



FranklinStreet

Offering Memorandum



1108 W KENNEDY BLVD

Tampa, FL 33606

3,213 SF - .19 acres

Concrete Block & New Roof

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CONFIDENTIALITY AGREEMENT

This is a confidential Proposal intended solely for your limited use and benefit in determining whether you desire to express further interest into the acquisition of the Subject Property.

This Proposal contains selected information pertaining to the Property and does not purport to be a representation of state of affairs of the Owner or the Property, to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition, and other factors beyond the control of the Owner or Franklin Street Real Estate Services, LLC. Therefore, all projections, assumptions, and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to all interested and qualified prospective purchasers. Neither the Owner or Franklin Street Real Estate Services, LLC, nor any of their respective directors, officers, affiliates or representatives are making any representation or warranty, expressed or implied, as to the accuracy or completeness of this Proposal or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Proposal or use of its contents; and you are to rely solely on your own investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Proposal. The Owner shall have no legal commitment or obligation to any entity reviewing this Proposal or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered, and approved by the Owner and any obligations therein have been satisfied or waived.

By receipt of the Proposal, you agree that this Proposal and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Proposal or any of its contents to any other entity without the prior written authorization of the Owner or the Franklin Street Real Estate Services, LLC.

Furthermore, you agree not to use this Proposal or any of its contents in a manner detrimental to the interest of the Owner or Franklin Street Real Estate Services, LLC. In this Proposal, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are so advised and expected to review all such summaries and other documents of whatever nature independently and not to rely on the contents of this Proposal in any manner.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR FRANKLIN STREET REAL ESTATE SERVICES, LLC AGENT FOR MORE DETAILS.

Disclaimer: The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Franklin Street has not verified, and will not verify, any of the information contained herein. All potential buyers must take appropriate measures to verify all of the information set through the due diligence period.

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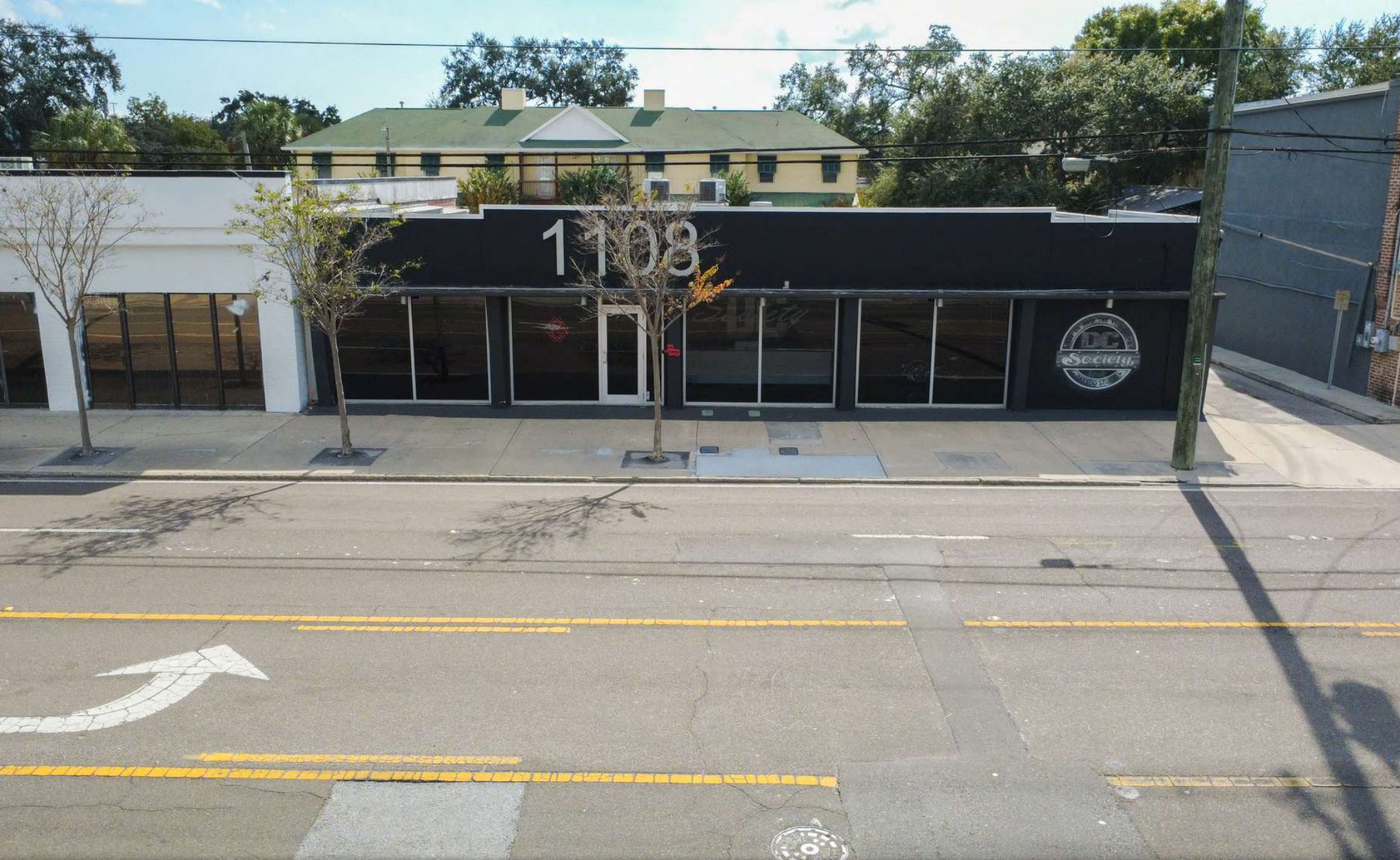
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PROPERTY INFORMATION

1108 W Kennedy Blvd | Tampa, FL



FranklinStreet
OFFERING MEMORANDUM

1108 W KENNEDY BLVD

Tampa, FL 33606

3,213 SF - .19 AC

Concrete Block & New Roof

Price:	\$1,950,000
Pro Forma NOI:	\$128,520
Pro Forma Cap Rate:	6.6%
Current NOI:	\$78,535
Price Per SF:	\$606.91



OFFER SUMMARY

Investment Highlights

- **Short Term lease** with less than 18 months remaining provides flexibility for a new owner and the opportunity to self occupy the space or significantly increase the rent starting in April 2027 - Expected NOI growth of \$50k in less than 18 months
- **Currently 100% occupied** by a single tenant, DC Society Ink, which is local tattoo shop owned by a strong local operator, with personal guarantees on the lease (www.tattooshoptampafl.com)
- **Excellent Demographics** including a 5-mile population of 192,421 people and an AHHI of \$142,475.
- **High barrier to entry** in one of Tampa Bay's most dense submarkets
- **50 Feet of frontage** along Kennedy Blvd, connecting Tampa's CBD, University of Tampa's campus, & the Westshore Business District to some of South Tampa's most affluent neighborhoods
- **In close proximity** to Downtown Tampa, Harbour Island, Davis Island, Tampa General Hospital, Hyde Park, University of Tampa, Palma Ceia, and Midtown Tampa
- **High density residential area** that is home to college students, young professionals and families, creating a large pool of potential consumers and employees
- **Nearby Retailers** include Publix, Sprouts, Fresh Market, LA Fitness, Walmart, Home Goods, Petsmart, Nordstrom Rack, Home Depot and Target.
- **Florida has no state income tax**

