



FranklinStreet

Offering Memorandum



FORMER ENDODONTIST OFFICE - FOR SALE OR FOR LEASE

3321 W Kennedy Blvd, Tampa, FL 33609-2903

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CONFIDENTIALITY AGREEMENT

This is a confidential Proposal intended solely for your limited use and benefit in determining whether you desire to express further interest into the acquisition of the Subject Property.

This Proposal contains selected information pertaining to the Property and does not purport to be a representation of state of affairs of the Owner or the Property, to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition, and other factors beyond the control of the Owner or Franklin Street Real Estate Services, LLC. Therefore, all projections, assumptions, and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to all interested and qualified prospective purchasers. Neither the Owner or Franklin Street Real Estate Services, LLC, nor any of their respective directors, officers, affiliates or representatives are making any representation or warranty, expressed or implied, as to the accuracy or completeness of this Proposal or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Proposal or use of its contents; and you are to rely solely on your own investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Proposal. The Owner shall have no legal commitment or obligation to any entity reviewing this Proposal or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered, and approved by the Owner and any obligations therein have been satisfied or waived.

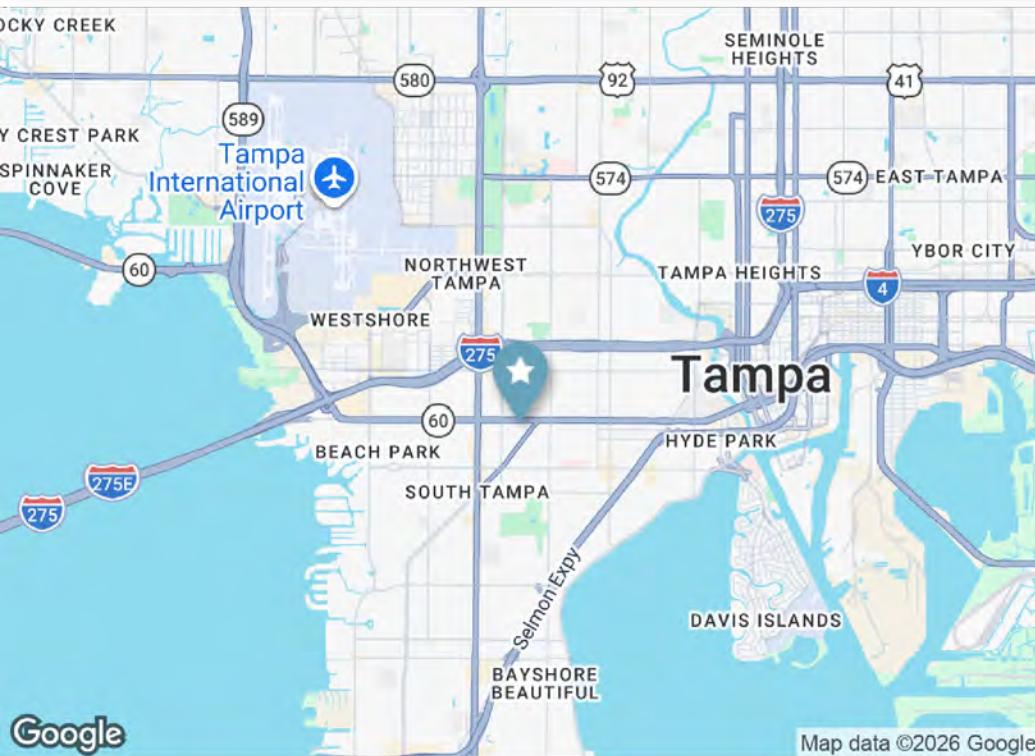
By receipt of the Proposal, you agree that this Proposal and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Proposal or any of its contents to any other entity without the prior written authorization of the Owner or the Franklin Street Real Estate Services, LLC.

Furthermore, you agree not to use this Proposal or any of its contents in a manner detrimental to the interest of the Owner or Franklin Street Real Estate Services, LLC. In this Proposal, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are so advised and expected to review all such summaries and other documents of whatever nature independently and not to rely on the contents of this Proposal in any manner.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR FRANKLIN STREET REAL ESTATE SERVICES, LLC AGENT FOR MORE DETAILS.

Disclaimer: The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Franklin Street has not verified, and will not verify, any of the information contained herein. All potential buyers must take appropriate measures to verify all of the information set through the due diligence period.

