



PROPERTY DESCRIPTION

Nestled on a 0.477-acre lot just west of Dale Mabry Highway, this premier property boasts 6,800 square feet of available space for lease. One of the suites, previously home to Harkinikken, offers 2,800 square feet of thoughtfully designed space, including offices, a meeting room, a reception area, and an open space suitable for retail space. Additionally, CC’S Bridal, occupying 4,000 square feet, is also on the market for lease. This space presents a unique opportunity for businesses looking to establish or expand their presence in a prime location occupying one side and collect premium rent on the other space.

PROPERTY HIGHLIGHTS

- Prime Location
- Parking ration 3.52/ 1,000
- 24 Parking spaces
- Signage
- Renovated Space
- General Commercial
-

AUSTIN PENNINGTON

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OFFERING SUMMARY

Sale Price:	\$3,299,000
Lease Rate:	\$37.00 SF/yr (NNN)
CAM :	\$9.02 SF
Number of Units:	2
Available SF:	2,800 SF & 4,000 SF
Lot Size:	20,981 SF
Building Size:	6,800 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,800	39,391	103,120
Total Population	13,211	91,940	234,494
Average HH Income	\$146,764	\$146,058	\$121,218

| RETAIL PROPERTY FOR SALE & LEASE

4212 W KENNEDY BLVD, TAMPA, FL 33609



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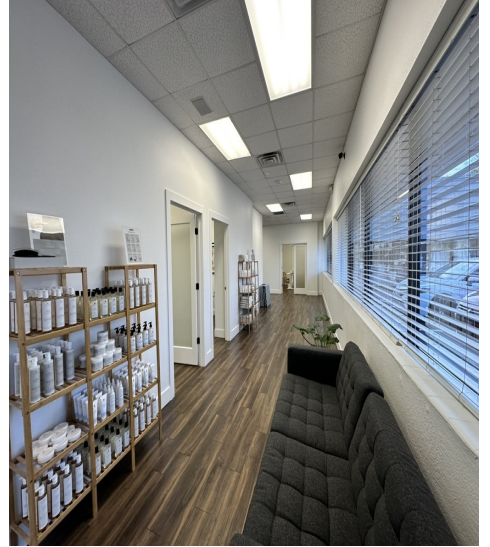
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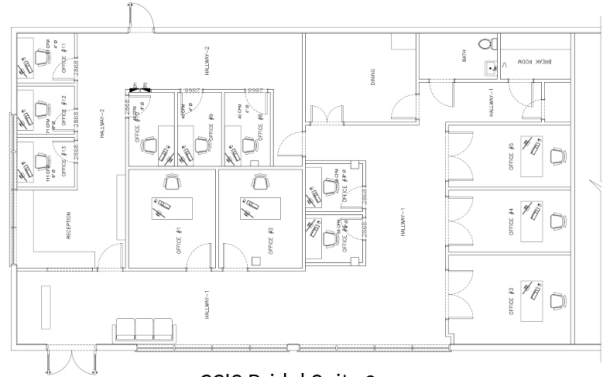
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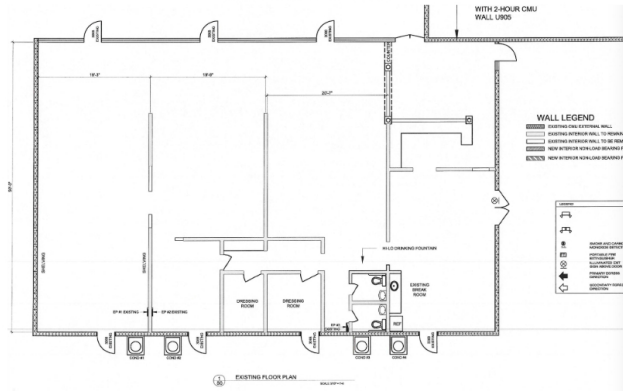
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Harklinikken Suite 1



