



(SELLER FINANCING AVAILABLE!) PRIME SOUTH TAMPA RETAIL FOR SALE!

(SELLER FINANCING AVAILABLE!) PRIME SOUTH TAMPA RETAIL BUILDING ON W KENNEDY BLVD. FOR SALE!

2905 West Kennedy Boulevard, Tampa, FL 33609

CONFIDENTIAL OFFERING MEMORANDUM • AUGUST 24, 2026

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By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence.

The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Grimaldi Commercial Realty.

This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation.

Grimaldi Commercial Realty has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, compliance with local, state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

Rents, rent rolls, and lease terms are subject to change during the marketing period. Certain tenants may be on month-to-month tenancies or have leases that expire or renew during the listing period, which may result in changes to rental rates, executed rent increases, renewals, or other lease modifications that differ from the rent roll or income figures stated herein.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Grimaldi Commercial Realty has not verified, and will not verify, any of the information contained herein, nor has Grimaldi Commercial Realty conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.

Grimaldi Commercial Realty does not collect rents, has not collected rents for the subject property, and has not verified the actual receipt or collection of rental income. Verification of rent payments, tenant performance, and income collections is the sole responsibility of the purchaser as part of its independent due diligence.

All potential buyers must take appropriate measures to verify all of the information set forth herein.

Prospective buyers are responsible for all costs and expenses related to their investigation of the property. Buyers should consult with their CPA or tax advisor regarding potential tax benefits, including depreciation and qualification for bonus depreciation opportunities associated with this investment.

Please do not go on-site without an appointment, and do not speak to any tenants about the sale of this property. If you would like to schedule a site visit, please contact Grimaldi Commercial Realty.

RETAIL PROPERTY FOR SALE



PROPERTY INFORMATION





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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$3,500,000
Seller Financing Available:	Yes
Down Payment:	20%
Balloon Term	5-Years
Available SF:	6,300 M.O.L
2028 Cash-On-Cash Return:	15%
Lot Size:	0.33 Acres
Year Built:	1951
Building Size:	7,100 SF
Renovated:	2026
Zoning:	CG
Market:	Tampa
Submarket:	South Tampa
Traffic Count:	40,00 AADT

PROPERTY OVERVIEW

THIS AMAZING FREE-STANDING RETAIL BUILDING SITS DIRECTLY ON W KENNEDY BLVD. IN SOUTH TAMPA. KENNEDY BLVD. IS A MAJOR EAST-WEST ARTERY THAT CONNECTS DOWNTOWN TAMPA TO THE WESTSHORE BUSINESS DISTRICT AND IS ONE OF THE MOST HEAVILY TRAVELED STREETS IN ALL OF TAMPA. THE PROPERTY SITS JUST MINUTES FROM DALE MABRY HWY AND THE NEW BILLION-DOLLAR MID-TOWN DEVELOPMENT. KENNEDY IS HOME TO MANY NATIONAL RETAILERS AND RUNS PARALLEL TO I-275!

THE BEST PART OF THIS AMAZING INVESTMENT OPPORTUNITY IS THAT THE SELLER IS OFFERING AMAZING SELLER FINANCING TERMS, MAKING THIS INVESTMENT EVEN MORE ENTICING. THE SELLER IS OFFERING 20% DOWN PAYMENT AT CLOSING, AN INITIAL INTEREST RATE OF 6%, INTEREST-ONLY PAYMENTS, AND A 5-YEAR BALLOON. THESE TERMS ARE BETTER THAN ANYTHING A BUYER CAN FIND USING A TRADITIONAL LENDER, AND WITH THE INTEREST-ONLY NATURE OF THE LOAN, THE BUYER WILL HAVE LOWER MONTHLY PAYMENTS THROUGHOUT THE TERM OF THE LOAN. THIS WILL ALLOW A BUYER TO USE THE MONTHLY SAVINGS TO BUILD OUT THE SPACE FOR THEMSELVES OR FOR A NATIONALLY BRANDED RETAIL OUTFIT!

THIS 7,100 S/F M.O.L. FREESTANDING RETAIL BUILDING IS PERFECT FOR AN OWNER/USER OR FOR A LONG-TERM LEASE WITH A NATIONAL TENANT. THE SITE HAS MANY USES, AS IT WAS HOME TO ANYTIME FITNESS FOR YEARS. THE OWNER HAS TAKEN GREAT CARE OF THE SPACE, AND IT HAS UNDERGONE MANY IMPROVEMENTS IN THE PAST 3 YEARS, INCLUDING UPDATED ELECTRICAL WORK, NEW ROOFING (2024) AND, UPDATED HVAC UNITS! THIS SOUTH TAMPA GEM HAS OVER 26 PARKING SPACES, WHICH IS INCREDIBLY RARE FOR A BUILDING IN THIS HIGHLY COVETED AREA!