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An aerial photograph of a city street, likely in Tampa, Florida. The street is lined with various commercial and residential buildings. There are several parking lots with cars. In the background, there are more buildings and a body of water. The image is used as a background for the document.

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PROPERTY INFORMATION

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3321 W KENNEDY BLVD

Tampa, FL 33609-2903

3321 W KENNEDY BLVD

Tampa, FL 33609-2903

Sale Price:

Contact for Information

Lease Rate:

Contact for Information



OFFER SUMMARY

Investment Highlights

- **For Sale or For Lease:** ±2,681 SF medical office available for sale or lease. Pricing available upon request.
- **Turnkey Dental Office:** Purpose-built as an endodontic practice with existing dental infrastructure, including oxygen and nitrous oxide hookups, allowing for minimal upfront build-out costs.
- **Ideal for Medical or Dental Users:** Functional clinical layout well-suited for dental specialists, general dentistry, oral surgery, periodontics, endodontics, or other outpatient medical practices.
- **Premier South Tampa Location:** Positioned on West Kennedy Boulevard, one of Tampa's primary commercial corridors, providing exceptional visibility and convenient access to South Tampa, Downtown Tampa, and the Westshore Business District.
- **Robust Demographics:** More than 120,000 residents with an average household income exceeding \$140,000 within a 3-mile radius, supporting strong demand for healthcare services.

PROPERTY DETAILS

PROPERTY INFORMATION

Street Address	3321 W Kennedy Blvd
City, State, Zip	Tampa, FL 33609-2903
County	Hillsborough
Usable Size	2,681 SF
Building Class	B
Occupancy	0%
Tenancy	Single
Year Built	2017
Property Type	Office
Property Subtype	Medical
Lot Size	0.17 Acres
Zoning	GC
APN #	A-22-29-18-30A-000032-00019.0
Traffic Count	44,451
Traffic Count Street	West Kennedy Blvd
Parking Type	Covered and Surface
Parking Ratio	4.47
Parking Spaces	12

BUILDING INFORMATION

Usable Size	2,681 SF
Building Class	B
Occupancy	0%
Tenancy	Single
Year Built	2017



PROPERTY DESCRIPTION



PROPERTY DESCRIPTION

Located along West Kennedy Boulevard in the heart of South Tampa, 3321 W. Kennedy Blvd presents a rare opportunity to acquire or lease a turnkey medical office in one of Tampa's most desirable commercial corridors. Constructed in 2017, the freestanding $\pm 2,681$ SF building was purpose built as an endodontic office and is ideally positioned to serve the affluent South Tampa population. The property benefits from exceptional visibility along Kennedy Boulevard, which carries approximately 40,000 vehicles per day, while providing convenient access to Downtown Tampa, the Westshore Business District, and surrounding residential neighborhoods.

The property features a functional clinical layout with high quality dental infrastructure already in place, including oxygen and nitrous oxide hookups, allowing a new user to significantly reduce buildout costs and accelerate occupancy. Zoned Commercial General (CG), the building can accommodate a variety of medical, dental, and professional office users. In addition, the property offers a strong parking ratio of 4.47 spaces per 1,000 SF, providing ample parking for both patients and staff.

Offered vacant for sale or lease, the property presents an exceptional opportunity for owner users seeking a move in ready facility or investors looking to lease a high quality medical asset in a supply constrained submarket. Supported by outstanding demographics, with more than 120,000 residents and average household incomes exceeding \$140,000 within a three mile radius, the property is well positioned to benefit from the continued demand for outpatient healthcare services in South Tampa.