PROPERTY DETAILS

INVESTMENT DETAIL

Year Built:	1950
Rentable Area:	3,213 RSF
Occupancy	100%
County	Hillsborough

CONSTRUCTION DETAIL

Roof	Replaced 2017
Structure	Concrete Block

SITE DETAIL

Parcel ID	A-23-29-18-4SU-000006-00013.1
Lot Size	0.19 Acres
Zoning	CG
Parking Spaces	14 MoL (4.4 Spaces per 1,000 RSF)



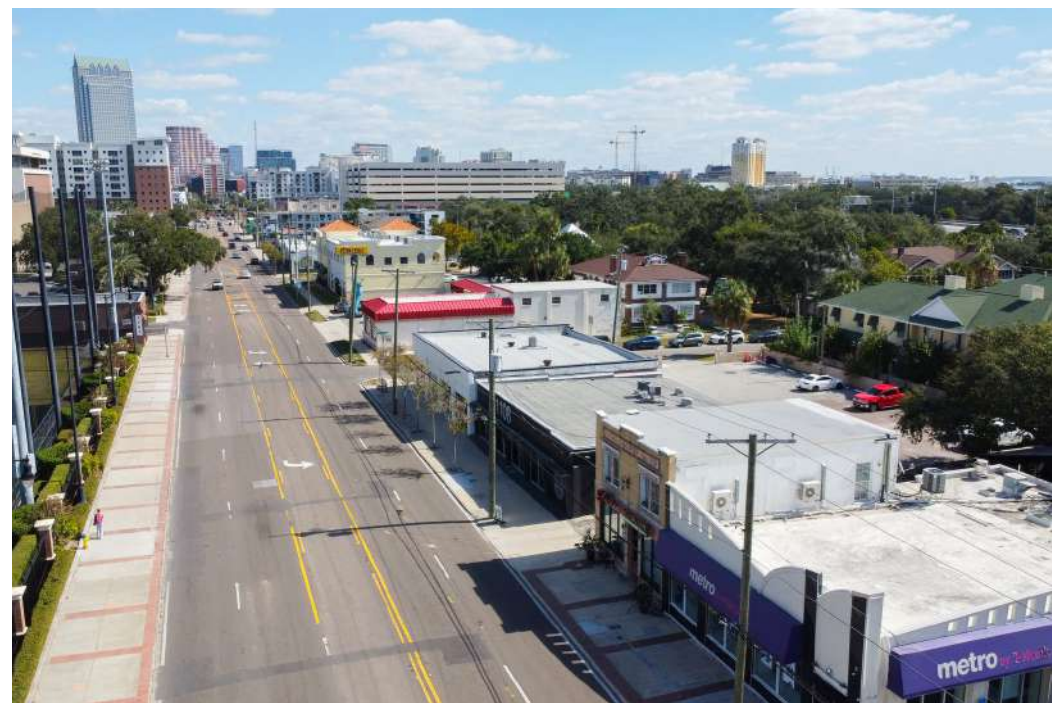
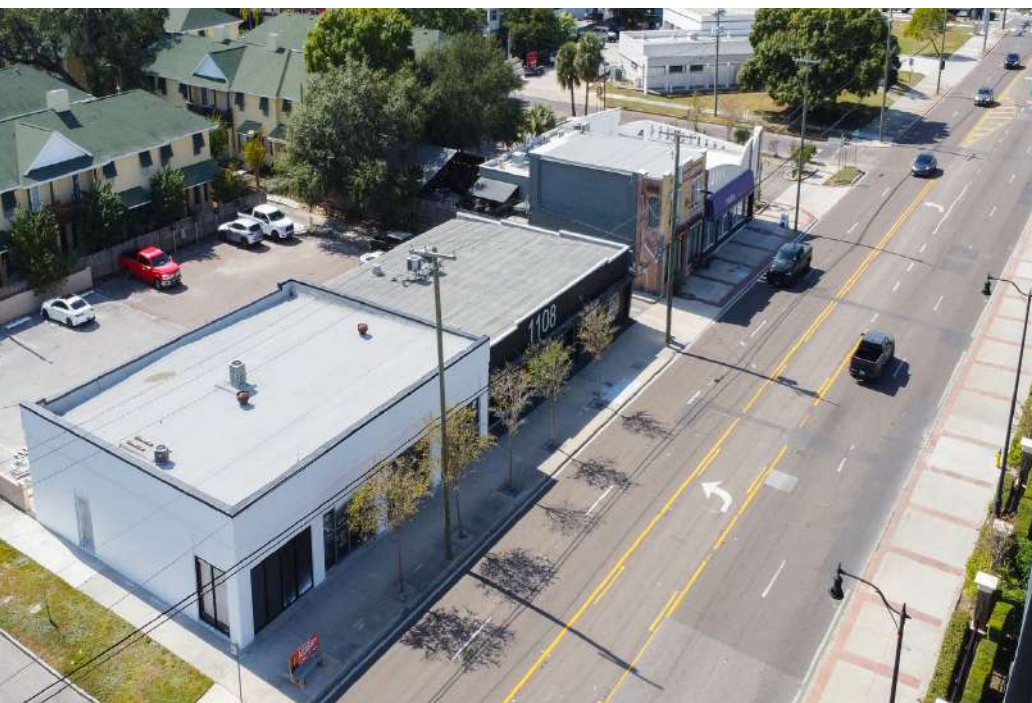
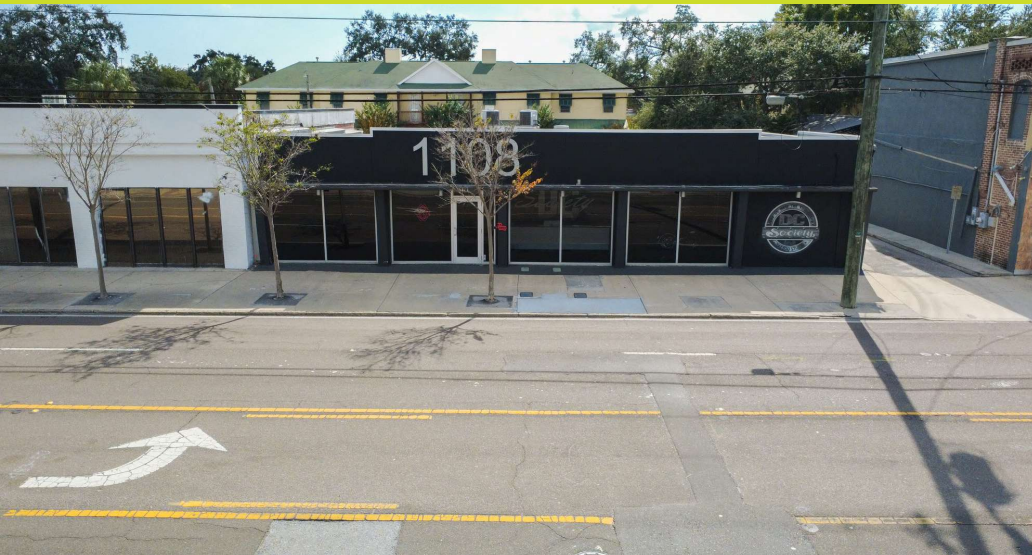
Property Description

