Grand Central at Kennedy

Restaurant/Retail For Lease

1208 E. Kennedy Boulevard
Tampa, FL 33602

GRAND CENTRAL
at KENNEDY

Erica Waltermire
Executive Vice President
Retail Services
+1 813 605 4471
erica.waltermire@colliers.com

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GRAND CENTRAL
at KENNEDY



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

- Three second generation restaurant spaces available with outdoor patios: 2,443 SF, 1,465 SF and 2,021 SF. Spaces can be combined.
- 8,454 SF corner space available on the second floor for retail or office use
- 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, Benchmark 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 $139K within 1 mile radius
- Neighboring tenants include CVS, Crunch Fitness, Modern Paws, Maloney's Irish Pub, Publix, Clean your Dirty Face, Robek's Smoothies, Playa Bowls, Body Bar Pilates, GiGi's Boutique, Protein House and Massage Envy





GRAND CENTRAL at KENNEDY

Site Plan

EAST MADISON STREET



EAST KENNEDY BOULEVARD

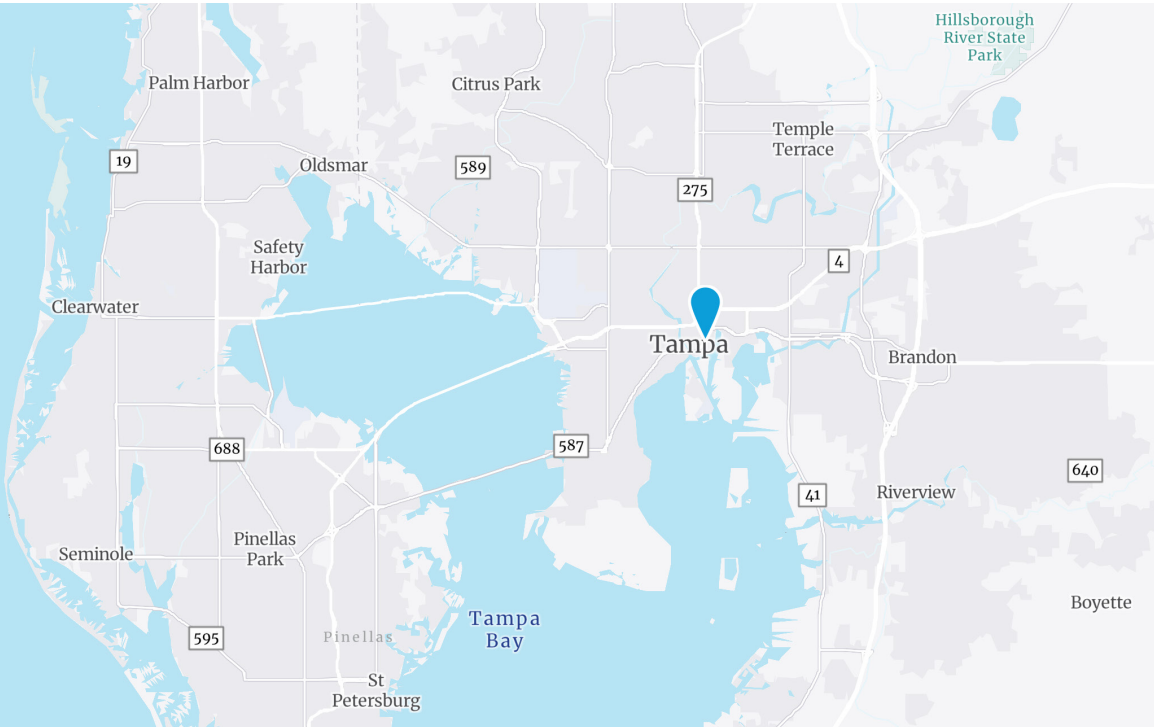












Area Demographics

	1-Mile	3-Mile	5-Mile
Total Population	24,918	117,603	251,890
Daytime Population	68,062	189,308	384,468
Average Household Income	$139,102	$137,999	$134,194
Median Age	35.6	36.1	37.7

View Online
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4830 W. Kennedy Blvd.
Suite 300
Tampa, FL 33609
P: +1 813 221 2290

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