

2702 WEST KENNEDY BOULEVARD

TAMPA :: FLORIDA

BENDERSON
DEVELOPMENT

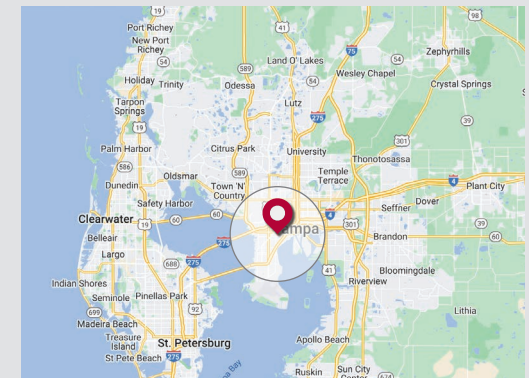
3,750
SQUARE FEET

2702 W Kennedy Boulevard
Tampa, FL 33609

benderson.com



LOCATION



Latitude: 27.944474 Longitude -82.488040

DEMOGRAPHICS

POPULATION	HOUSEHOLDS
247,842 5 MILES	110,144 5 MILES
AVERAGE HHI	DAYTIME POP
\$135,437 5 MILES	387,869 5 MILES

Tampa-St. Petersburg MSA: 3.39M

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ABOUT THE CENTER

- Excellent full-turnkey restaurant opportunity in the heart of affluent South Tampa, ideally located along highly trafficked Kennedy Boulevard, offering exceptional visibility, strong traffic counts, and close proximity to residential, retail and office establishments
- Restaurant is approved for 124 total seats, with 61 indoor and 63 outdoor seats, allowing for flexible operations and strong revenue potential
- Space features a modern interior build-out and large commercial kitchen with walk-in cooler and freezer, making it well suited for a variety of food and beverage concepts



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SURVEY PLAN

LEGAL DESCRIPTION:
Lot 1, Block 3, of PARK CITY, a subdivision according to the plat thereof recorded in Plat Book 9, Page 52 in the Public Records of Hillsborough County, Florida.

SITE & BUILDING DATA

ZONING DISTRICT: CG
PLAT/BLK/LAND USE DESIGNATION: 160140
PRECEDENT AREA: 1659914-4 (S-STOP/ACR4-1)
LANDING TYPE OF CONSTRUCTION: THREE (3) LINE/REARLINES
EXISTING OCCUPANCY CLASS: A-2 (RESTAURANT/RESTAURANT (R))
PROPOSED AREA/CLASS:

INTERIOR: 2332 S.F.
OUTDOOR: 1,500 S.F.
TOTAL: 3,832 S.F.

TOTAL NUMBER OF RESTAURANT BUILDING OCCUPANTS: 114 OCCUPANTS TOTAL*
REQUIRED PARKING SPACES (TO ACCOMMODATE BUILDING OCCUPANTS):
(114 OCCUPANTS @ 1.0 SPA + 28 SPACES REQUIRED)**

PARKING CALCULATIONS:

EXISTING TO REMAIN	COUNT	NOTES
EXISTING DRIVEWAY PARKING	23 SPACES	INCLUDES 1 HANDICAP SPACE
EXISTING DRIVEWAY PARKING	23 SPACES	INCLUDES 1 HANDICAP SPACE
		ALSO 1 W/ (NOT INCLUDED IN TOTAL)

PARKING CONDITIONS (BASED ON PARKING REQUIRED):




* OCCUPANCY COUNTS BASED ON CURRENT CITY OF TAMPA ZONING FOR RESTAURANT SPACIOUS CALCULATION METHOD
** ADDITIONAL REQUIRED PARKING SPACES REQUIRED PURSUANT TO CITY OF TAMPA CODE SECTION 10-28.06 ON THE OCCUPANT LOAD INDICATED HEREIN WILL BE REDUCED PER THE AVAILABLE ON-STREET PARKING.