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PROPERTY PHOTOS

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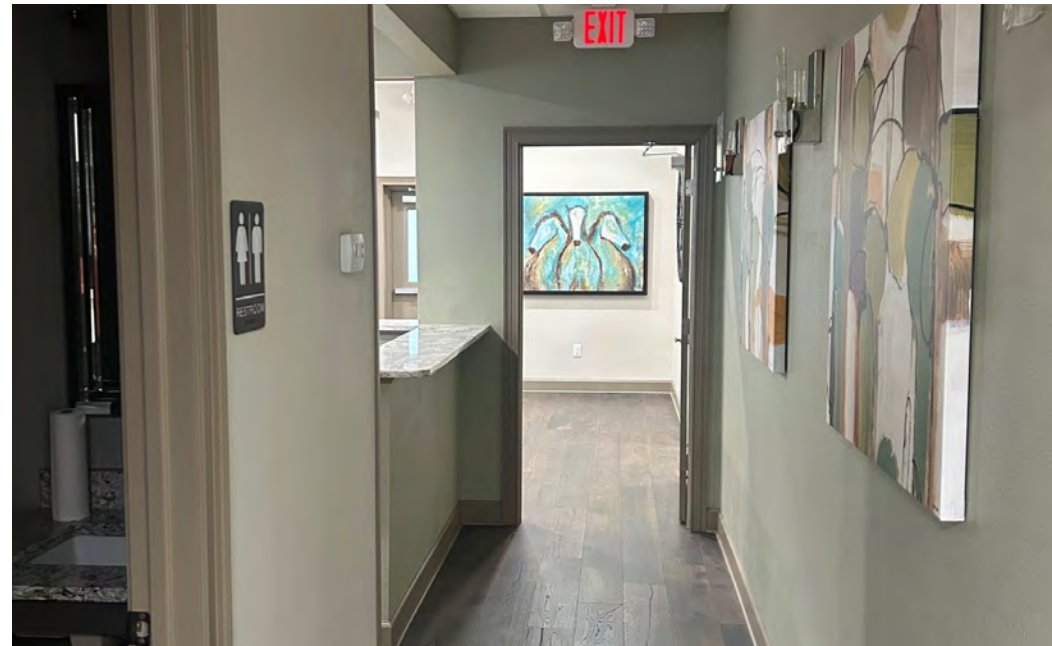
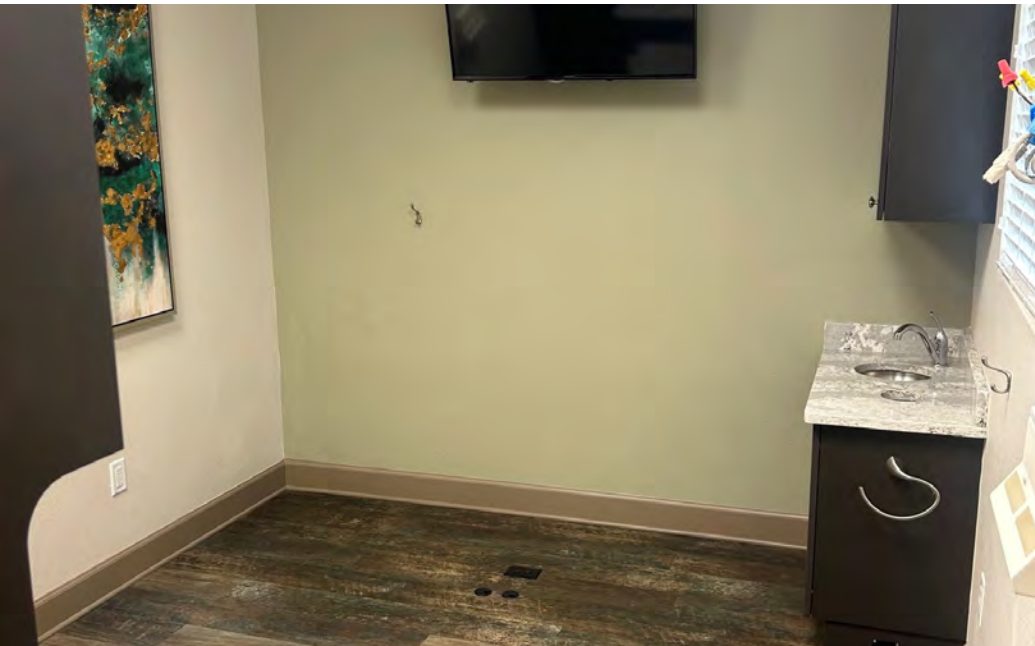
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3321 W KENNEDY BLVD
Tampa, FL 33609-2903