SECTION 1 • PROPERTY INFORMATION

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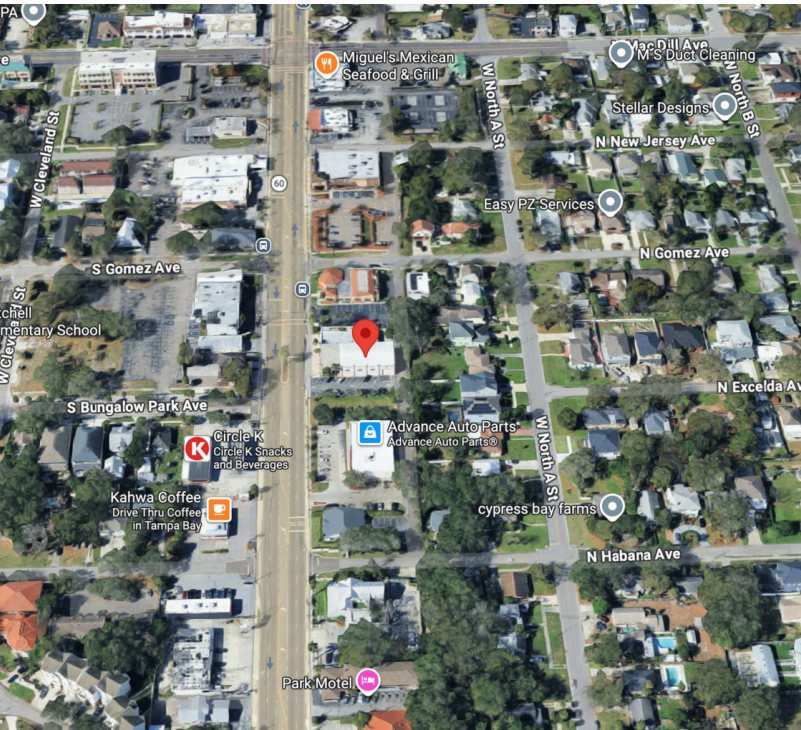
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SELLER FINANCING AVAILABLE!



SELLER FINANCING APPROXIMATE TERMS:

DOWN PAYMENT: 20% OR \$700,000

FIXED INTEREST RATE: 6% FIXED

INTEREST-ONLY PAYMENTS OR

AN AMORTIZATION OF 30 YEARS

BALLOON LENGTH: 5 YEARS

MONTHLY DEBT SERVICE AS LOW AS: \$14,000

PROJECTED CASH-ON-CASH RETURN: 15%+

THE BEST PART OF THIS SALE IS THAT THE SELLER IS WILLING TO PROVIDE SELLER FINANCING AT AMAZING TERMS. CURRENTLY, THE SELLER IS OFFERING THE FOLLOWING SELLER FINANCING TERMS: 20% DOWN PAYMENT, 6% INTEREST RATE, AMORTIZED OVER 30-YEARS/ OR INTEREST ONLY, WITH A 5-YEAR BALLOON.

THESE TERMS ARE FAR BETTER THAN ANYTHING A BANK CAN CURRENTLY OFFER, AS A PROPERTY LIKE THIS WOULD REQUIRE CLOSE TO APPROXIMATELY 35% DOWN AND WOULD ONLY OFFER AN AMORTIZATION OF APPROXIMATELY 20-25 YEARS AT BEST WITH NO INTEREST-ONLY OPTION AVAILABLE!

THE BUYERS' MONTHLY SAVINGS, FROM USING THE INTEREST-ONLY OPTION, ARE IMMENSE. THESE TERMS ARE FAR SUPERIOR TO ANY CONVENTIONAL FINANCING AVAILABLE IN TODAY'S MARKET! A BUYER CAN USE THE FUNDS THEY ARE SAVING ON THE DOWN PAYMENT AND THE MONTHLY DEBT SERVICE TO REINVEST IN THE RETAIL SPACE FOR BUILD-OUT.

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FINANCIAL ANALYSIS



Rent roll and financial data is unverified and subject to change. Refer to the Confidentiality & Disclaimer page for important assumptions and limitations. Buyer to independently verify all income, expense, and lease information.



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RENT ROLL*

Rent Roll	
Date	7/14/26
Property Name	(SELLER FINANCING AVAILABLE) KENNEDY BLVD. RETAIL CENTER
City, State	2905 W Kennedy Blvd. Tampa, FL
Total Units	1

BUILDING ADDRESS	TENANT NAME	UNIT S/F (M.O.L)	ANNUAL RENTAL INCREASE	LEASE TYPE	2026 MONTHLY RENT	2027 GROSS RENT	2028 GROSS RENT	STATUS	LEASE END DATE
2905 W KENNEDY BLVD.	VACANT	6300	3%-5%	NNN	\$19,000	\$20,500	\$21,750	Vacant	
Total					\$19,000	\$20,500	\$21,750		
					2026 MONTHLY RENT	2027 GROSS RENT	2028 GROSS RENT		
					\$228,000.00	\$246,000.00	\$261,000.00		

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Buyer to independently verify all income, expense, and lease information.