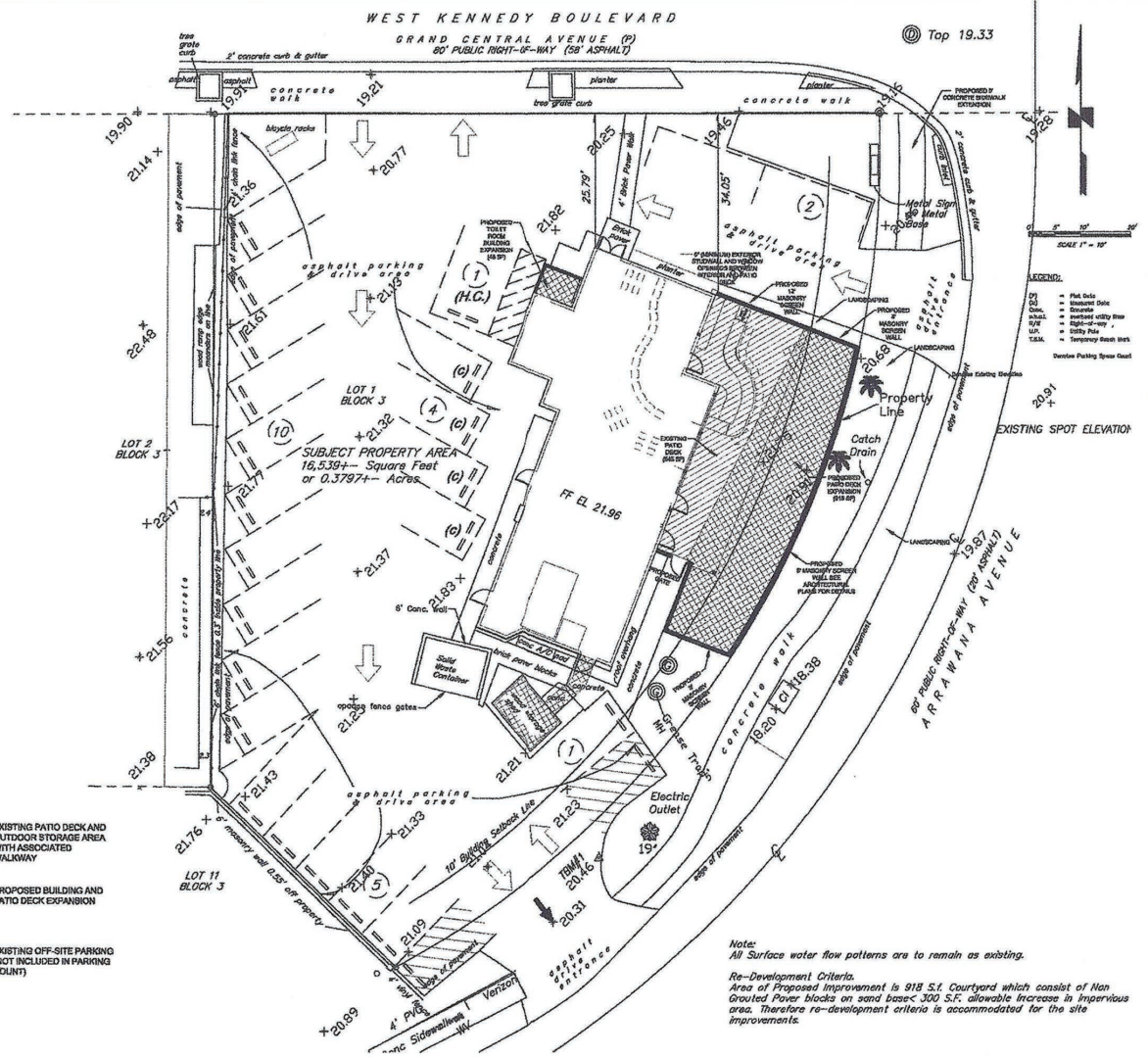
CITY OF TAMPA
Tree Schedule for Death and Girth

Number Desired	# Retained on Site	Multiplier for Death	Death
1" to 2"	0	0	0
2" to 4"	0	1	0
4" to 6"	0	2	0
6" to 8"	0	4	0
8" or more	1	10	0
All Palms	0	1	0
Total	0	0	0

Number Desired	# Retained on Site	Multiplier for Girth	Death
1" to 2"	0	0	0
2" to 4"	0	1	0
4" to 6"	0	2	0
6" to 8"	0	4	0
8" or more	0	100 sq. ft.	0
All Palms	0	1	0
Total	0	0	0

USA Street Paving equipment	#	7' x 11'	8' x 11'
USA Street Paving equipment	7577	100 sq. ft.	1
USA Street Paving equipment	7577	100 sq. ft.	1
Death for trees to remain			
USA, 1000 sq. ft. or more			100
USA, 1000 sq. ft. or more			100

-  EXISTING PATIO DECK AND OUTDOOR STORAGE AREA WITH ASSOCIATED WALKWAY
-  PROPOSED BUILDING AND PATIO DECK EXPANSION
-  EXISTING OFF-SITE PARKING (NOT INCLUDED IN PARKING COUNT)



Note:
All Surface water flow patterns are to remain as existing.
Re-Development Criteria:
Area of Proposed Improvement is 918 S.F. Courtyard which consist of Non Grouted Paver blocks on sand base< 300 S.F. allowable increase in impervious area. Therefore re-development criteria is accommodated for the site improvements.

REVISIONS

BY	DATE	DESCRIPTION	BY	DATE	DESCRIPTION

MILLS and ASSOCIATES, INC.
CONSULTING ENGINEERS & LAND SURVEYORS
3242 HENDERSON BOULEVARD • SUITE 300
TAMPA, FLORIDA 33609-3056
TELEPHONE: (813) 876-5869

FOR **SITE PLAN**
MIGULETO'S TAQUERIA

DRWN BY: **CFR** DATE: 09/15/15
DSGN BY: **CFR** DATE: **09/15/15**
CHKD BY: **LEH** DATE: 09/15/15
SCALE: 1" = 10'
Not valid without the signature and the original rubber seal of a Florida Licensed Surveyor and Engineer.

PROJECT #2702 W. KENNEDY BLVD. SHEET C1
JOB NO. 08-001.028
LAWRENCE E. MILLS
P.L.C. NO. 12004 - L.S. NO. 2866
P.L.C. NO. 2841 - L.S. NO. 2868
STATE OF FLORIDA