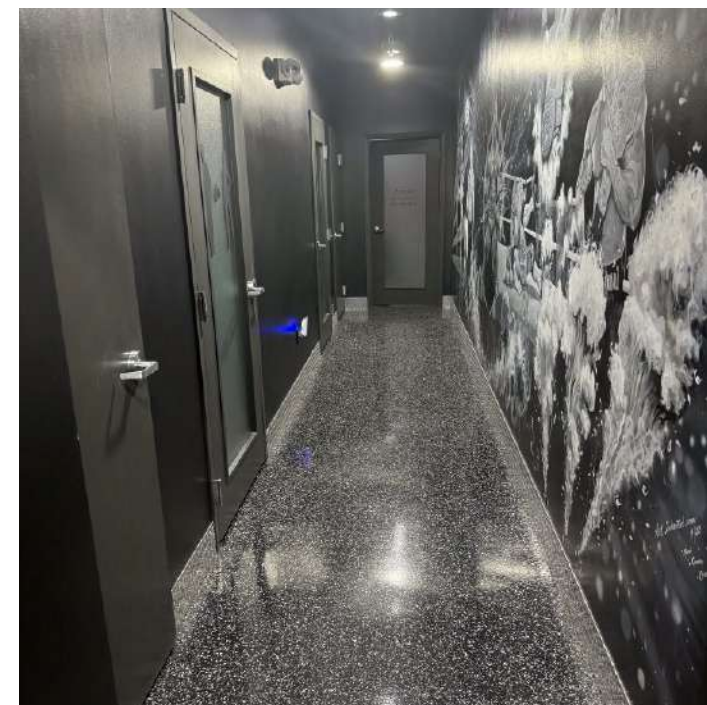
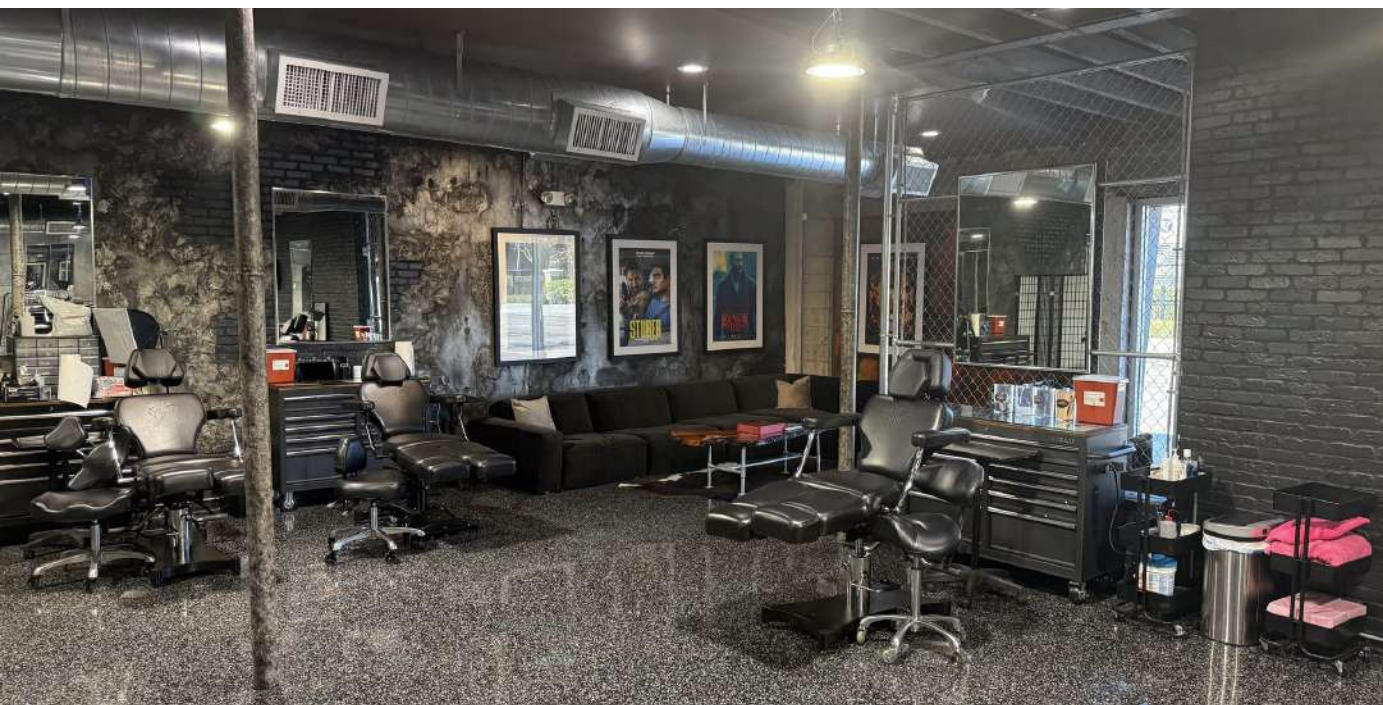
Franklin Street is pleased to present this Offering Memorandum for the property at 1108 W Kennedy Blvd, a 0.19-acre site and 3,213 SF building occupied by DC Society Ink. Located on one of the main thoroughfares in Tampa, Kennedy Blvd (35,000 VPD) boasts a large array of national and local tenants offering a diverse tenant mix and strong synergy in the area. The Property is fully occupied by DC Society Ink which has less than 1.5 years remaining on a 5 year gross lease. The next property owner will benefit from the currently below market rents in a highly desirable trade area, and the "gross rent" format of the current lease. The next owner will have an excellent opportunity to either open their own business within the building, or adjust the rent higher to be in line with other comparable buildings in the market and switch to a triple net lease, which ultimately will provide a much higher NOI to the new owner. The property is located directly across from the University of Tampa's campus and borders several of Tampa's most desirable neighborhoods that boast some of the wealthiest zip codes in the area, with some of the strongest demographics in Tampa Bay.

