

2702 West Kennedy Boulevard

2702 WEST KENNEDY BOULEVARD
TAMPA, FL 33609

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Section 1

PROPERTY INFORMATION





Property Description



PROPERTY DESCRIPTION

Now available is a rare opportunity to acquire a second-generation, fully turnkey restaurant in the heart of affluent South Tampa, ideally situated along highly trafficked and highly sought-after Kennedy Boulevard at 2702 W Kennedy Blvd, Tampa, FL. This premier location offers exceptional visibility, strong daily traffic counts, and proximity to dense residential neighborhoods and established retail and office users.

The property encompasses 3,750 total square feet, including approximately 1,500 square feet of patio space, providing an attractive indoor-outdoor dining environment. The restaurant is approved for 124 total seats, with 61 indoor and 63 outdoor seats, allowing for flexible operations and strong revenue potential.

The space features a modern interior build-out and a large commercial kitchen, complete with a walk-in cooler and walk-in freezer, making it well suited for a variety of food and beverage concepts. Additional operational efficiencies include a rear storage shed and ample parking, with 25 on-site parking spaces plus potential for additional off-site parking—a significant advantage in the South Tampa market.

Previously operated as Miguelito's Taqueria y Tequilas, the restaurant is designed for immediate occupancy and minimal downtime. The offering is further enhanced by the inclusion of a highly valuable 4COP liquor license, providing a major competitive advantage and expanded revenue opportunities.

This is a true turnkey restaurant opportunity in one of Tampa's strongest and most desirable corridors, ideal for owner-operators, established restaurateurs, or investors seeking a premier South Tampa location with built-in infrastructure and upside potential.



Executive Summary



OFFERING SUMMARY

Sale Price:	\$2,750,000
Building Size:	3,750 SF
Cap Rate:	0.0%
NOI:	\$0
Year Built:	1957
Renovated:	2015
Liquor License:	4COP
Roof:	Estimated 2008
Courtyard Roof:	2015
HVAC:	Two 5 Tons & One 10 ton
HVAC Age:	2008,2018,2017





Additional Photos



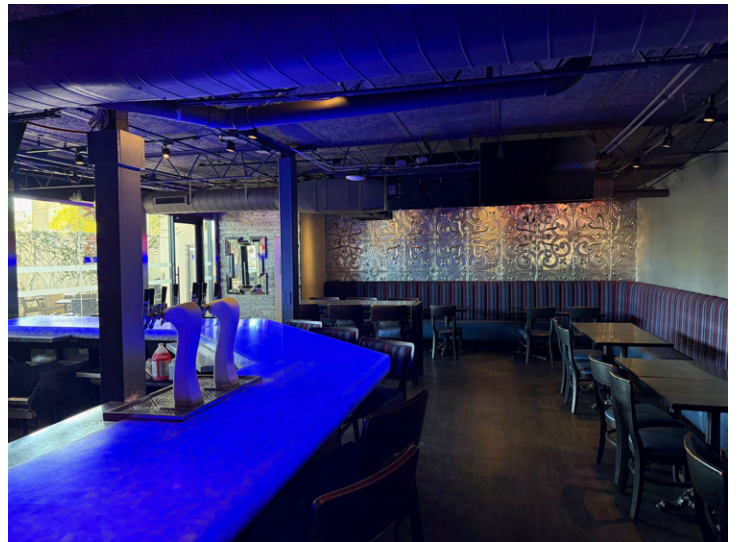


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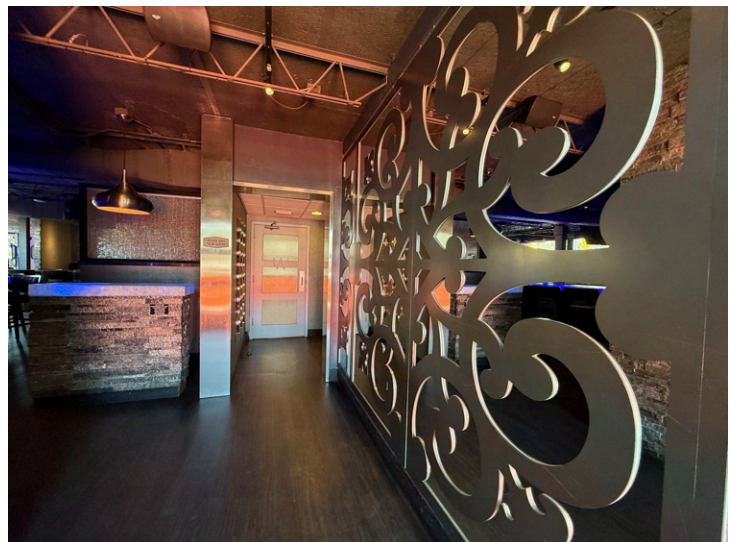


