



BROKERAGE DONE DIFFERENTLY

**live  
work  
& play**

IN THE HEART OF TAMPA BAY!

**813.935.9600**

TINA MARIE ELOIAN, CCIM

TINA@FLORIDACOMMERCIALGROUP.COM

**FLORIDA COMMERCIAL GROUP**

401 EAST PALM AVENUE, TAMPA, FL 33602

FLORIDACOMMERCIALGROUP.COM

**3333 W. KENNEDY BLVD.  
TAMPA, FL 33609 | FOR SALE/ LEASE**

**PRIME COMMERCIAL OFFICE SPACE  
DIRECTLY ON W. KENNEDY BLVD.**

**SUITE 203: 1,260 SF & SUITE 204: 1,284 SF  
OFFICE CONDO| SOLD TOGETHER OR SEPARATELY**



This information is from sources deemed to be reliable. We are not responsible for misstatements of facts, errors or omissions, prior sale, change of price and/or terms or withdrawal from the market without notice. Buyer shall verify all information with their own representatives as well as state and local agencies.

Here is Your Opportunity to Have a Great Office Location While Earning Rental Income at the Same Time!

**Zoning is CN.** Commercial Neighborhood. This district provides areas for limited retail and personal services in residential neighborhoods. This district shall be placed at appropriate locations to supply the daily service needs of such neighborhoods and shall not be used to promote strip commercial development

## INVESTMENT HIGHLIGHTS



**HIGHEST AND BEST USE: PROFESSIONAL OFFICE SPACE FOR OWNER/ USER OR TENANT OCCUPANCY**

### FLORIDA COMMERCIAL GROUP IS PLEASED TO PRESENT AN OPPORTUNITY TO ACQUIRE 2 OFFICE CONDOS ALONG THE BUZZING W. KENNEDY BLVD. CORRIDOR IN THRIVING SOUTH TAMPA

- Situated within the busy South Tampa market
- Located in the Kennedy Oaks Condominium Complex
- 153' frontage directly on W. Kennedy Blvd.
- Professional office suites for owner/ investment or tenant occupancy
- Suite 203 measures **1,260 SF** | Suite 204 measures **1,284 SF**  
**SOLD TOGETHER OR SEPARATELY!**
- Private front and rear entrances
- Both suites feature spacious layouts, executive offices, conference rooms, kitchens, private restrooms and 2nd and third floor office access
- Large built-in cabinets and tables in the workstations, conference rooms and receptionist's work areas
- Onsite covered and surface parking
- Tenant directory and monument signage
- Impeccably maintained interior and exterior
- Condo Association fees total **\$433.80 per unit/ month**
- Within a 3-mile radius of this site, approximately 119,756 people with an average age of 40 and the HH income is over \$140,306
- Minutes from shopping, dining, banking, lodging and educational facilities
- Site offers a huge development/ growth opportunity for the W. Kennedy Blvd. corridor
- A great place to invest, relocate or expand your business

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## LISTING DETAILS

### FINANCIAL & TERMS

Status: Active

Offering Price: **\$740,000/ for both suites**

**\$366,500 Suite 203 | \$373,500 Suite 204**

Purchase Options: Cash, Hard Money, SBA, Conventional

Lease Price per SF: \$20.00/ +S.T.

Suite 203 (monthly base rent): **\$2,100.00** (1,260 sf)

Suite 204 (monthly base rent): **\$2,140.00** (1,284 sf)

Condo Association fees: **\$433.80 per unit/ month**

### LOCATION

Street Address: 3333 W. Kennedy Blvd.

City: Tampa

Zip Code: 33609

County: Hillsborough

Traffic Count/ Cross Streets: 27,500 VTD, W. Kennedy Blvd.

Market: Tampa-St. Petersburg-Clearwater

Sub-market: West Tampa/Tampa Heights Area

### THE PROPERTY

Folio Number: 117178-0520 & 117178-0522

Zoning: CN (Commercial Neighborhood)

Current Use: Office Condos

Site Improvements: 1,260 SF :: 1,284 SF

Lot Dimensions: (approx.) 153' x 320' (approx.)

Front Footage: (approx.) 153' / W. Kennedy Blvd.

