



RETAIL/COMMERCIAL AVAILABLE FOR LEASE

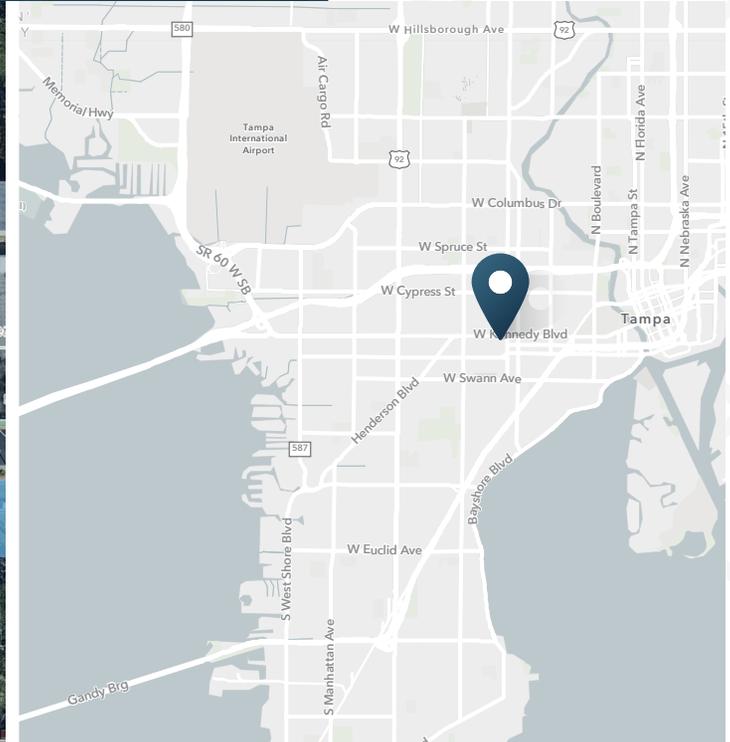
New Mixed-Use Development

2517 W. Kennedy Blvd. | Tampa, FL



New Mixed-Use Development

2517 W. Kennedy Blvd. | Tampa, FL 33609



3,250 SF Retail
& 6,760 SF
Commercial
Available

Contact
Broker

ABOUT THE PROPERTY

- New mixed-use ground-up development in the heart of South Tampa
- 3,250 SF Retail
- 6,760 SF Commercial/Office Space
- **Good** visibility on Kennedy Blvd. (38,500 VPD)
- Above average HH income within 1 & 3 miles
- Less than 5 mins from Downtown Tampa, CBD, Hyde Park

NEARBY RETAILERS



TRAFFIC COUNTS

W. Kennedy Blvd.

38,500 VPD

N. Armenia Ave.

13,500 VPD

Year: 2026 | Source: FDOT

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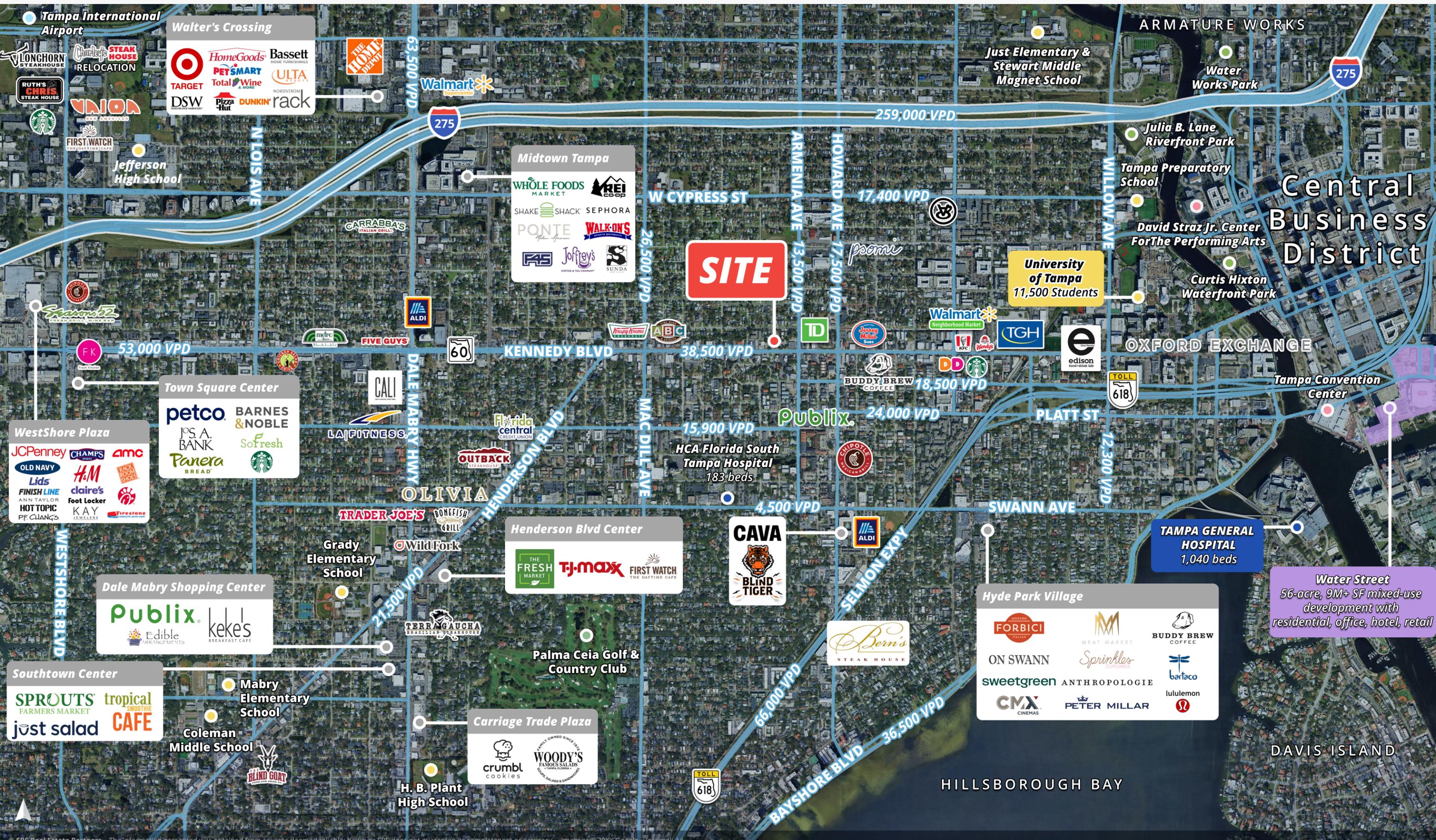