SECTION 2 • FINANCIAL ANALYSIS



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INCOME STATEMENT*

Income Statement		APPROX. FINANCING TERMS:		Interest Rate	
Property Name	SOUTH TAMPA RETAIL FOR SALE!	Loan Amount	\$2,800,000		
Number of Units	1	Down Payment	\$700,000		
Purchase Price	\$3,500,000	Interest Rate	6.0%		
2027 Cash-On-Cash Return	14%	30 Year AM	YES		
2028 Cash-On-Cash Return	15%	Monthly Payment	\$14,000		

	2026	2027	2028	2029	2030
INCOME					
RENT	\$228,000	\$246,000	\$261,000	\$274,050	\$293,234
OTHER INCOME (Cancellations, Lost Deposits, Pet Fees)	\$2,500	\$2,575	\$2,652	\$2,732	\$2,814
POTENTIAL GROSS INCOME	\$230,500	\$248,575	\$263,652	\$276,782	\$296,047
EFFECTIVE GROSS INCOME					
	\$230,500	\$248,575	\$263,652	\$276,782	\$296,047
EXPENSES					
PURE NNN	\$0	\$0	\$0	\$0	\$0
OPERATING EXPENSES	\$0	\$0	\$0	\$0	\$0
NET OPERATING INCOME (NOI)	\$230,500	\$248,575	\$263,652	\$276,782	\$296,047
CASH FLOW FROM OPERATIONS	\$230,500	\$248,575	\$263,652	\$276,782	\$296,047
DEBT SERVICE	\$84,000	\$168,000	\$168,000	\$168,000	\$168,000
NCF AFTER DEBT SERVICE	\$146,500	\$80,575	\$95,652	\$108,782	\$128,047
RETURNS AND CAP RATE					
	2026	2027	2028	2029	2030
PURCHASE PRICE	(\$3,500,000)				
CASH FLOW FROM OPERATIONS	\$230,500	\$248,575	\$263,652	\$276,782	\$296,047
TOTAL UNLEVERED CASH FLOW	(\$3,500,000)	\$230,500	\$248,575	\$263,652	\$276,782
FREE AND CLEAR CAP RATE					
Purchase	(\$3,500,000)				
Loan Funding	\$2,800,000				
Before Tax Cash Flow	\$146,500	\$80,575	\$95,652	\$108,782	\$128,047
Total Levered Cash Flow	(\$700,000)	\$146,500	\$80,575	\$95,652	\$108,782
Cash-on-Cash Return	14.0%	11%	12%	14%	18%

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PROPERTY DESCRIPTION



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THIS 7,100 S/F M.O.L. FREESTANDING RETAIL BUILDING IS PERFECT FOR AN OWNER/USER OR A NATIONAL RETAIL TENANT TO USE. THE PROPERTY WAS HOME TO ANYTIME FITNESS FOR MANY YEARS AND IS THE PERFECT FIT FOR MANY DIFFERENT TYPES OF LOCAL OR NATIONAL BUSINESSES. THIS RARE OPPORTUNITY HAS AMAZING VISIBILITY ON KENNEDY BLVD, WHICH HAS AN AADT OF 40,000 CARS PER DAY. THIS BLOCK ON BLOCK BUILDING HAS OVER 26 PARKING SPACES AND IS PERFECT FOR MEDICAL, RETAIL, OR OFFICE USE.

THE SELLER IS OFFERING AMAZING SELLER FINANCING (SEE P.5) FOR THE FULL SELLER FINANCING DETAILS. THE AMAZING ENTRY RATE AND LOW MONTHLY INTEREST-ONLY PAYMENTS WILL ALLOW A BUYER TO PUT DOWN LESS MONEY THAN THEY WOULD HAVE TO AT THE BANK, AND USE THE SAVINGS TO IMPROVE OR BUILD OUT THE SPACE FOR FUTURE USE. THE 5-YEAR TERM GIVES THE BUYER A LONG RUNWAY TO EVENTUALLY PAY OFF THE NOTE OR REFINANCE THE PROPERTY ON A LONG-TERM LOAN WITH THE BANK! IT IS EXTREMELY RARE TO FIND A 7,100+ S/F FREE STANDING BUILDING ON KENNEDY BLVD THAT COMES WITH INCREDIBLE SELLER FINANCING TERMS!

THE OWNER HAS TAKEN GREAT CARE OF THE SPACE, AND IT HAS UNDERGONE MANY IMPROVEMENTS OVER THE PAST 3 YEARS, INCLUDING: UPDATED ELECTRICAL BOXES AND WIRING, NEW ROOFING (2024) WITH A WARRANTY FOR MATERIALS AND LABOR THAT RUNS THROUGH 2034, UPDATED HVAC UNITS, UPDATED PARKING LOT, UPDATED WINDOWS, NEW LANDSCAPING (2026), AND NEW EXTERIOR PAINT (2026).

THIS UNIQUE PROPERTY HAS MANY ADDITIONAL FEATURES INCULDING A LED ILLUMINATED PYLON SIGN WITH VISIBILITY ON KENNEDY BLVD, OVER 26 PARKING SPACES WHICH IS EXTREMELY RARE TO HAVE ANYWHERE IN SOUT TAMPA, CAMRA AND ALARM SYSTEM, REAR ALLY INGRESS AND EXIT FROM BOTH DIRECTIONS, BRIGHT LED LIGHTING IN THE FRONT AND REAR OF THE BUILDING, AND A LARGE CARGO DOOR ON THE SIDE OF THE BUILDING THAT CAN STORE VECHILES OR CAN BE USED TO DROP OFF MATERIALS OR GOODS! THIS IS A RARE OPPORTUNITY TO OWN PRIME REAL ESTATE IN SOUTH TAMPA, WITH AMAZING SELLER FINANCING THAT WON'T LAST LONG!

