

nationally. Rising costs might slow in-migration from the 50,000 to 70,000 the metro area saw each year from 2021 to 2023, which calculated to a top 10 rate per capita for metro areas with more than 1 million residents. Some relief will come from lower interest rates, while Tampa home prices have moderated a bit since their January 2025 peak. But with house prices up 66 percent in the four years ending July 2025, much of Tampa’s previous housing affordability has eroded, with little hope of returning in the near term. On the bright side, costs of doing business remain below national averages (95 percent of the national rate, per Moody’s), with costs considerably lower than U.S. averages for energy, state, and local taxes, and office rent.

Despite these outlined risks, local economic growth is expected to be conducive to outsized real estate returns. Continued in-migration, an attractive business climate, and job growth forecast at 2.3 times the nation’s five-year forecast set the stage for continued demand for Tampa real estate.

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TEAM
MEMBERS

25+

OFFICES

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TRANSACTION
VALUE

company-wide
in 2024

600+

CAPITAL MARKETS
PROPERTIES

SOLD
in 2024

\$2.5B+

CAPITAL MARKETS
TRANSACTION

VALUE
in 2024

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