EXTERIOR PHOTOS



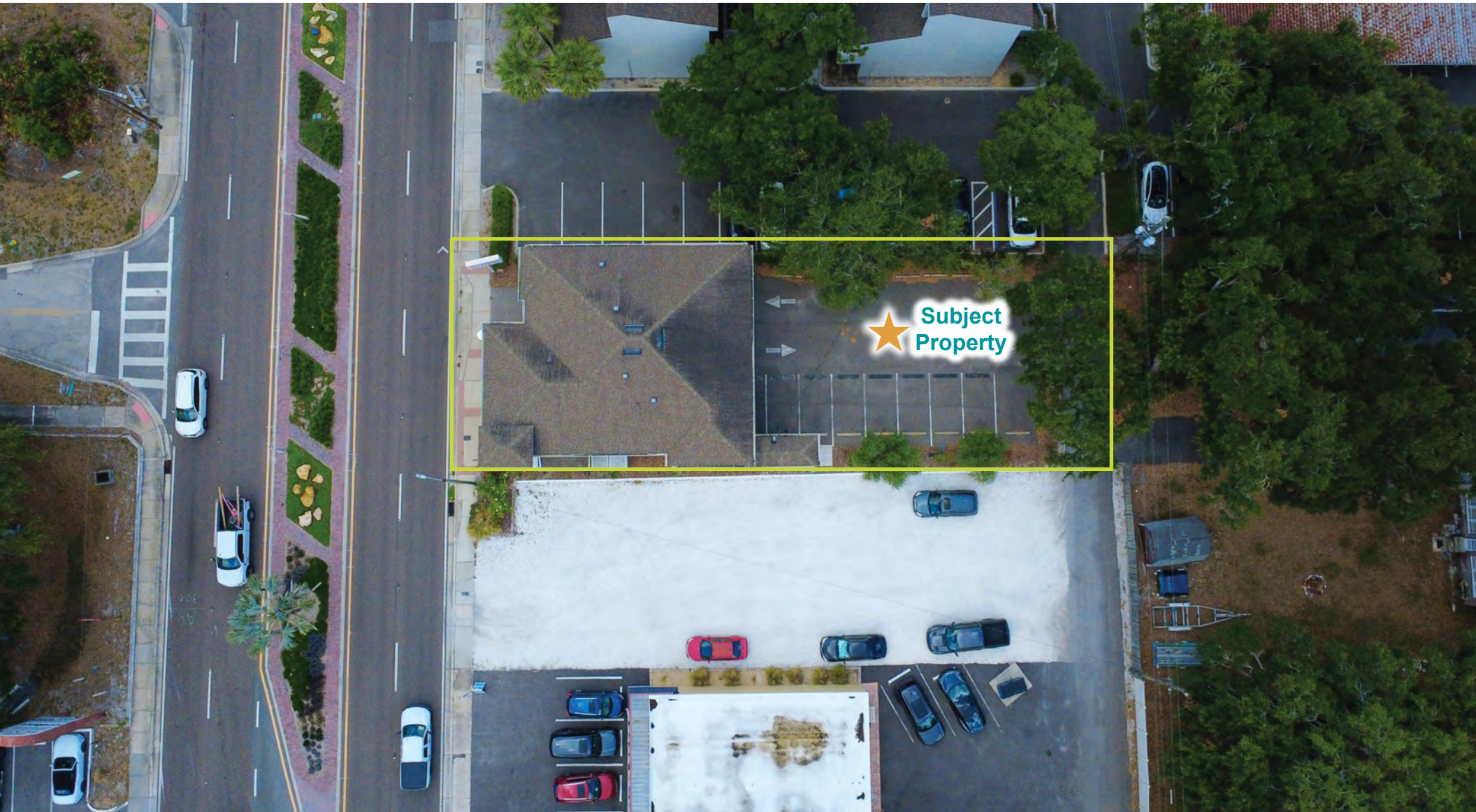
INTERIOR PHOTOS



PARCEL VIEW



PARCEL VIEW





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MARKET OVERVIEW

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 FranklinStreet

ABOUT TAMPA

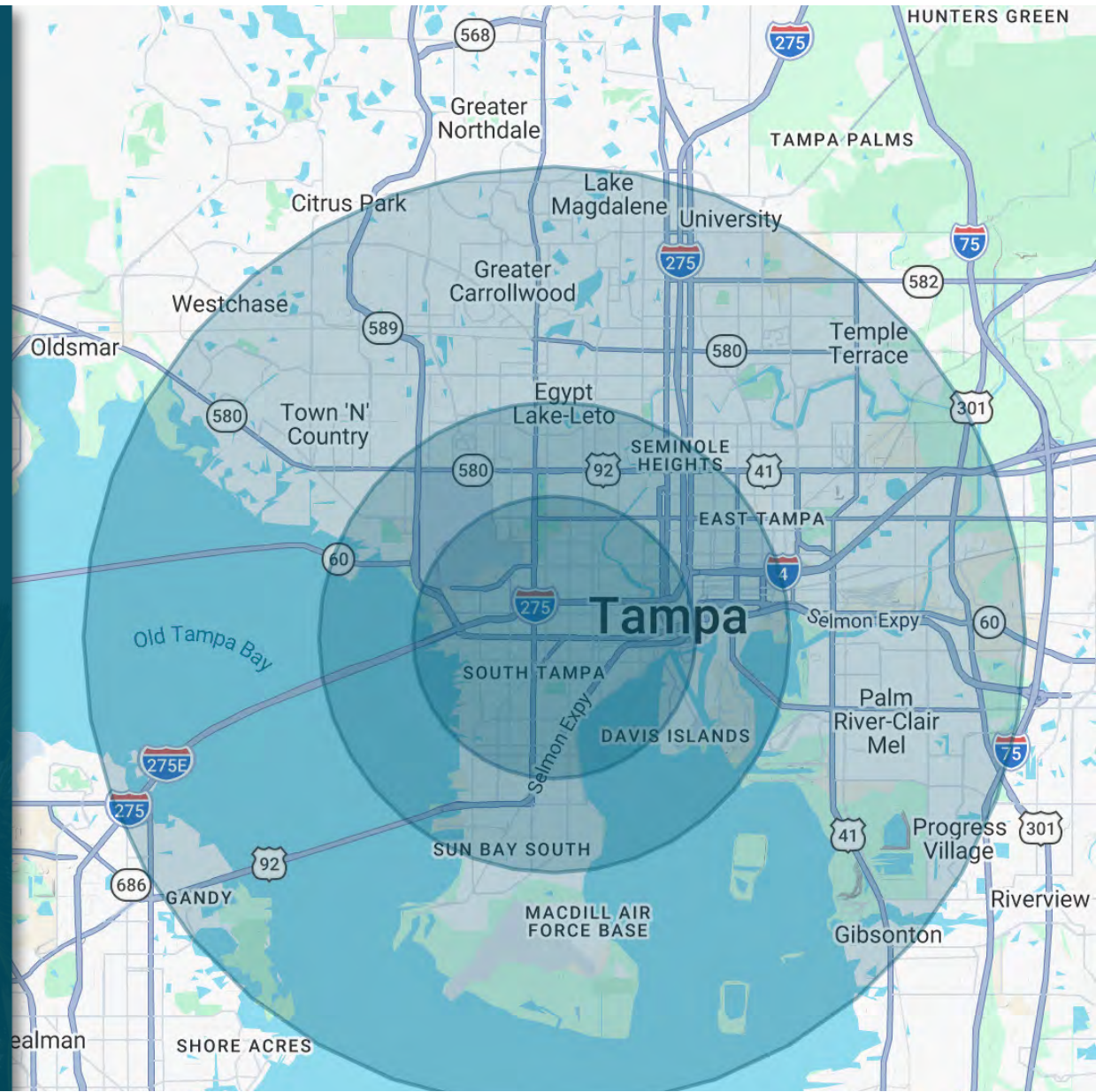
The area surrounding 3321 W Kennedy Blvd sits within one of Tampa's most established and high-demand professional corridors. Centrally located between Downtown Tampa and the Westshore Business District, the location offers excellent access to I-275, the Selmon Expressway, and Tampa International Airport. Nearby medical anchors include Tampa General Hospital, HCA Florida South Tampa Hospital, and St. Joseph's Hospital, creating a strong healthcare ecosystem ideal for medical or dental users. The surrounding neighborhoods of Hyde Park, SoHo, and South Tampa provide dense residential demographics, walkable retail, and amenities such as Hyde Park Village, supporting both patient convenience and staff recruitment.

AREA OVERVIEW

DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
POPULATION			
Total population	120,655	256,581	663,958
Median age	40	41	40
Median age (Male)	39	40	39
Median age (Female)	41	41	41
HOUSEHOLDS & INCOME			
Total households	53,601	112,256	271,628
# of persons per HH	2.3	2.3	2.4
Average HH income	\$140,026	\$117,140	\$95,527
Average house value	\$688,345	\$569,409	\$420,336

* Demographic data derived from 2020 ACS - US Census



RETAILER MAP



RETAILER MAP



3321 W KENNEDY BLVD

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