SECTION 2 • FINANCIAL ANALYSIS



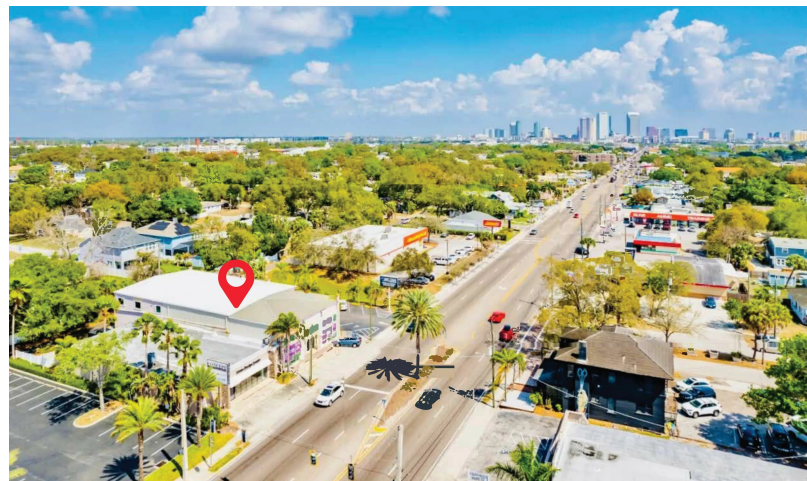
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COMPLETE HIGHLIGHTS

SALE HIGHLIGHTS

- PRIME INVESTMENT OPPORTUNITY IN SOUTH TAMPA, ON W KENNEDY BLVD!
- 7,100 S/F M.O.L OF WIDE OPEN RETAIL SPACE OVERLOOKING ONE OF THE BUSIEST STREETS IN TAMPA!
- PERFECT FOR AN OWNER/USER OR A NATIONAL RETAILER!
- 2028 CASH-ON-CASH RETURN: 14%
- SELLER FINANCING AVAILABLE!
- DOWN PAYMENT 20%
- INTEREST RATE: 6% Fixed
- INTEREST-ONLY PAYMENTS
- 5-YEAR BALLOON!
- THE PROPERTY HAS BEEN SIGNIFICANTLY UPDATED OVER THE PAST 3 YEARS AND IS IN FANTASTIC CONDITION!
- LOCATED MINUTES FROM DOWNTOWN TAMPA, THE NEW MID-TOWN DEVELOPMENT, AND THE WESTSHORE BUSINESS DISTRICT!



SECTION 2 • FINANCIAL ANALYSIS

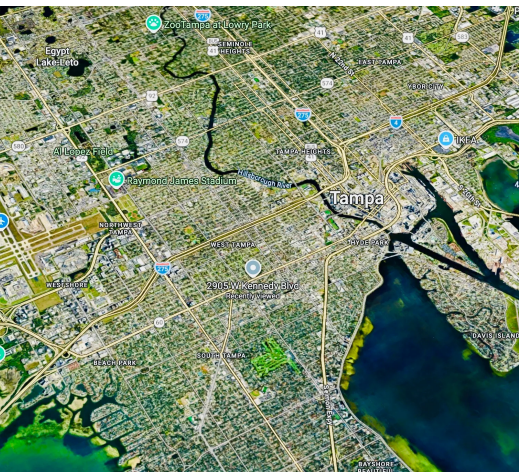
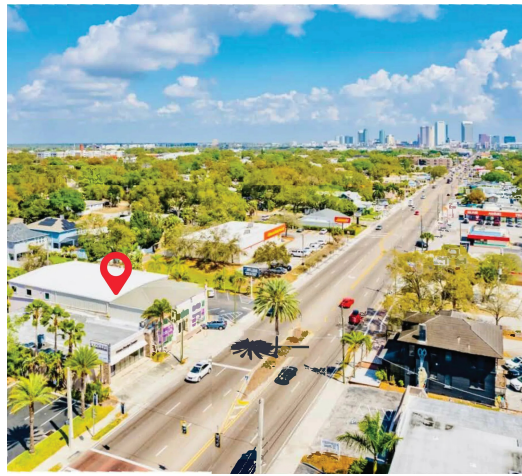
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ADDITIONAL PHOTOS

