



KIN PROPERTIES

4502 W Kennedy Blvd., Tampa, FL 33609

4502 W KENNEDY BLVD | RETAIL PROPERTY

FOR LEASE | 2,990 SF

\$38.00 SF/yr

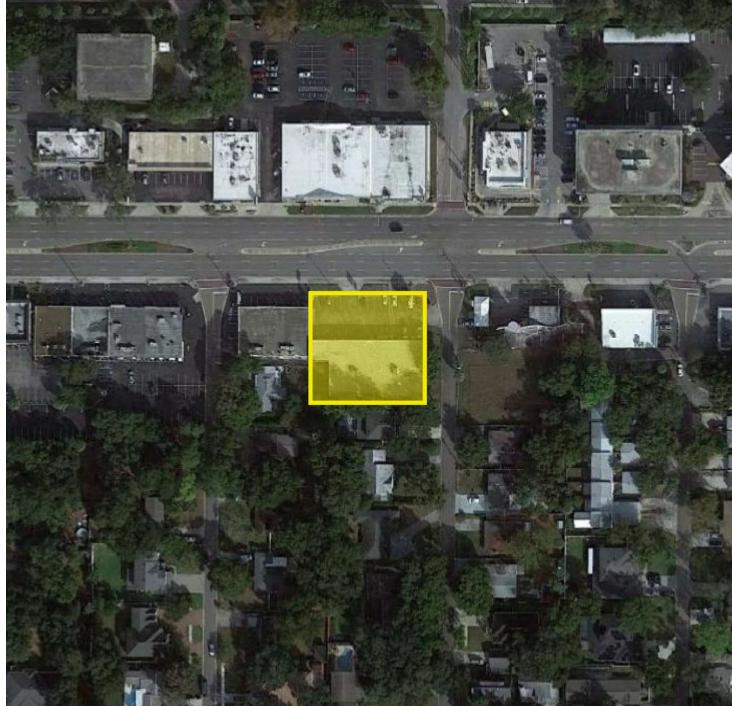


PROPERTY DESCRIPTION

Located in the heart of South Tampa, this versatile ±2,990 SF space offers an exceptional opportunity for a retail, medical, or office user seeking visibility, convenience, and prestige. Positioned directly on West Kennedy Boulevard, one of Tampa's most prominent corridors, the property benefits from strong traffic counts, excellent signage opportunities, and easy access to the city's key business.

PROPERTY HIGHLIGHTS

- Prominent signage opportunities along Kennedy Blvd
- High daily traffic counts with excellent visibility
- Convenient access to I-275, Downtown Tampa, Westshore, and Tampa International Airport



OFFERING SUMMARY

Available Size:	2,990 SF
Lot Size:	0.566 Acres
Lease Rate:	\$38.00 SF/yr (NNN)

BETH CALAY

Vice President of Leasing
561.620.9200 x121
bcalay@kinproperties.com

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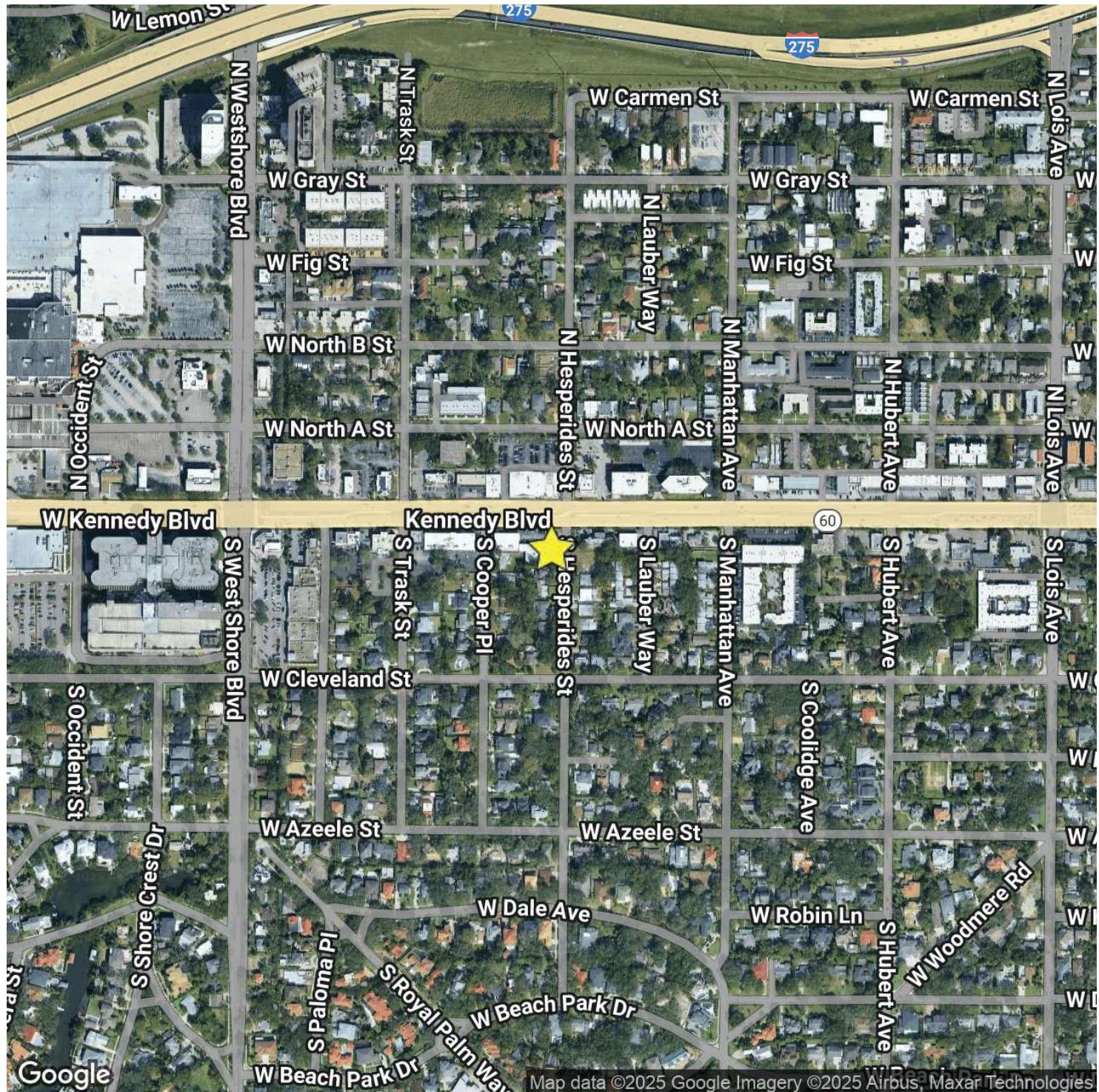