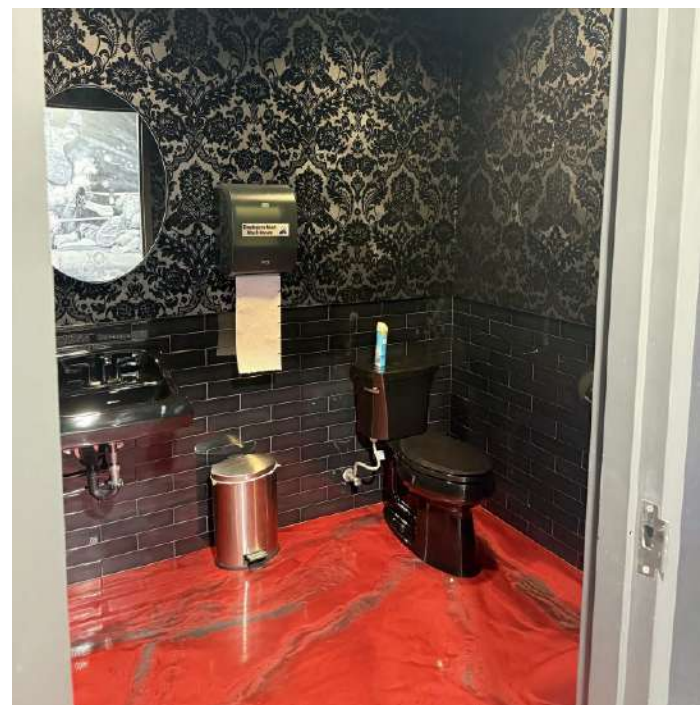
PARCEL VIEW

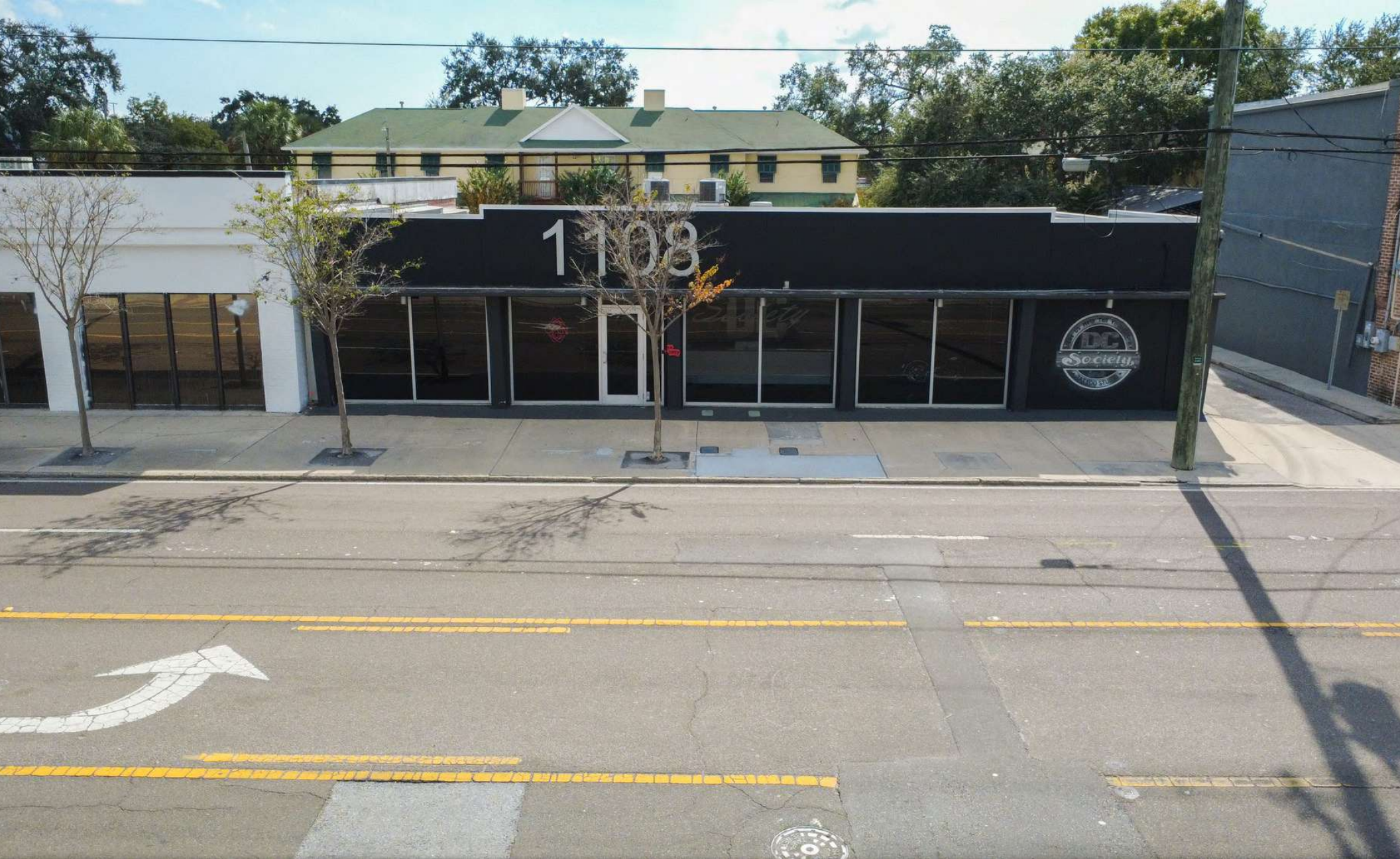


PROPERTY PHOTOS









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FINANCIAL ANALYSIS

1108 W Kennedy Blvd | Tampa, FL



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OFFERING MEMORANDUM

INCOME & EXPENSE ANALYSIS

Price: \$1,950,000

Pro Forma Cap Rate: 6.60%

Pro Forma NOI: \$128,520

Leasable Area: 3,213 RSF

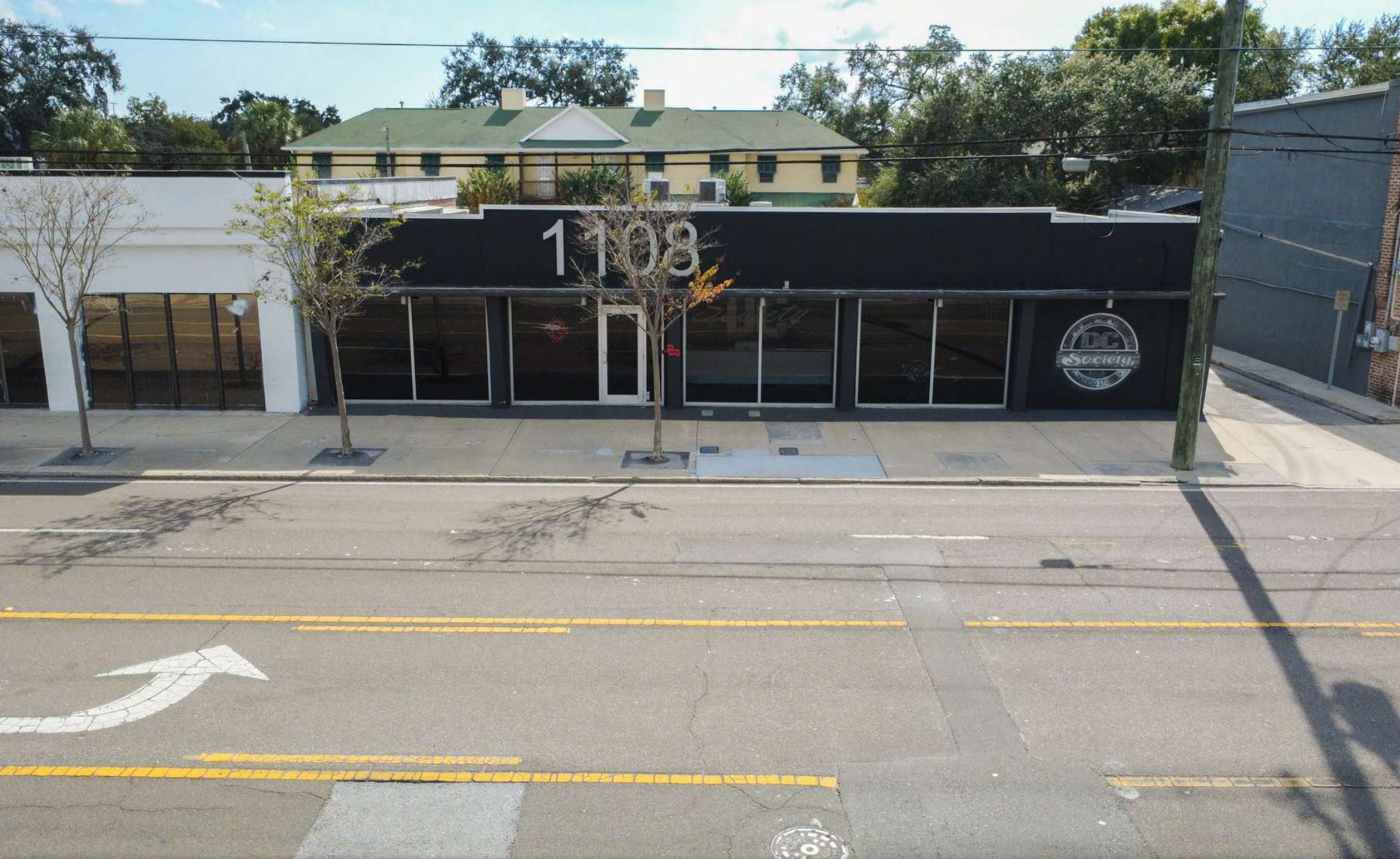
Year Built: 1950

Occupancy: 100.00%

	PRO FORMA 3/1/2027		2025 ACTUAL	
	TOTAL	PER SF	TOTAL	PER SF
INCOME				
Base Rent	\$128,520	\$40.00	\$101,819	\$31.69
NNN Reimbursements	\$39,938	\$12.43	\$0	\$0.00
GROSS POTENTIAL INCOME	\$168,458	\$52.43	\$101,819	\$31.69
Vacancy	\$0	\$0.00	\$0	\$0.00
EFFECTIVE GROSS INCOME	\$168,458	\$52.43	\$101,819	\$31.69
EXPENSES	TOTAL	PER SF	TOTAL	PER SF
Real Estate Taxes	\$32,350	\$10.07	\$16,128	\$5.02
Insurance	\$4,338	\$1.35	\$4,016	\$1.25
Repairs & Maintenance	\$3,250	\$1.01	\$3,140	\$0.98
TOTAL EXPENSES	\$39,938	\$12.43	\$23,284	\$7.25
NET OPERATING INCOME (NOI)	\$128,520	\$40.00	\$78,535	\$24.44