Lot Size: 48,960 SF :: Total Acreage: 1.12 acres

### UTILITIES

Electricity: TECO

Water: The City of Tampa

Waste: The City of Tampa

Communications: Spectrum, Frontier and Verizon

### TAXES

Tax Year: 2023

0520: \$4,107.52 :: 0522: \$4,184.76

### LEGAL DESCRIPTION

KENNEDY OAKS CONDOMINIUM UNIT 203

KENNEDY OAKS CONDOMINIUM UNIT 204

### THE COMMUNITY

Community/ Subdivision Name: West Tampa/Tampa Heights Area

Flood Zone Area: X

Flood Zone Panel: 12057C0353J



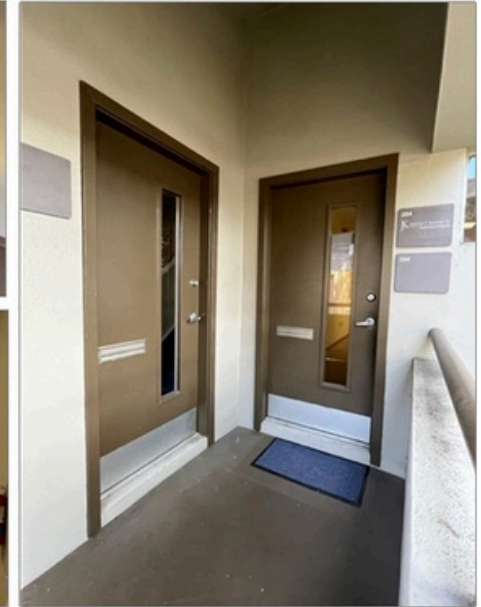
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## PROPERTY PHOTOS

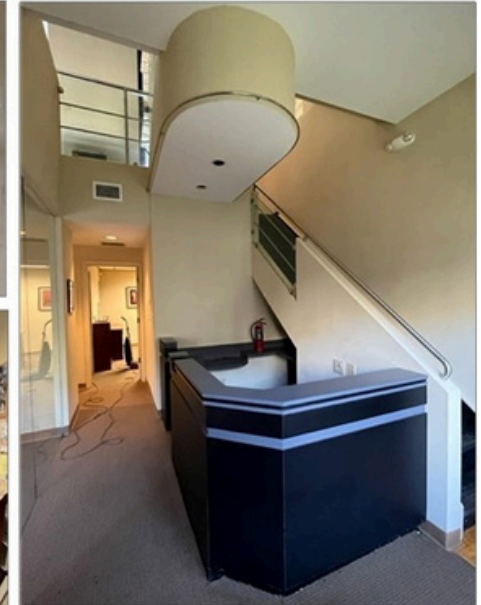


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## PROPERTY PHOTOS



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**ZONING: USES AND REGULATIONS****CN- COMMERCIAL, NEIGHBORHOOD**

This district is to provide for limited retail uses and personal services in freestanding buildings or small shopping centers to serve residential neighborhoods. This district shall be applied at appropriate locations to supply the daily retail and service needs of such neighborhoods where it will not adversely impact the facilities and services of the County; and where it will not set a precedent for the introduction of inappropriate uses into an area.

**Schedule Of Area, Height, Bulk and Placement Regulations**

Minimum Area: 5,000 SF

Lot size (width): 60 ft

Dwelling unit: 2,500 SF

Front: 20 ft

Side: 10 ft

**REAR SETBACKS**

Interior lot/ corner lot: 10 ft

Corner: 20 ft

Maximum FAR: 0.35

Maximum height: 35 ft

**(X) Permitted**

Bed and breakfast, Cemetery, Clinic, Club, College, Public golf course, Bank, Catering shop, Interim parking, Office, business and professional, Personal services, Pharmacy, Public service facility, Public use facility, Recreation facility; private, Restaurant, Retail, bakery, Retail sales, convenience goods, Retail sales, specialty goods, Special event parking, Office (storefront/ residential), Commercial (storefront/ office), Temporary film production

**(A) Accessory use**

Home occupation, Laboratory, dental and medical

**(S1- zoning admin review) Special use**

Dwelling; multiple family, Dwelling; single family, detached, Dwelling; single family, semi- detached, Dwelling; single family, attached, Dwelling; 2 family, Extended family residence, Community garden, private, Daycare and nursery facility, Daycare and nursery facility (limited to 5 children), Place of religious assembly, Public cultural facility, Convenience retail (package only), Gasoline retail (package only), Sidewalk café, Special restaurant (on premises only), Specialty retail (package only), Lot, irregular, Commercial use, Parking, temporary, Retail sales, gasoline, Retail sales, lawn and garden shop, Vendor, annual or special event; (private property), Vendor; sports and entertainment, Vendor; temporary