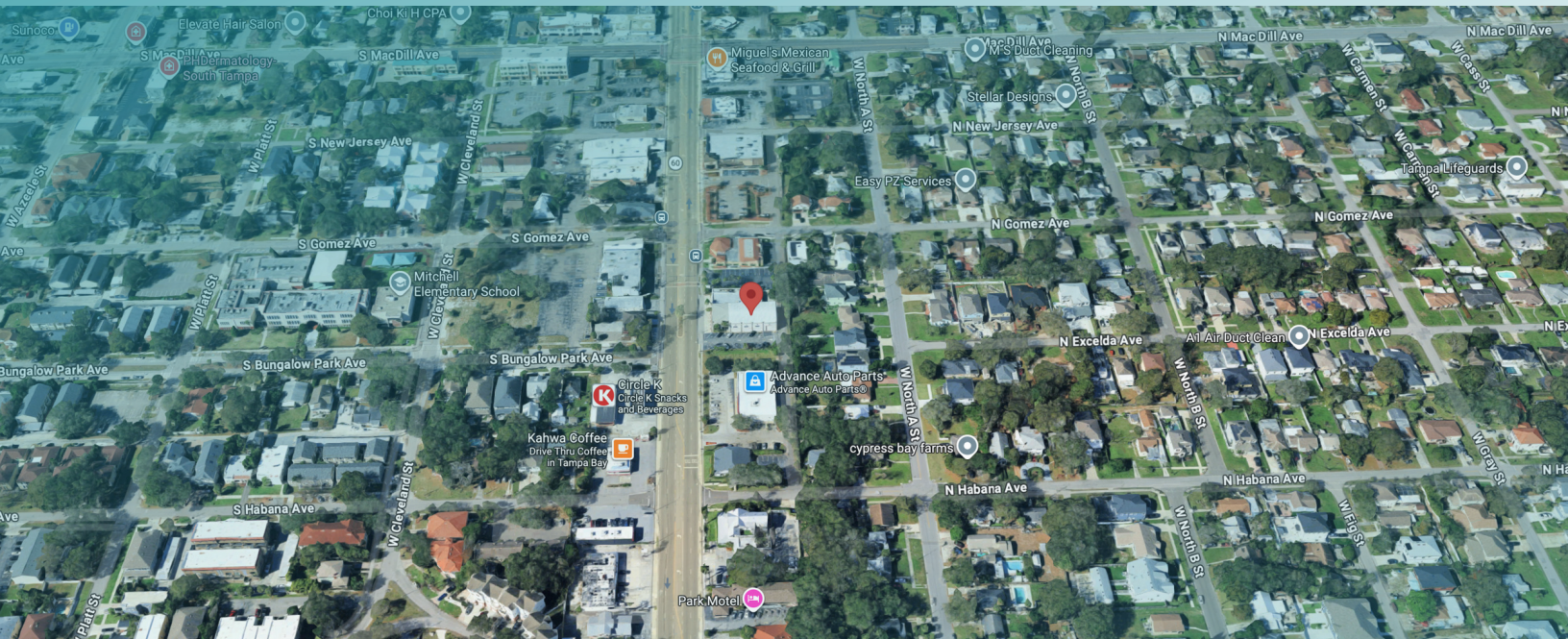


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LOCATION INFORMATION

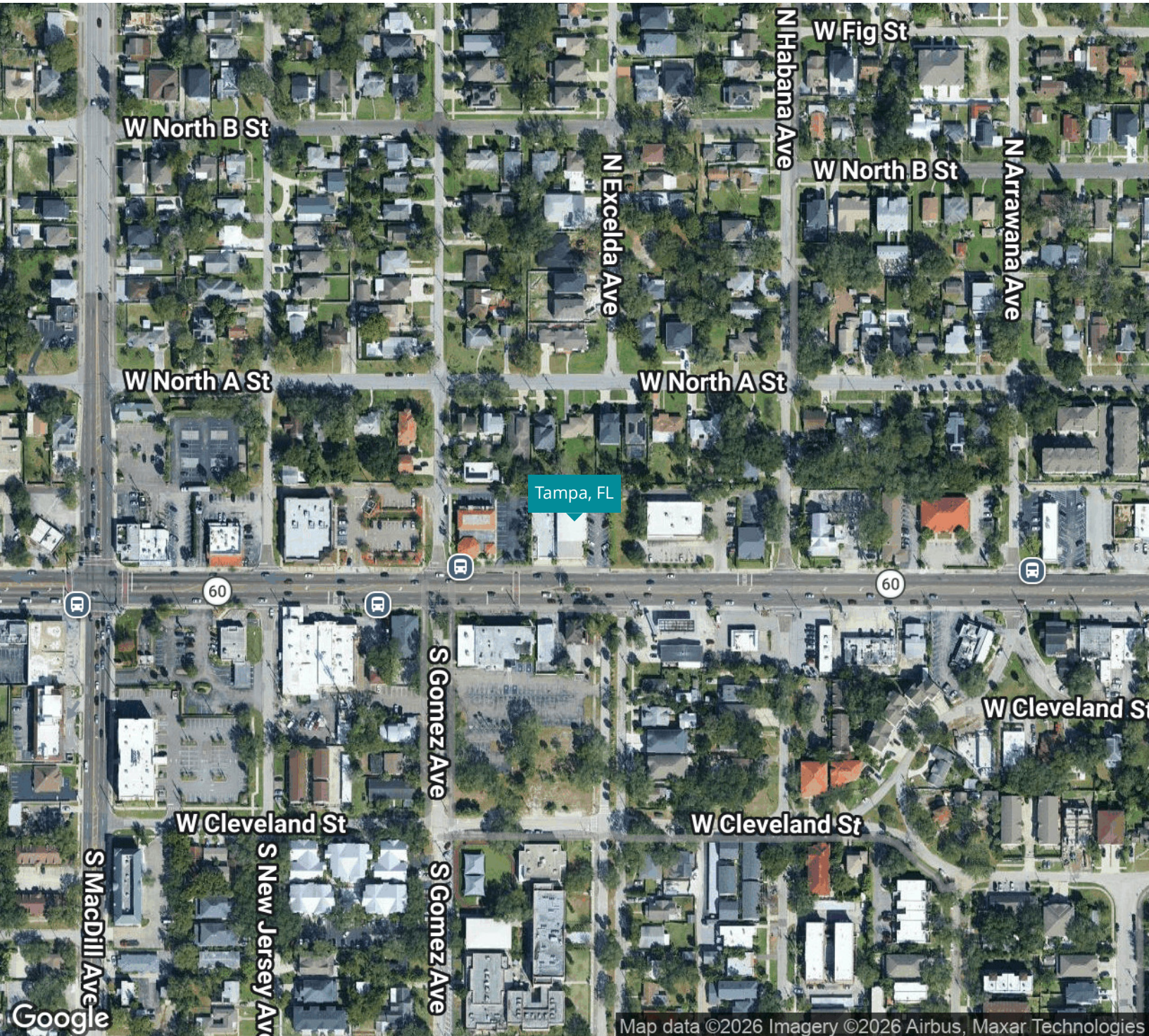




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REGIONAL