



GRAND CENTRAL
at KENNEDY

Grand Central at Kennedy Restaurant For Lease

1208 E. Kennedy Boulevard
Tampa, FL 33602

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Grand Central at Kennedy is a mixed use residential, retail and office property located in the urban walkable Channel District, just east Downtown Tampa. The retail space offers a prime location along Kennedy Boulevard with high street visibility and pedestrian traffic. The Channel District and Downtown Tampa are vibrant neighborhoods known for its culture, trendy restaurants, bars, sporting events, art galleries and museums.

Grand Central at Kennedy

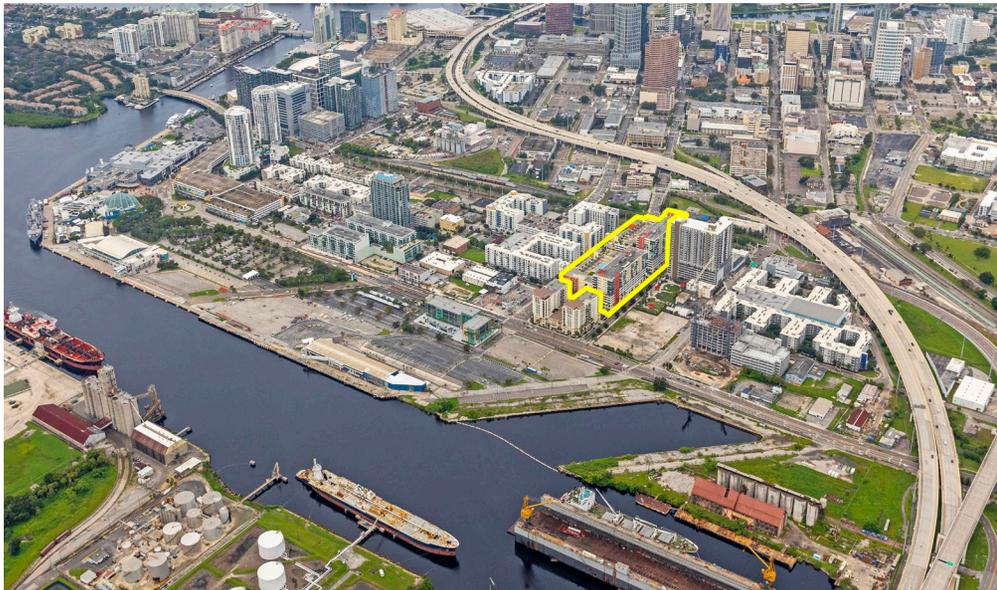
- 2,443 SF second generation restaurant space available 4Q2026 with large outdoor patio
- Project consists of 392 residential condo units with 115,899 SF of retail space and 70,000 SF of office space
- Walking distance to Madison Park, Amalie Arena, Water Street, Edition Hotel, Florida Aquarium, Sparkman Wharf and Port of Tampa (1 million passengers annually)
- Free 2 hour onsite parking
- Dense urban neighborhood with over 4,500 multi-family units and condos
- High HH incomes of over \$114K within 1 mile radius
- Neighboring tenants include CVS, Crunch Fitness, Modern Paws, Maloney's Irish Pub, Publix, Clean your Dirty Face, Robek's Smoothies, Southern Grounds, Body Bar Pilates, Protein House and Massage Envy



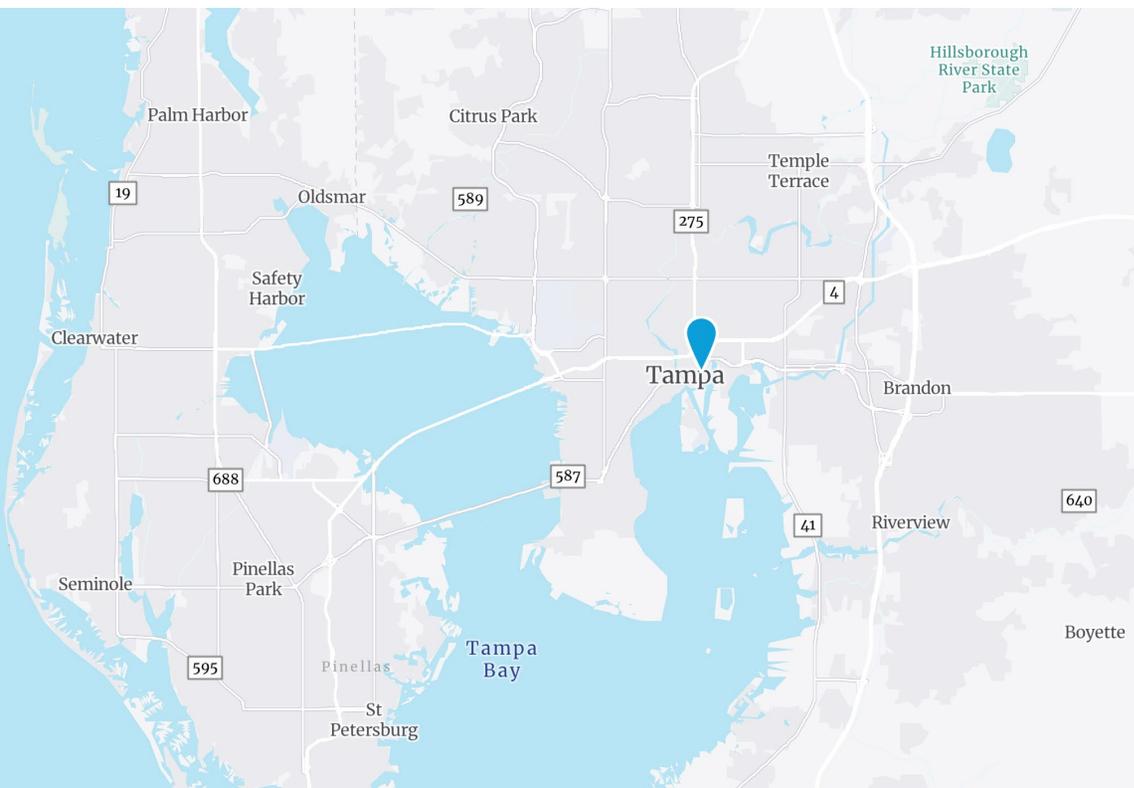
EAST MADISON STREET



EAST KENNEDY BOULEVARD



Courtyard



Area Demographics

	1-Mile	3-Mile	5-Mile
Total Population	21,290	111,256	244,902
Daytime Population	65,062	184,632	379,662
Average Household Income	\$126,236	\$118,302	\$114,505
Median Age	34.1	35.2	37.2

View Online
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