**(S2- City council review) Special use**

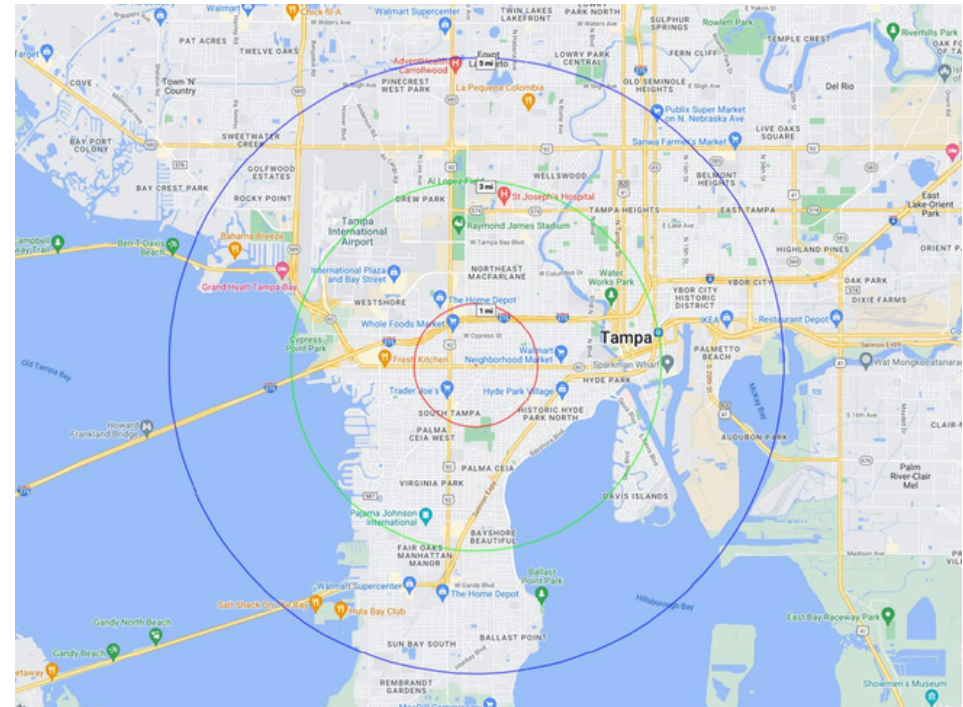
Restaurant, Convenience retail (package only), Gasoline retail (package only), Restaurant (on premises only), Small venue (on premises / package), Special restaurant (on premises only), Specialty retail (package only), Office, medical

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## HIGHLIGHTS | DEMOGRAPHICS

### • PRIME, PRIME, PRIME LOCATION!

- Located ½ mile from the intersection of Kennedy Blvd. and Dale Mabry Hwy.
- Situated between the signalized intersections of Himes Avenue and MacDill Avenue
- Average Daily Traffic count of 27,500 vehicles per day
- Site offers huge potential for exposure and growth along the W. Kennedy Blvd. corridor
- The area is steadily growing with new retail, multi-family and single-family development and is surrounded by a diverse mix of commercial commerce, schools and residential communities
- Convenient to highways and major thoroughfares
- 15 minutes (approx.) to Tampa International Airport
- 5 minutes to the Interstate 275 South
- 3 miles west of Downtown Tampa
- Westshore, South Tampa, West Tampa, North Hyde Park, Palma Ceia, Oxford Park and Gray Gables Neighborhoods are all a short commute away
- Bring your plans and your business to this booming area of Kennedy Blvd. and be the happening new commercial occupant on the block!



POPULATION	1 Mile	3 Miles	5 Miles
Total population	15,488	106,610	236,012
Average age	39	39	39.1
Average age (Male)	37.8	38.2	38.6
Average age (Female)	39.2	40.2	39.8
HOUSEHOLDS & INCOME	1 Mile	3 Miles	5 Miles
Total households	7,738	51,706	111,319
# of persons per HH	2	2.1	2.1
Average HH income	\$104,116	\$110,372	\$89,957
Average home value	\$409,746	\$422,605	\$339,875

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## AREA HIGHLIGHTS | DIRECTIONS