Pro Forma Assumptions

- * New owner renews current tenant at \$40 + NNN in March 2027
- * Real Estate Taxes estimated based on purchase price of \$1.95m
- * Insurance estimated at \$1.35 psf



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MARKET OVERVIEW

1108 W Kennedy Blvd | Tampa, FL



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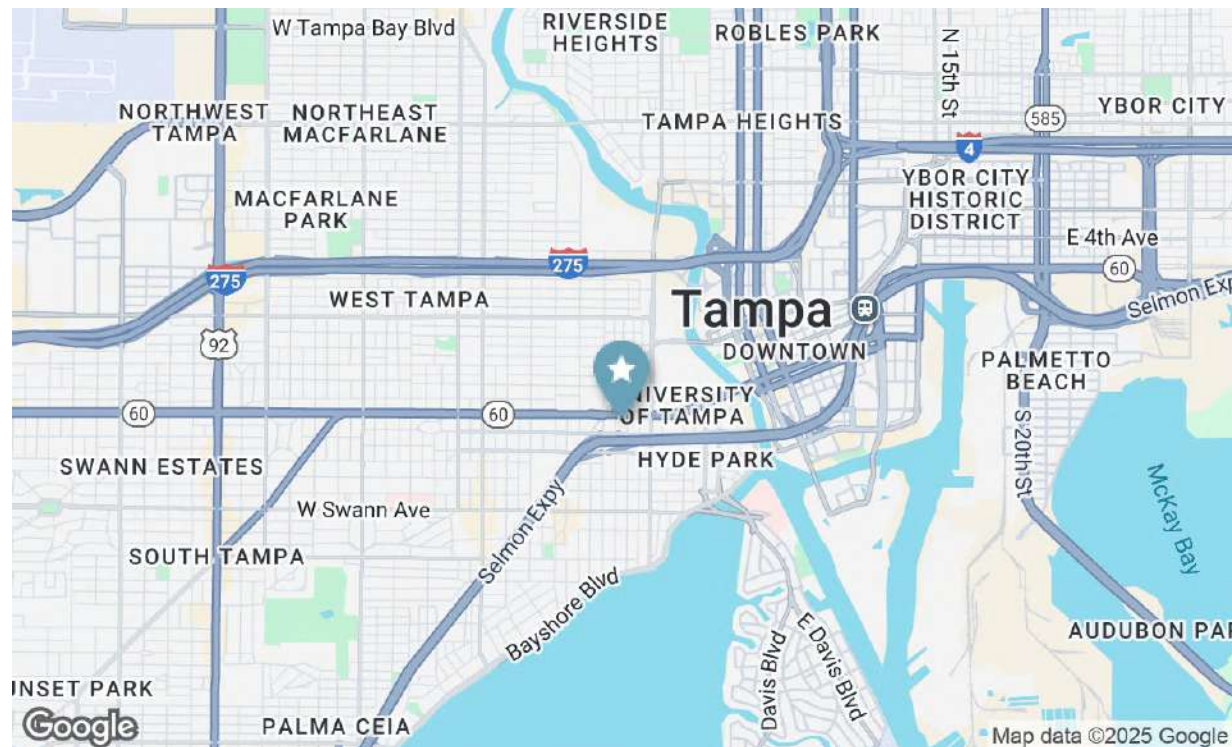
LOCATION OVERVIEW

ABOUT TAMPA

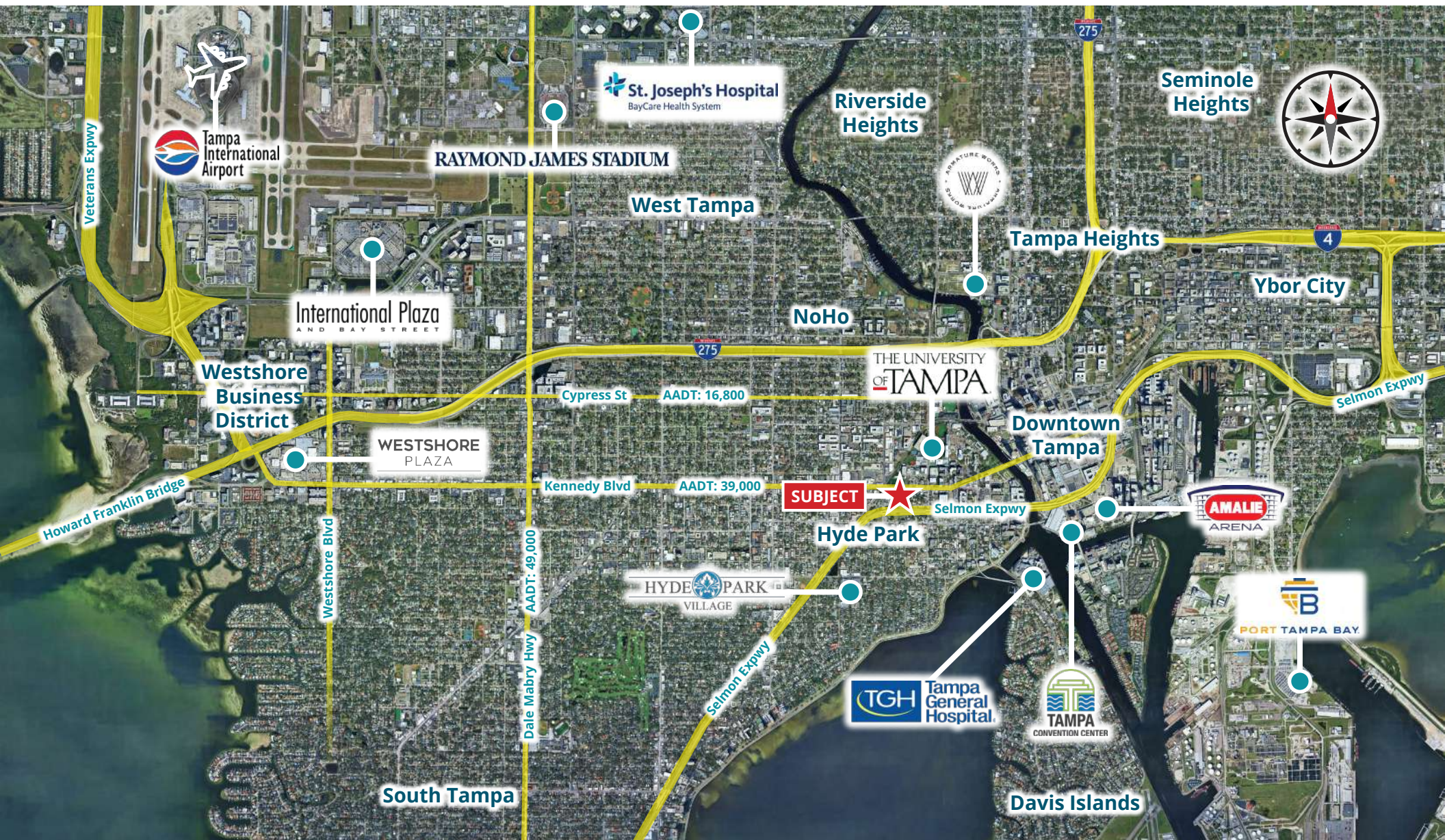
The property at 1108 W Kennedy Blvd, Tampa, FL 33609 is positioned in the heart of one of Tampa's most dynamic and desirable commercial corridors. Kennedy Boulevard is a major east-west thoroughfare that connects downtown Tampa to the Westshore Business District and Tampa International Airport, making this location ideal for businesses that depend on high visibility, strong vehicular traffic, and easy accessibility. The surrounding area boasts dense daytime and residential populations, with strong demographics and disposable income levels, particularly from nearby affluent neighborhoods like Palma Ceia, Beach Park, Hyde Park, and Parkland Estates.