MAP



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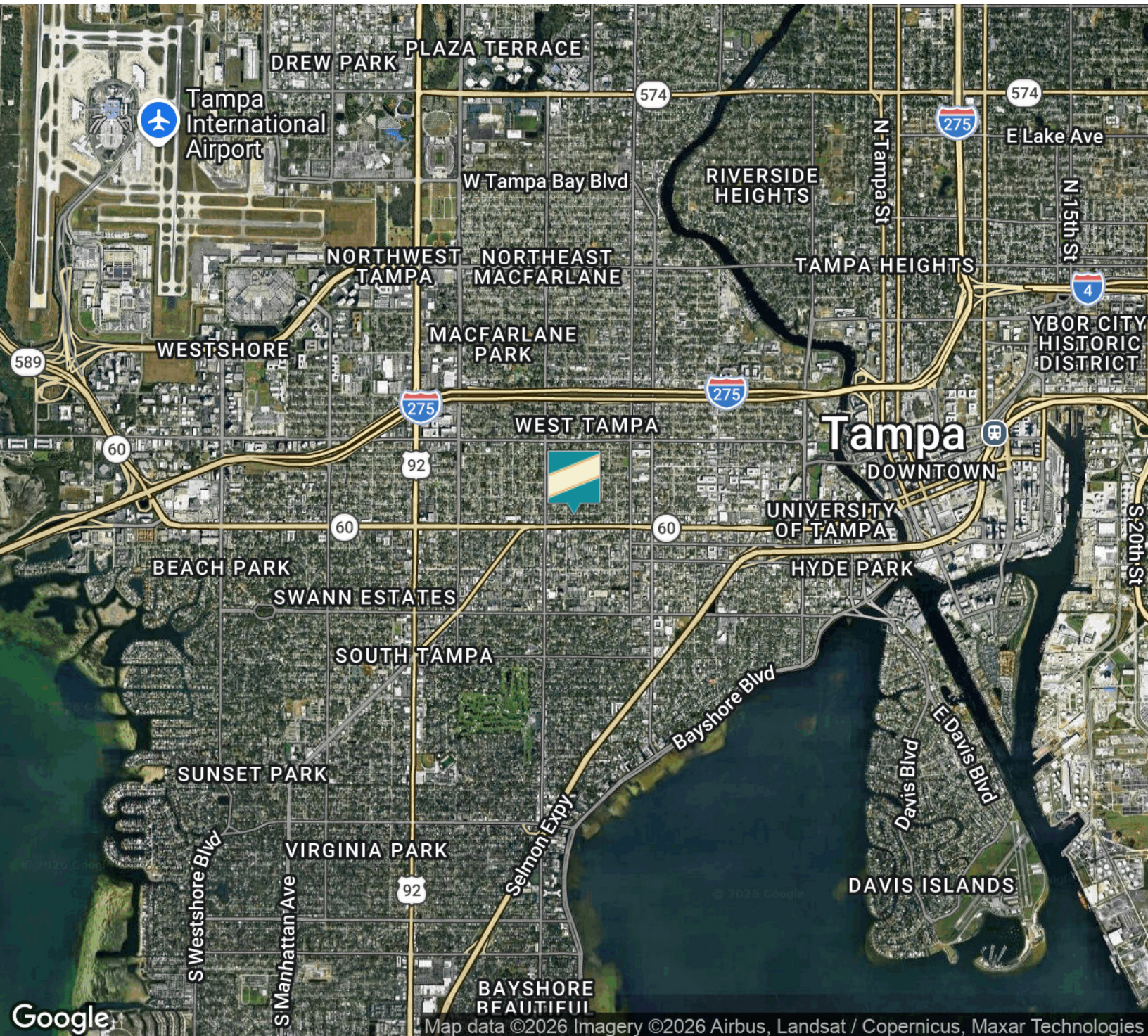
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LOCATION MAP