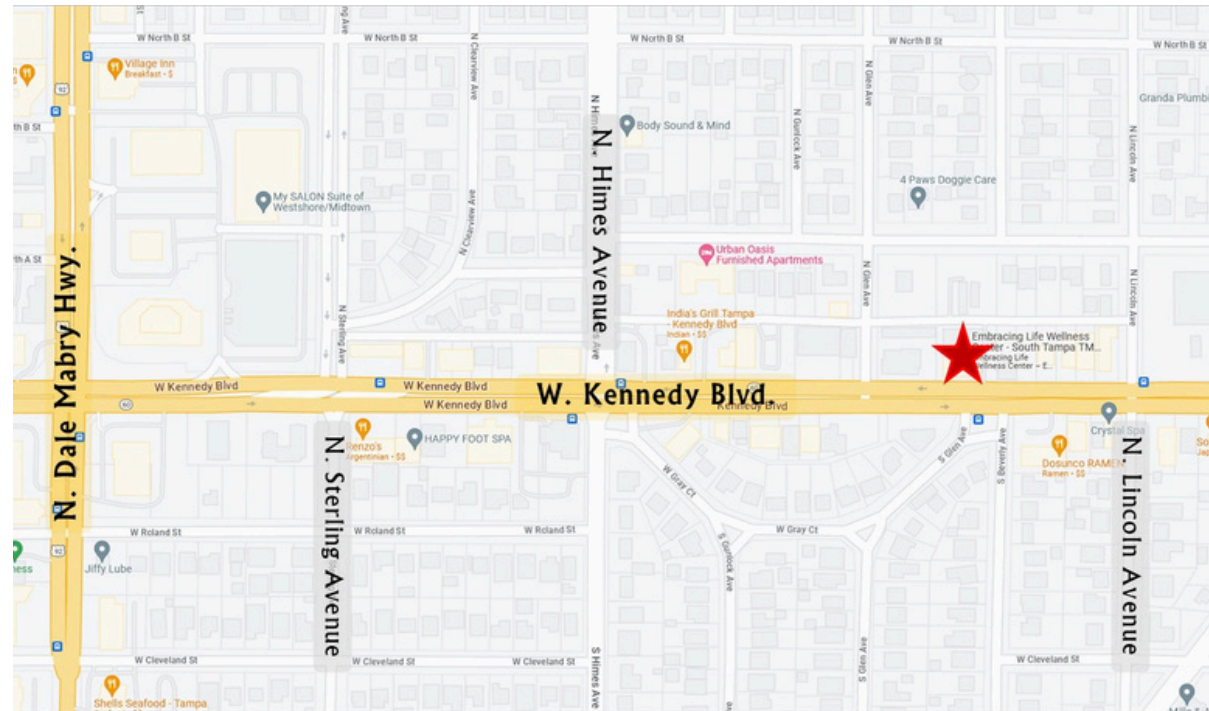


### AREA HIGHLIGHTS

Minutes from AdventHealth- South Tampa, Memorial Hospital, Bank of America, Western Union, 5th/3rd Bank, TD Bank, Bank of Central Tampa, FedEx, UPS, Office Depot, T-Mobile, The Vitamin Shoppe, Whole Foods Market, Sherwin Williams, Jiffy Lube, Advanced Auto, Sunoco Gas, Mobil Gas Station, 7-Eleven, Wawa, Chick-Fil-A, Einstein Bagels, Alessi Bakery, Krispy Kreme, Dunkin', Papa John's, Burger King, Village Inn, Outback Steak House, Acropolis Greek Taverna, Miguel's Mexican Grill, Yummy House, Carrabba's Italian Grill, J. Alexander's, Press Box Sports Bar, LA Fitness, Anytime Fitness and more.

### DRIVING DIRECTIONS:

**From Interstate 275, head west on 275 Southbound towards St. Pete. Take Exit 42 to Howard Avenue/ Armenia Avenue. Head west to MacDill Avenue. At the light, turn left. Head South on MacDill Avenue for approx. 1 mile. Turn right on Kennedy Blvd. Head west for 3/10ths of a mile. Arrive at the property on the right at 3333 W. Kennedy Blvd.**



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# Your Tampa Bay and Beyond Commercial Real Estate Experts

## SALES • INVESTMENTS • LEASING • PROPERTY MANAGEMENT

When you're looking to engage in any commercial real estate transaction – including buying, selling, leasing, financing, or even developing real estate – using a CCIM for your transaction is the best investment you'll make. Backed by **knowledge, stability, and resources**, Florida Commercial Group is uniquely equipped to assist you in all your real estate needs.

Our boutique brokerage is recognized in the Tampa Bay area as an **authority on all types of properties** with a **commitment to excellence and exceptional service**. With over 20 years of experience in residential and commercial real estate brokerage, leasing, property management, development, and investment services our team of specialists offers you a full suite of comprehensive services.

## How Can We Help?

- BUYER & SELLER REPRESENTATION
- TENANT & LANDLORD REPRESENTATION
- PROPERTY MANAGEMENT FOR OWNERS & FINANCIAL INSTITUTIONS
- VALUATION & ADVISORY SERVICES
- COMMERCIAL & RESIDENTIAL

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## CALL OUR TEAM TODAY!

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THE MOST ADVANCED COMMERCIAL REAL ESTATE INVESTMENT SPECIALISTS ANYWHERE!  
CERTIFIED COMMERCIAL INVESTMENT MEMBER 2021



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