CC'S Bridal Suite 2



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	60 to 120 months
Total Space:	2,800 - 4,000 SF	Lease Rate:	\$37.00 SF/yr

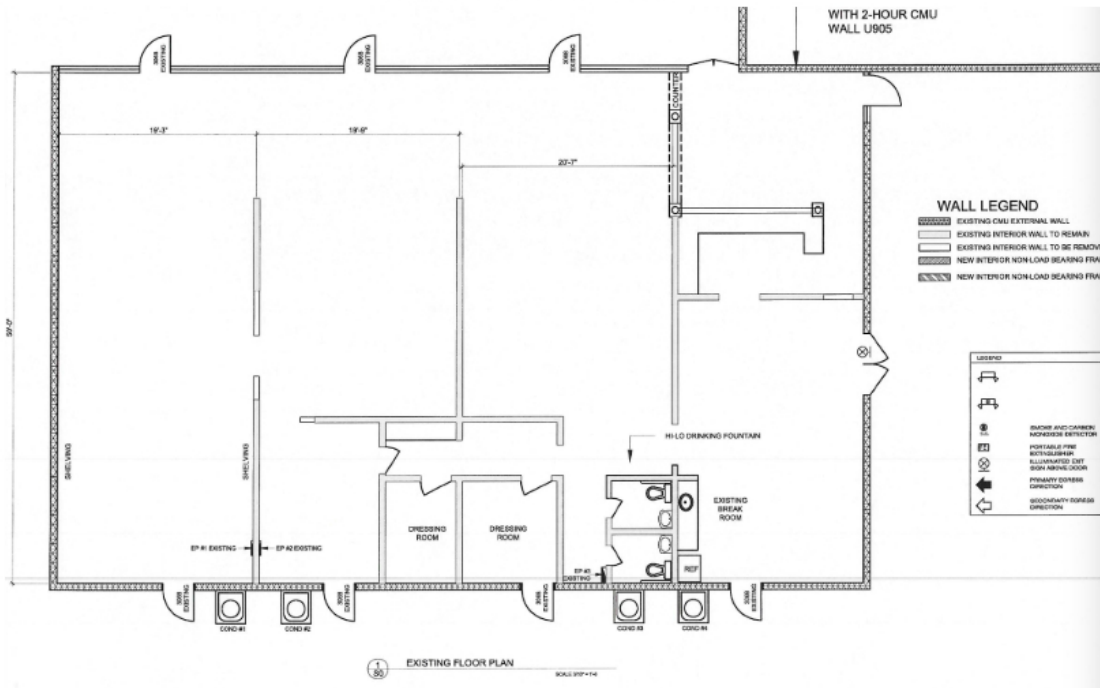
AVAILABLE SPACES

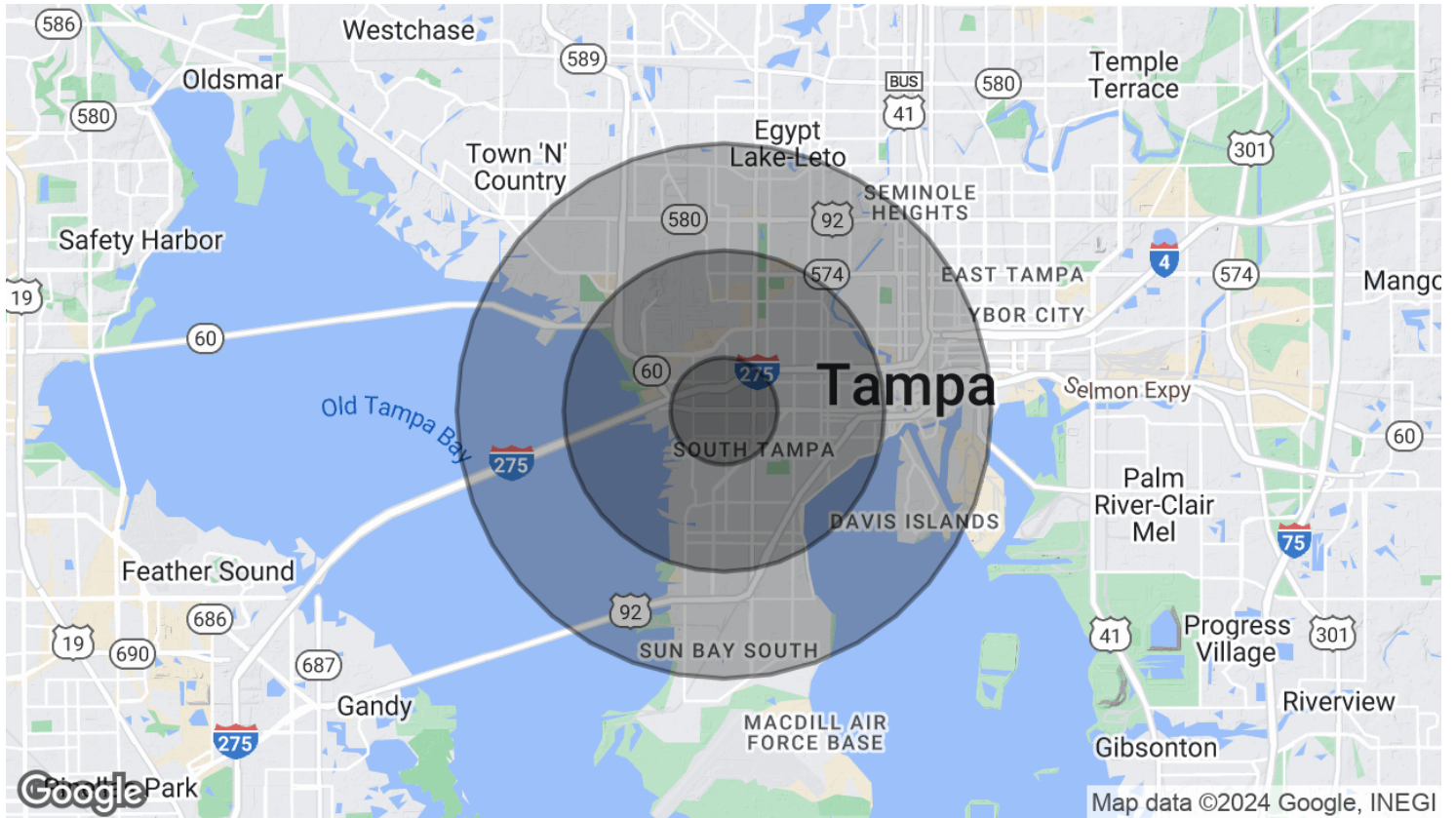
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
4212 W Kennedy Blvd Suite 2 Tampa Fl	Available	4,000 SF	NNN	\$37.00 SF/yr	Ideally situated on Kennedy Boulevard, we offer an outstanding opportunity for prime end-cap space, covering 4,000 square feet. Presently, it serves as a bridal shop but can be built out for an open floor plan.
4212 W Kennedy Blvd Suite 1 Tampa Fl	Available	2,800 SF	NNN	\$37.00 SF/yr	Ideally situated on Kennedy Boulevard, we offer an extraordinary opportunity for a premier space encompassing 2,800 square feet. Presently occupied by Harklinikken Hair Clinic, the space is thoughtfully designed with a welcoming front desk reception and office suites.

Harklinikken Suite 1



CC'S Bridal Suite 2





POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,211	91,940	234,494
Average Age	40	40	41
Average Age (Male)	40	39	40
Average Age (Female)	41	41	41
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,800	39,391	103,120
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$146,764	\$146,058	\$121,218
Average House Value	\$787,689	\$715,778	\$591,788

Demographics data derived from AlphaMap

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