SECTION 3 • LOCATION INFORMATION

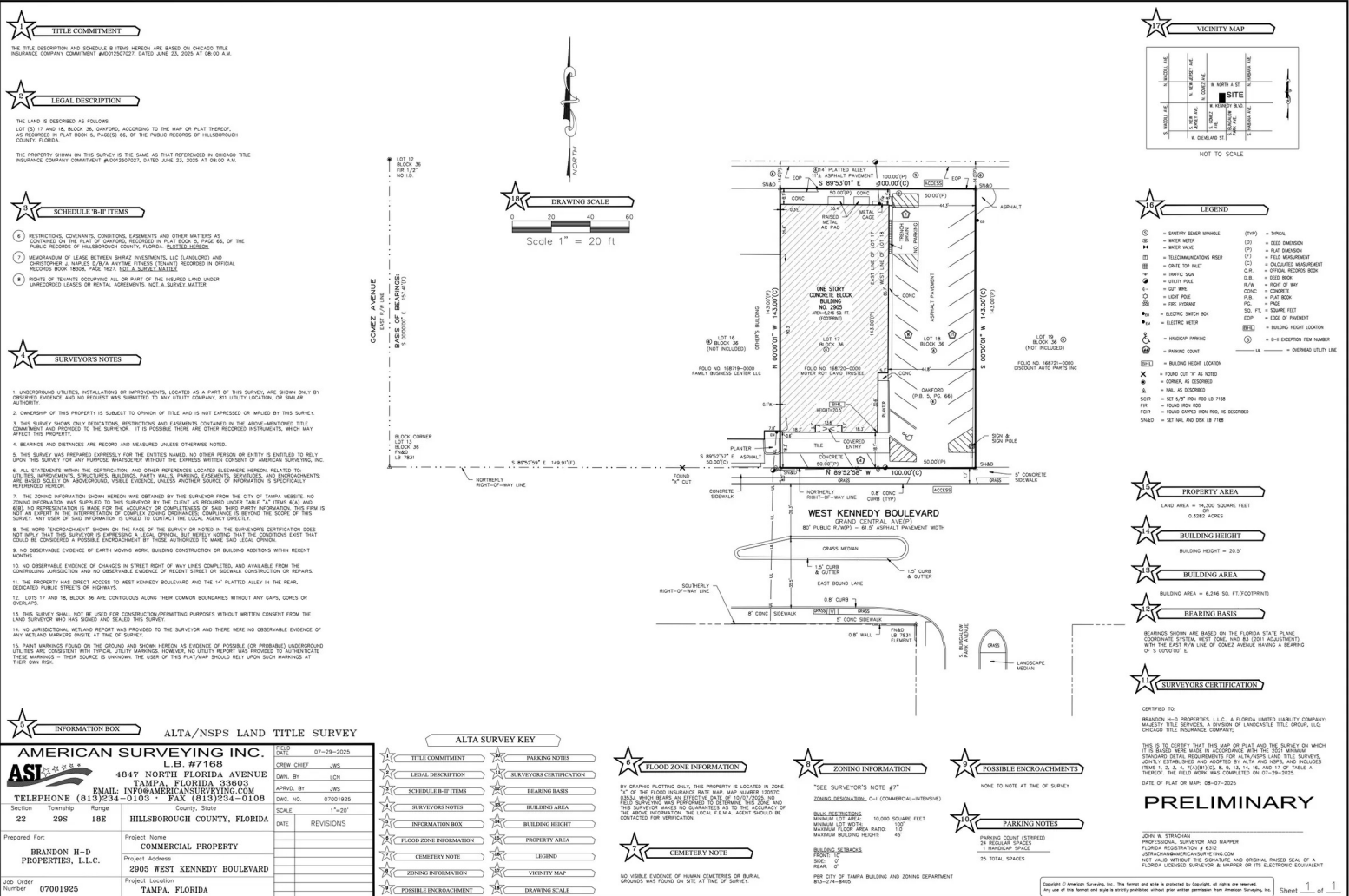
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SURVEY