The corridor is a blend of professional offices, medical uses, upscale retail, restaurants, and service-based businesses, creating a diverse and synergistic environment for tenants and consumers alike. Nearby national retailers, banks, and healthcare providers help drive consistent foot traffic and consumer activity. Additionally, the property benefits from its proximity to major infrastructure including Dale Mabry Highway (1 mile west) and I-275 (2 miles north), offering convenient regional access.

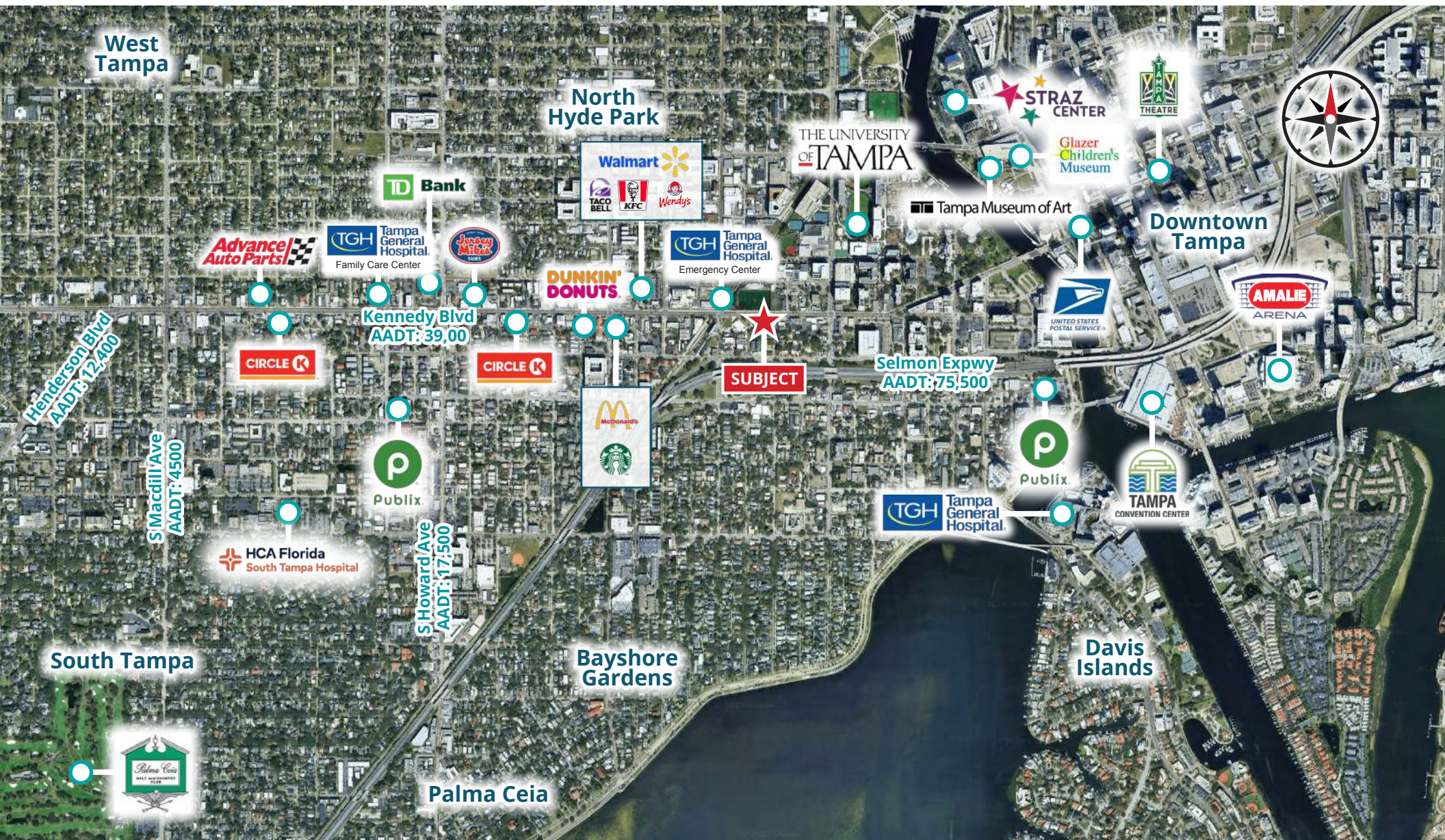
In recent years, the Kennedy corridor has experienced steady commercial growth, with several redevelopment projects, new construction, and infill development contributing to rising property values and demand. Just minutes away is Midtown Tampa, a \$1 billion mixed-use development featuring Class A office space, luxury residential units, national retailers, and hotels—further boosting the area's long-term growth potential. Altogether, the location offers a compelling mix of exposure, convenience, and market fundamentals that make it well-suited for a wide range of commercial uses.



