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KIMCO REALTY CORP  
Form 8-K  
July 27, 2004

SECURITIES AND EXCHANGE COMMISSION  
WASHINGTON, D.C. 20549

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FORM 8-K

CURRENT REPORT

Pursuant to Section 13 or 15(d) of  
the Securities Exchange Act of 1934

Date of Report (Date of earliest event reported): July 27, 2004

Kimco Realty Corporation

(Exact Name of Registrant as Specified in Charter)

|   |                             |   |
|---|-----------------------------|---|
| Maryland  | 1-10899                     | 13-2744380                              |
| -----   | -----                       | -----                                   |
| (State or Other Jurisdiction<br>of Incorporation) | (Commission<br>File Number) | (I.R.S. Employer<br>Identification No.) |

3333 New Hyde Park Road  
New Hyde Park, New York 11042-0020

(Address of Principal Executive Offices)

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(516) 869-9000

(Registrant's telephone number, including area code)  
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ITEM 9. REGULATION FD DISCLOSURE

The information contained in this Item 9 of the Current Report on Form 8-K of Kimco Realty Corporation (the "Company") is being furnished pursuant to "Item 12 - Results of Operations and Financial Condition" and "Item 9 - Regulation FD Disclosure" of Form 8-K in accordance with SEC Release Nos. 33-8216 and 34-47583.

On July 27, 2004, the Company announced its Second quarter operating results.

A copy of the Company's press release is an exhibit to this Current Report on Form 8-K and is not being filed for purposes of Section 18 of the Securities Exchange Act of 1934, as amended. The information in this Current Report on Form 8-K, including the exhibit, shall not be deemed to be incorporated by reference into any filing of the Company, whether made before or after the date hereof, regardless of any general incorporation language in such filing.

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## Exhibits

99.1 Press Release dated July 27, 2004

### SIGNATURES

Pursuant to the requirements of the Securities Exchange Act of 1934, the registrant has duly caused this report to be signed on its behalf by the undersigned hereunto duly authorized.

Date: July 27, 2004

KIMCO REALTY CORPORATION  
(registrant)

By: /s/ Michael V. Pappagallo

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Name: Michael V. Pappagallo  
Its: Vice President and Chief Financial  
Officer

### EXHIBIT INDEX

| EXHIBIT NO. | DOCUMENT DESCRIPTION              |
|-------------|-----------------------------------|
| 99.1        | Press Release dated July 27, 2004 |