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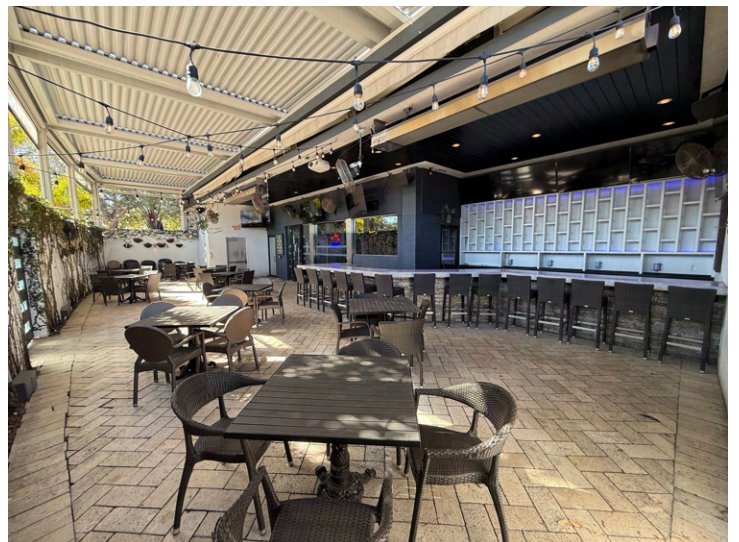


Additional Photos





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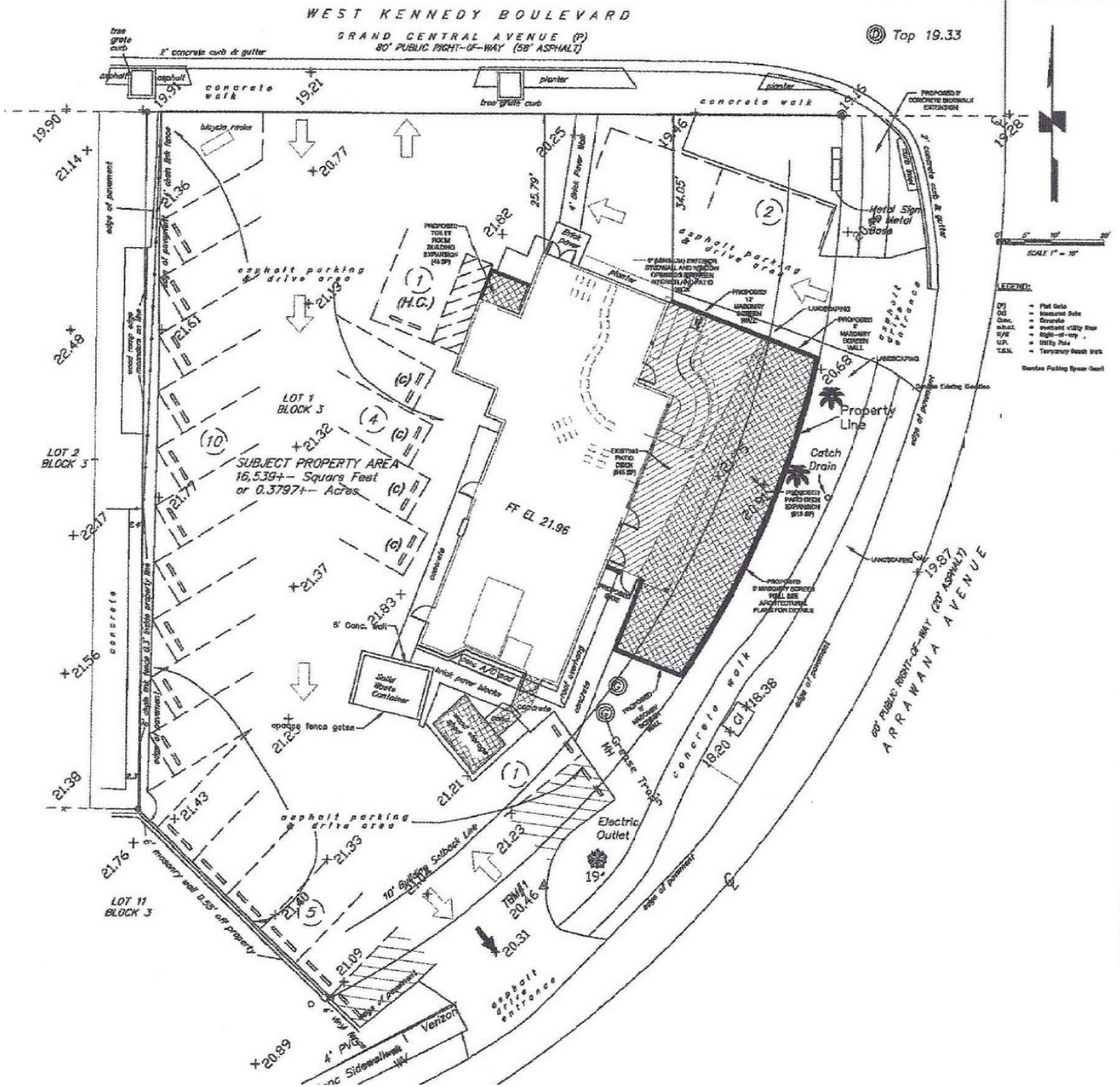