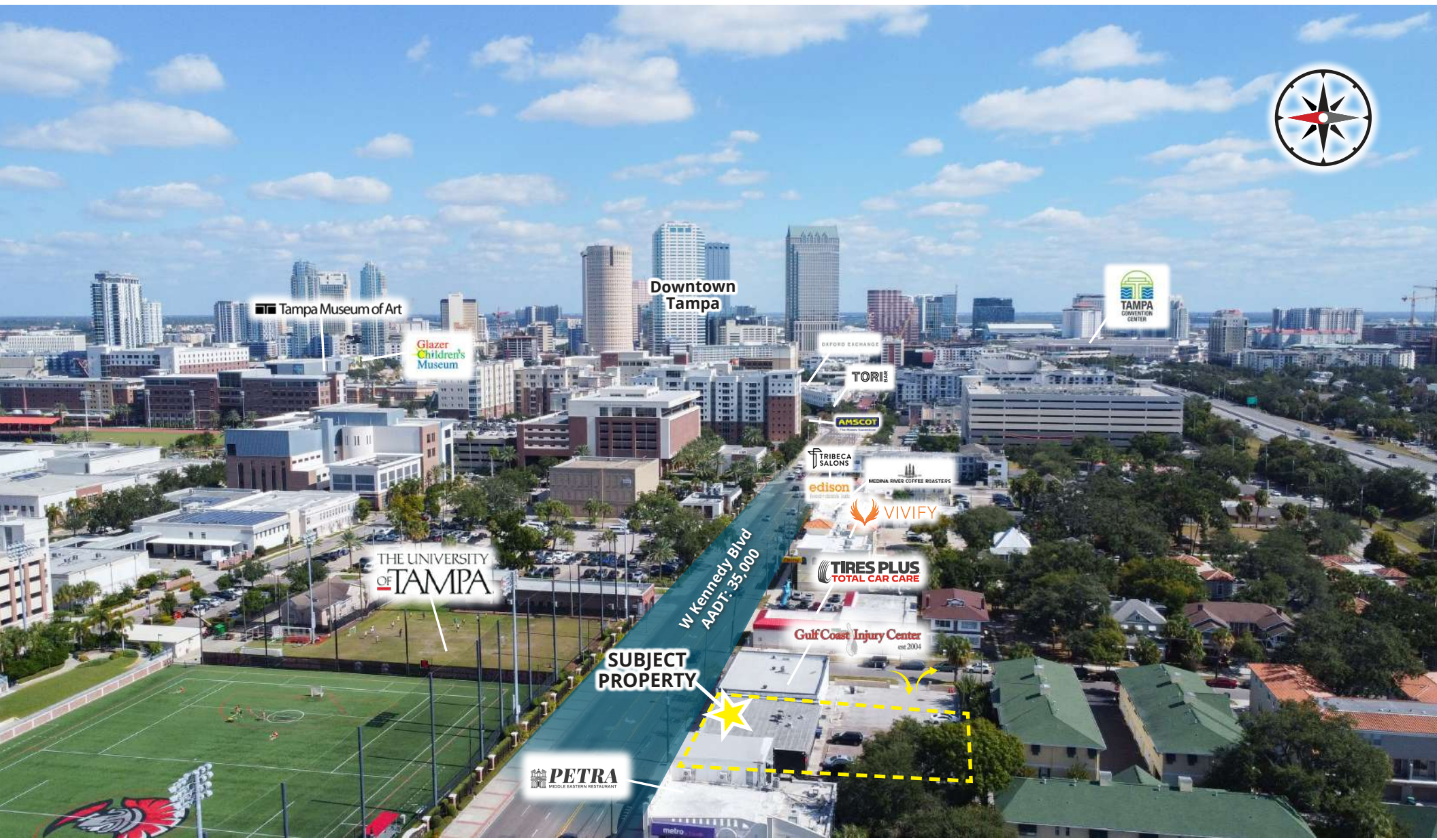
MARKET OVERVIEW



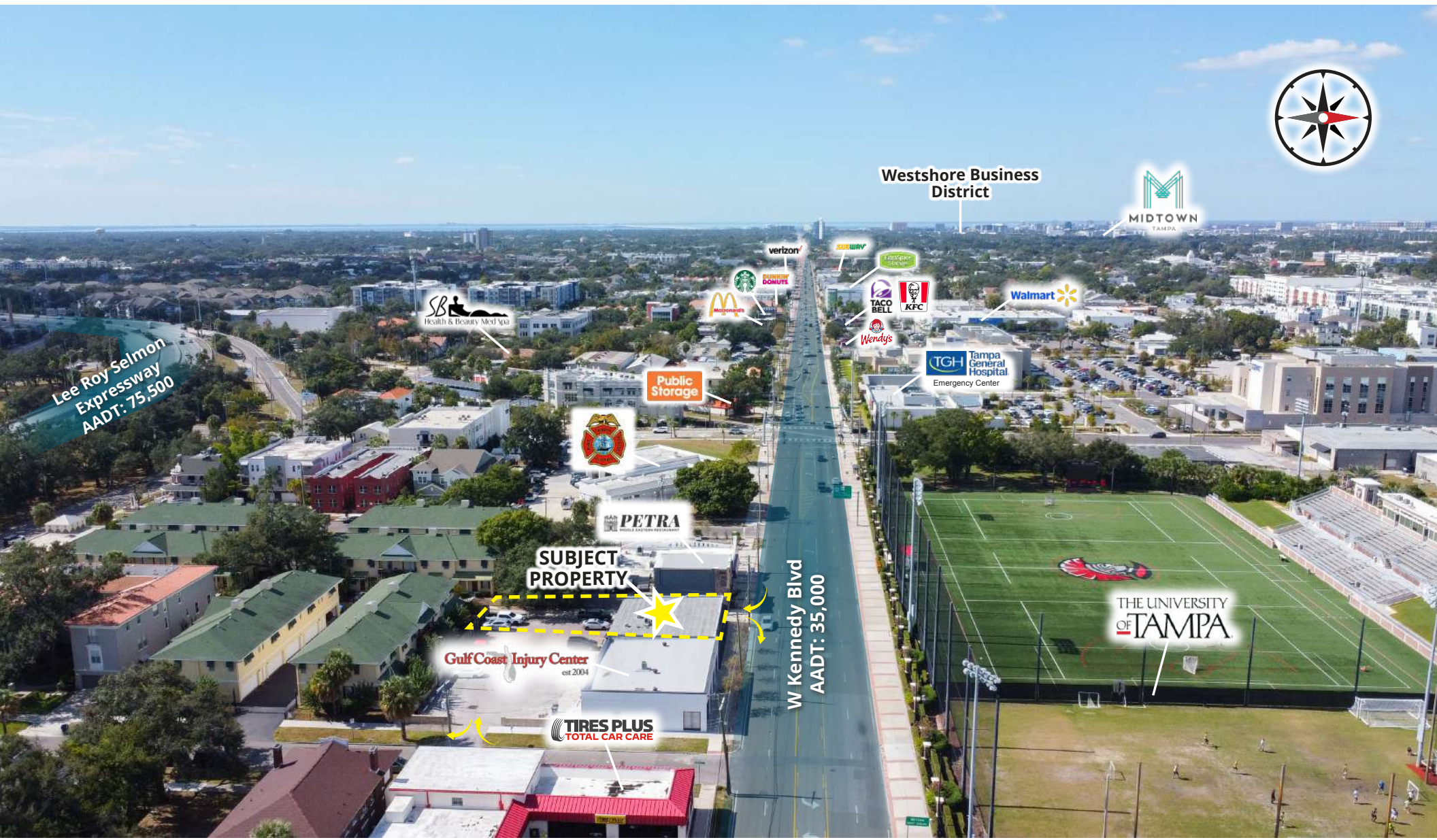
RETAILER OVERVIEW



EAST FACING AERIAL



WEST FACING AERIAL

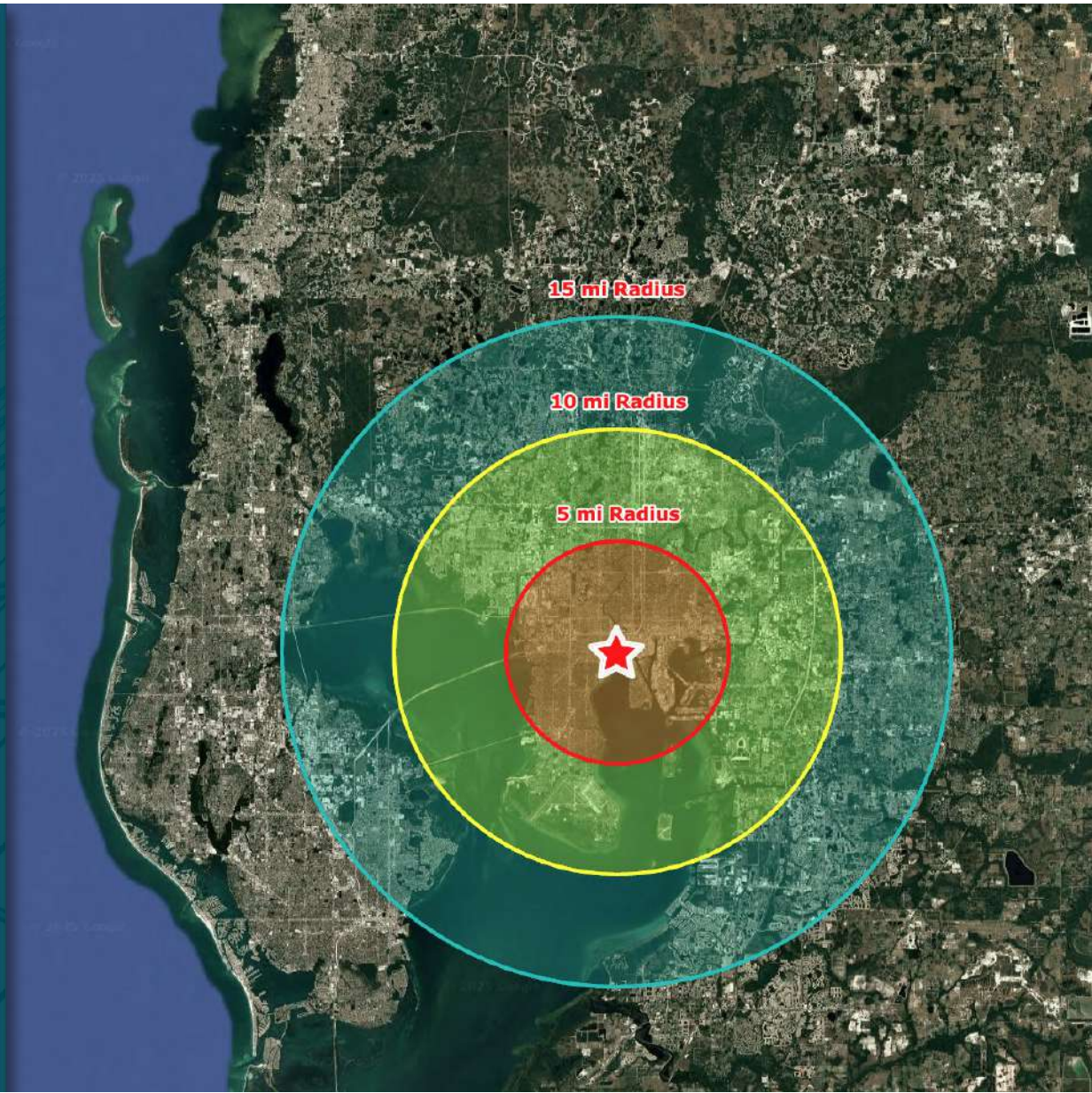


AREA OVERVIEW

DEMOGRAPHICS

	0.3 MILES	0.5 MILES	1 MILE
POPULATION			
Total population	1,384	9,355	24,966
Median age	28	31	35
Median age (Male)	29	31	35
Median age (Female)	28	31	35
HOUSEHOLDS & INCOME			
Total households	303	3,064	10,710
# of persons per HH	4.6	3.1	2.3
Average HH income	\$86,442	\$87,713	\$119,64
Average house value	\$431,421	\$468,434	\$569,77

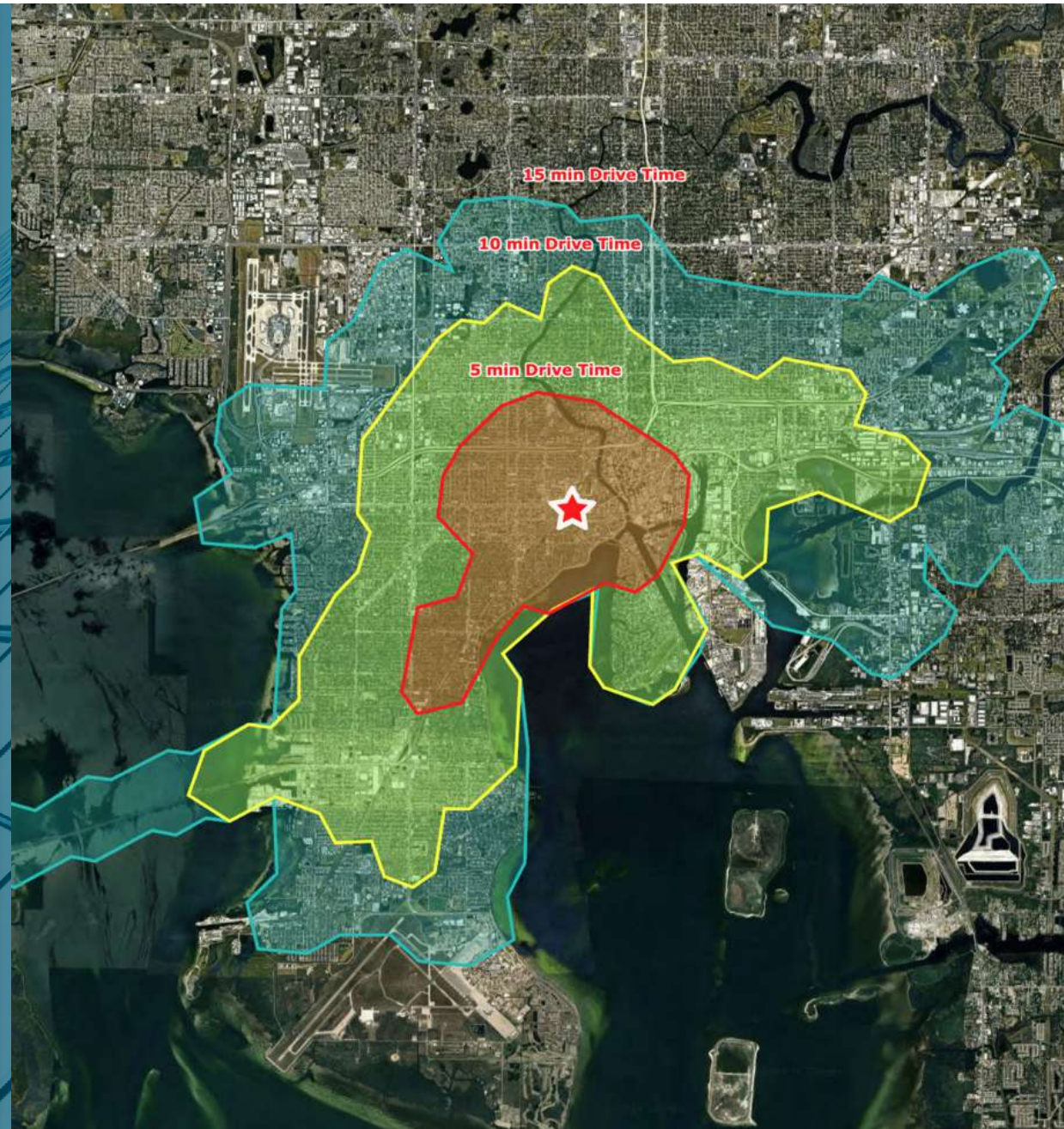
* Demographic data derived from 2020 ACS - US Census



DRIVE TIME DEMOGRAPHICS

DEMOGRAPHICS

	5 MIN	10 MIN	15 MIN
POPULATION			
Estimated Population (2025)	71,186	169,111	266,857
Projected Population (2030)	77,062	173,954	272,023
Census Population (2020)	55,854	148,802	237,316
HOUSEHOLDS			
Estimated Households (2025)	34,479	80,157	120,993
Projected Households (2030)	39,045	83,691	125,236
Census Households (2020)	26,749	67,754	103,030
HOUSEHOLD INCOMES			
Estimated Average Household Income (2025)	\$166,625	\$159,900	\$146,105
Estimated Median Household Income (2025)	\$105,067	\$103,033	\$96,158
Average Household Net Worth (2025)	\$1.21 M	\$1.24 M	\$1.12 M



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