SECTION 3 • LOCATION INFORMATION

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DEMOGRAPHICS

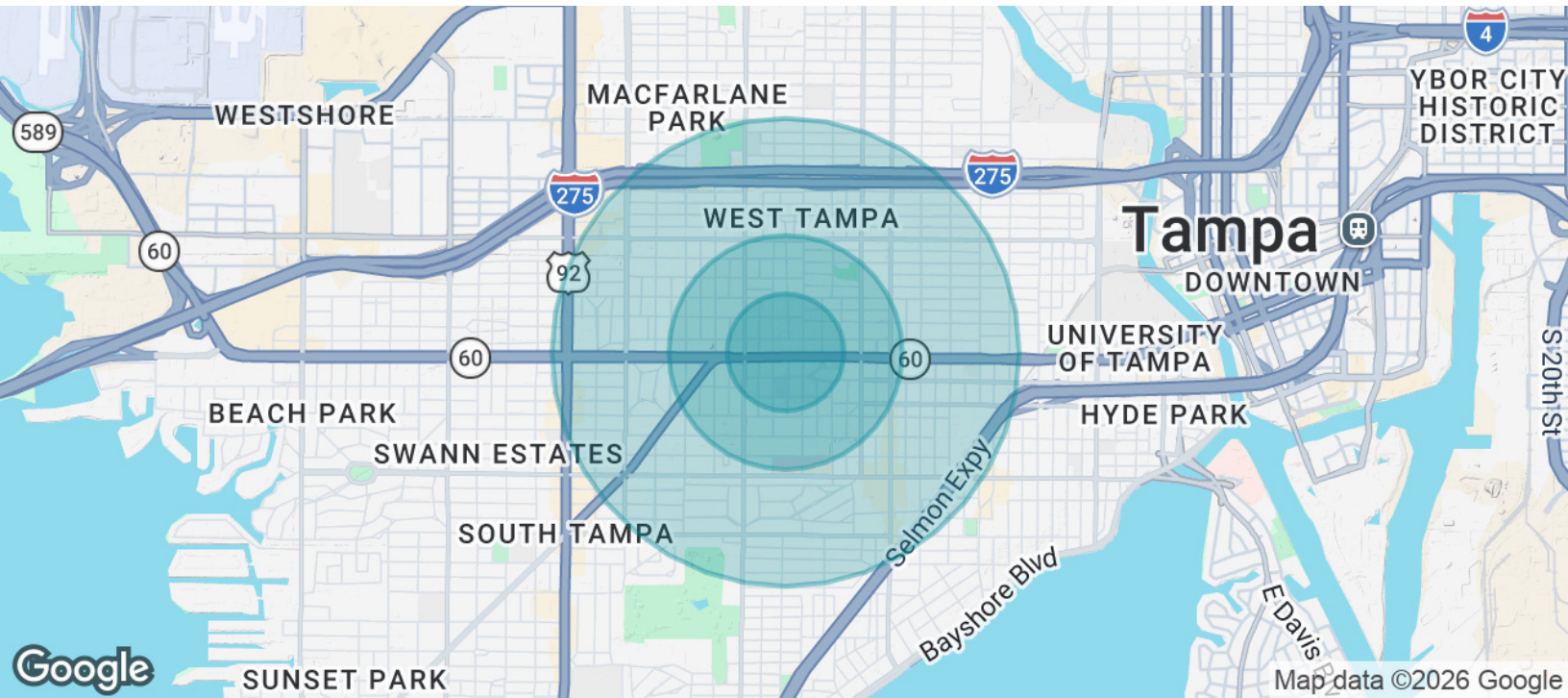




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DEMOGRAPHICS MAP & REPORT



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,263	4,961	18,192
Average Age	36.0	38.1	35.9
Average Age (Male)	36.2	37.9	35.2
Average Age (Female)	35.2	37.3	37.1

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	647	2,489	8,451
# of Persons per HH	2.0	2.0	2.2
Average HH Income	\$143,201	\$126,175	\$157,571
Average House Value	\$562,955	\$466,344	\$584,032

2023 American Community Survey (ACS)

SECTION 4 • DEMOGRAPHICS



ADVISOR BIOS



(SELLER FINANCING AVAILABLE!) PRIME SOUTH TAMPA RETAIL BUILDING ON W KENNEDY BLVD. FOR SALE!

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ADVISOR BIO & CONTACT 1

DAVID ROSENTHAL

V.P. Commercial Sales



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david@grimaldicommercialrealty.com

PROFESSIONAL BACKGROUND

David Rosenthal began his career at Ernst & Young as a Big Four accountant, specializing in client services and financial statement analysis. He later worked with several local Real Estate Investment Trusts, gaining in-depth knowledge of the financial side of the real estate market.

As a multi-year CREXI Platinum Award recipient and consistently ranked as a top producer, David has closed over \$100 million in sales transactions. His success stems from an outgoing personality, relentless work ethic, and a genuine passion for helping clients achieve their goals.

David's business is built on dedication, communication, determination, and trust—values that allow him to adapt seamlessly to each client's unique real estate needs while delivering exceptional results.

With a strategic focus on Investment real estate, David offers comprehensive expertise in the following areas:

- Multifamily Investment Sales
- Fuel Station Investment Sales
- Retail Real Estate Investment Sales
- Portfolio Sales
- NNN Investment Sales
- Multifamily and Land Development
- Mobile Home Park Sales
- Financial Planning
- Real Estate Investment Trusts
- Dividend Reinvestment Plans & Dividend Payout Ratios
- Seller and Investor Financing
- Contract negotiations and due diligence
- Investment & Financial Analysis
- Property Valuation

EDUCATION

David graduated from Tulane University in New Orleans, Louisiana, where he received a Bachelor's in Finance and a Masters in Accounting.

A Tampa native since 1991, David attended Tampa Preparatory High School in Downtown Tampa where he played Soccer, Basketball, and ran Cross Country. When he is not working, David enjoys watching sports, working out and playing golf.



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ADVISOR BIO & CONTACT 2

KARI L. GRIMALDI/ BROKER

President



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PROFESSIONAL BACKGROUND

Kari Grimaldi is the Managing Broker and President of Grimaldi Commercial Realty Corp., and a recognized leader in Tampa Bay's commercial real estate market. Ranked among the region's top producers, Kari has built a distinguished career with successfully closed transactions approaching the \$200 million milestone.

Raised in the family business, Kari developed her expertise early, combining over 25 years of hands-on experience with a deep understanding of market dynamics, strategic negotiation, and relationship-driven client service. She has successfully represented sellers, buyers, landlords, and tenants across all sectors of the commercial real estate market, from inception to closing.

Kari's portfolio spans a diverse range of commercial transactions, including:

- Office and build-to-suit sales & leasing
- Medical office sales
- Retail, industrial, and multifamily investments
- Single-tenant NNN national investments
- Land and commercial development
- Seller financing, creative deal structures, 1031 and reverse exchanges
- Short sales, distressed, and bank-owned assets

As a multiple-year Crexi Platinum Broker Award recipient, Kari is recognized for her ability to deliver exceptional results in complex, high-value transactions. As a commercial real estate owner and investor herself, she brings a uniquely informed perspective, guiding clients with the insight of someone who has successfully navigated the same path.

EDUCATION

A Florida native, Kari earned her Bachelors at University of Florida in Management and Psychology, and a Masters at University of South Florida. A consummate professional, Kari is continually educating herself on the latest economic and market trends with continuing education, seminars and networking.

MEMBERSHIPS & AFFILIATIONS

Real Estate Investment Council (REIC) - Member
International Council of Shopping Centers (ICSC) - Member