SITE PLAN



Trade Area

Tampa, FL



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1 MILE

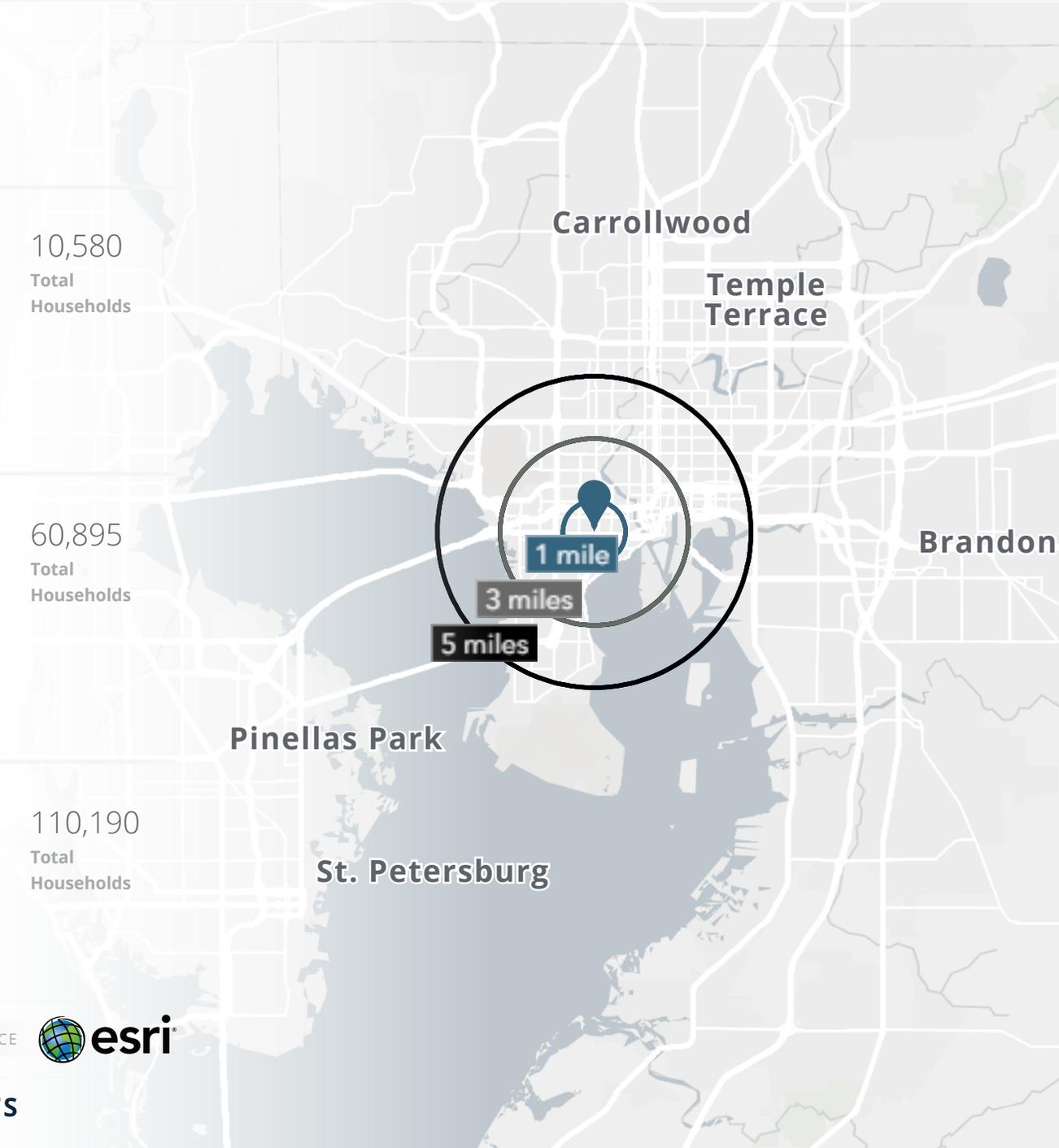
21,801 Population	30,559 Total Daytime Population	\$159,589 Average Household Income	10,580 Total Households
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3 MILES

132,607 Population	252,058 Total Daytime Population	\$155,408 Average Household Income	60,895 Total Households
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5 MILES

248,729 Population	389,514 Total Daytime Population	\$134,548 Average Household Income	110,190 Total Households
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> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE



DEMOGRAPHIC HIGHLIGHTS



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