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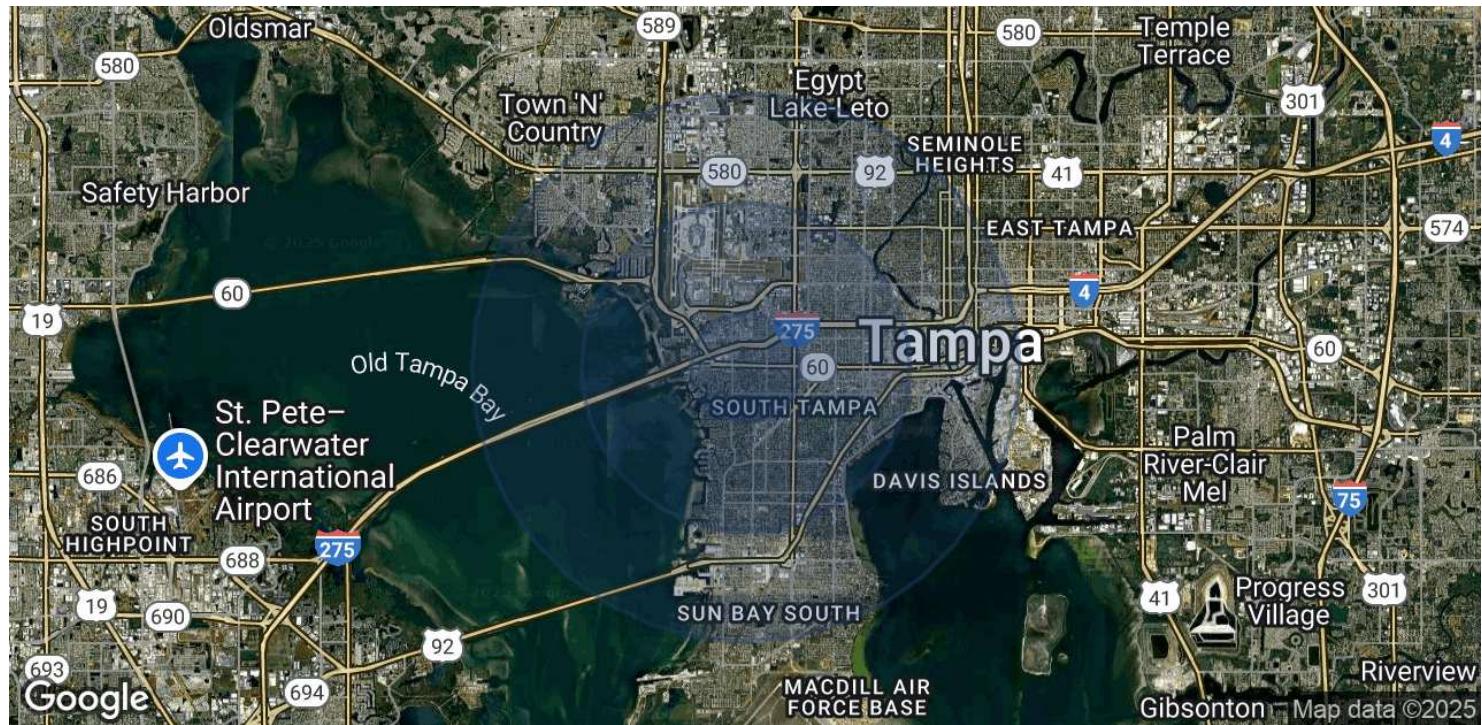


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,985	83,493	234,269
Average Age	40	41	41
Average Age (Male)	40	40	40
Average Age (Female)	41	41	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,688	37,468	103,035
# of Persons per HH	2.3	2.2	2.3
Average HH Income	\$152,909	\$152,070	\$121,269
Average House Value	\$819,128	\$735,283	\$592,032

Demographics data derived from AlphaMap

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