Additional Photos





Site Plan/Survey



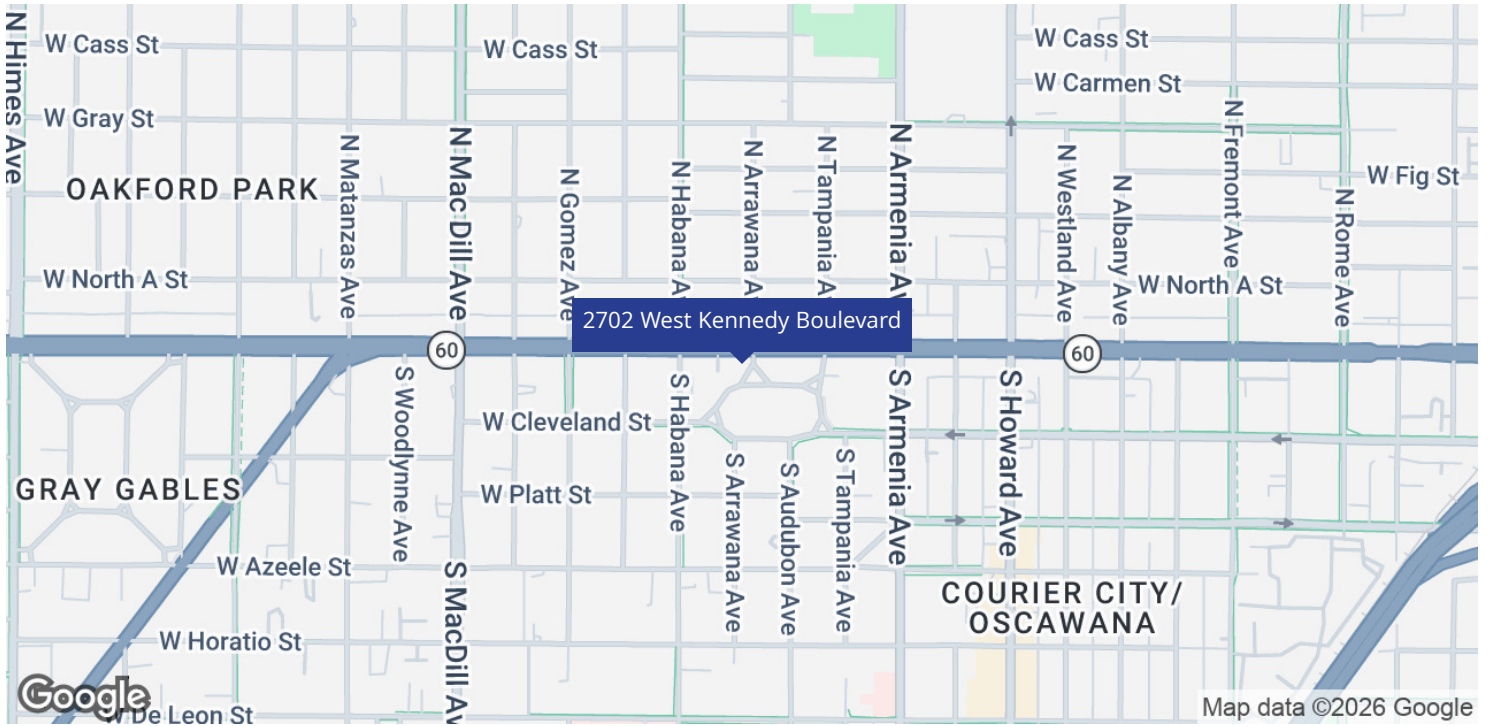
Section 2

LOCATION INFORMATION





Regional Map





Aerial Map





Aerial Map



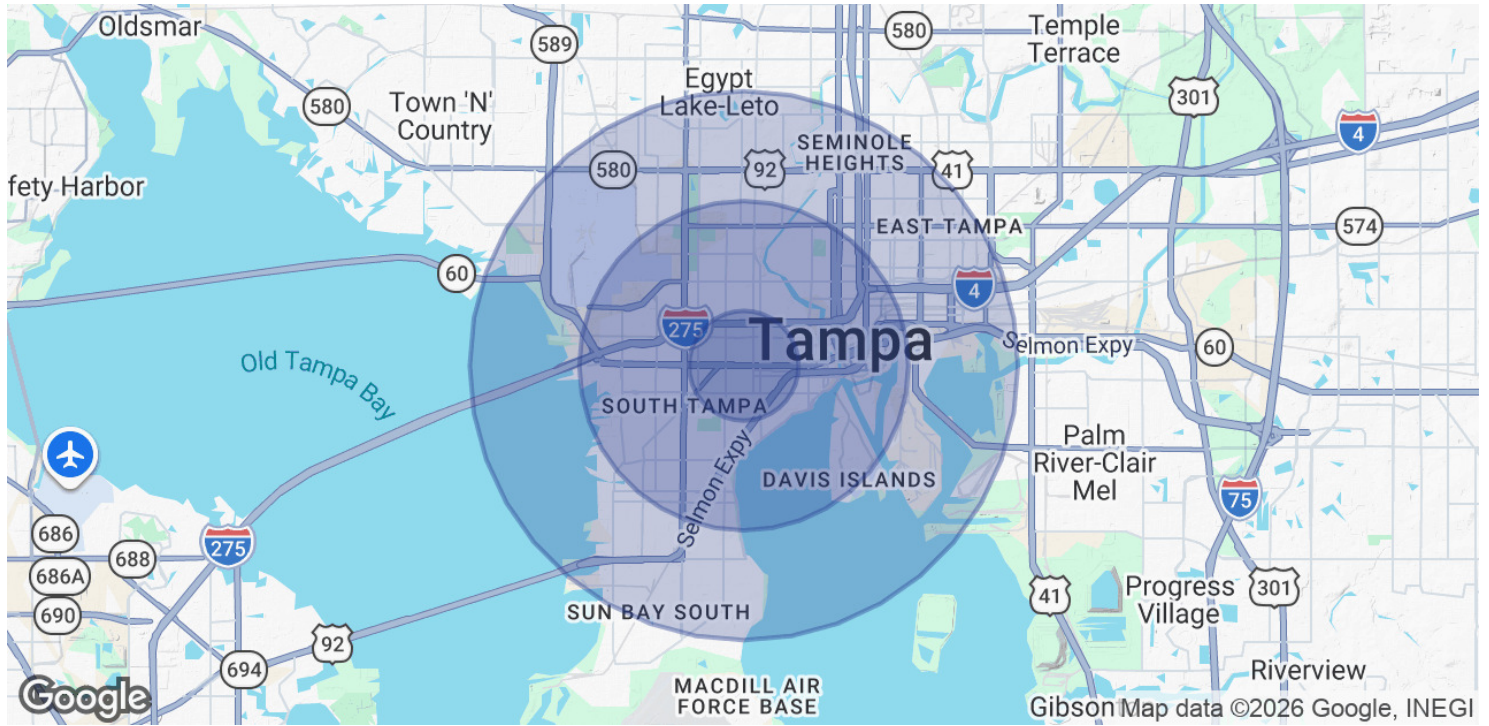
Section 3

DEMOGRAPHICS





Demographics Map & Report



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	21,347	129,591	256,104
Average Age	39	40	40
Average Age (Male)	38	39	40
Average Age (Female)	40	41	41
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	10,338	58,068	110,986
# of Persons per HH	2.1	2.2	2.3
Average HH Income	\$135,923	\$137,492	\$115,024
Average House Value	\$662,503	\$674,961	\$558,351

2020 American Community Survey (ACS)