

# EXECUTIVE SUMMARY

## Pier 1 Imports

6907 Gunn Highway

Tampa, FL 33625

**TIKTIN**  
— Real Estate —  
INVESTMENT SERVICES



Actual Property Photo

PIER 1 IMPORTS		LEASE SUMMARY	
6907 Gunn Highway, Tampa, FL 33625		Lease Type	Net
OFFERING PRICE		Roof And Structure	Landlord Responsible
Price	\$2,865,000	Lease Guarantor	Corporate
Cap Rate	7.45%	Original Lease Term	10 Years
NOI	\$213,380	Rent Commencement Date	February 13th, 2003
Gross Leasable Area (GLA)	10,675 SF	Lease Expiration Date	February 28th, 2021
Price/Rentable SF	\$268.38	Remaining Lease Term	2 Years
Lot Size	55,194 SF (1.26 Acres)	Options	NONE
Year Built:	2003	Increases	N/A

ANNUALIZED OPERATING DATA			
RENT INCREASES	ANNUAL RENT	MONTHLY RENT	CAP RATE
BASE RENT (\$19.98/SF)	\$213,380/Year	\$17,782/Month	\$213,380
TOTAL RETURN			7.45%/\$213,380

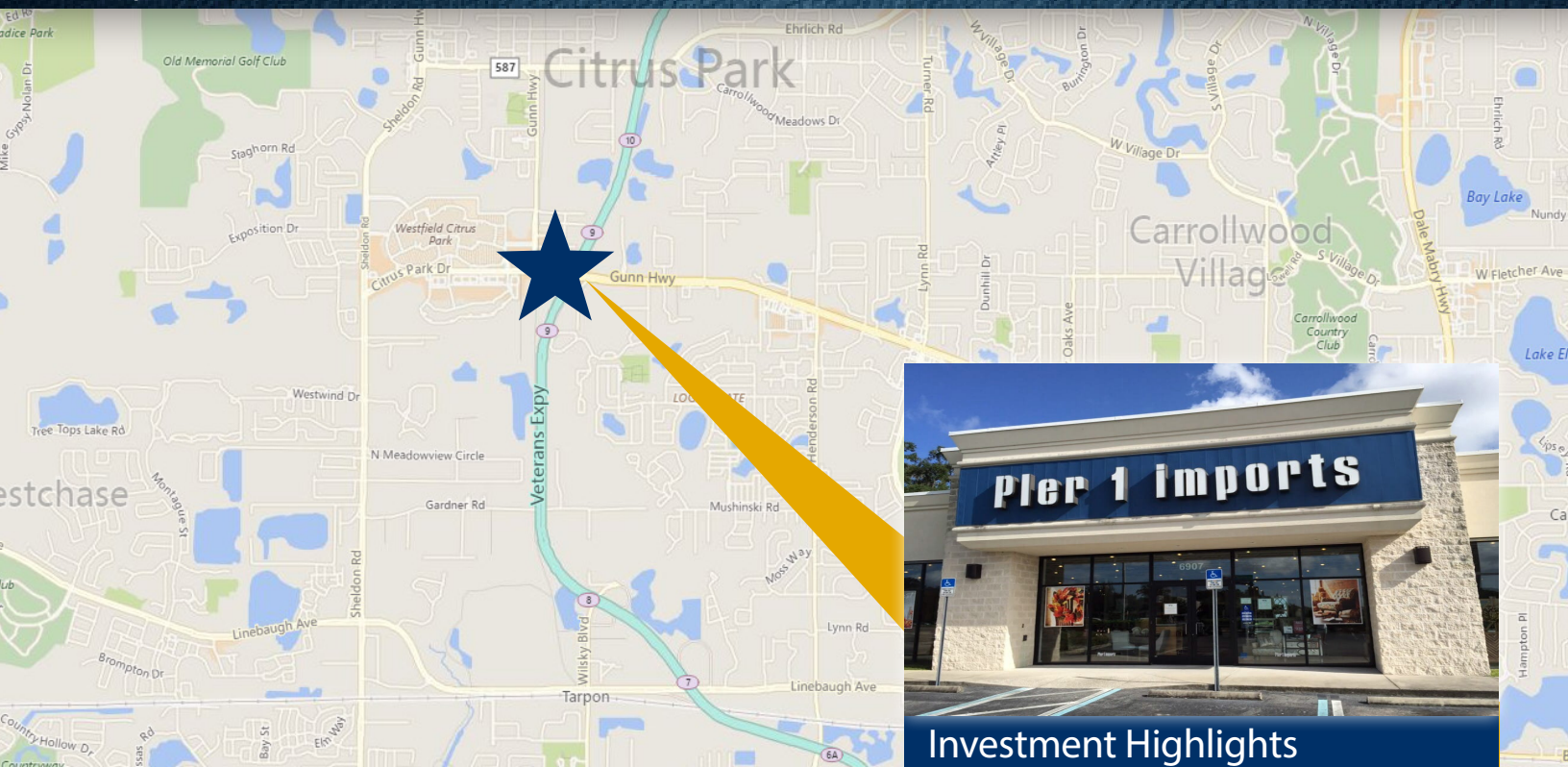


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### EXCLUSIVE LISTING

Tiktin Real Estate Investment Services is pleased to present Pier 1 Imports at Citrus Park in Tampa, Florida. The offering includes a free standing retail building occupied by Pier 1 Imports. The building consists of 10,675 SF on a 55,194 SF lot. This property benefits from tremendous visibility and access directly along Gunn Highway, with traffic counts in excess of 48,000 vehicles per day.

The property is adjacent to both the Westfield Citrus Park Mall, a 1 Million + SF shopping mall as well as The Plaza at Citrus Park a 340,000 SF shopping center. This area of Tampa known as Citrus Park is home to dozens of national tenants and is one of the most concentrated area of retail within a 5 mile radius.



### Investment Highlights

- Single Tenant Retail Building - Pier 1 Imports Occupied Since 2003
- Population Exceeds 212,000 People Within A 5 Mile Radius
- Average Household Income In Excess of \$75,000 Within One, Three, and Five Mile Radius
- Shadow Anchored By The Westfield Citrus Park Mall
- Average Daily Traffic Counts Exceed 48,000 Vehicles Per Day Along Citrus Park

TIKTIN REAL ESTATE INVESTMENT SERVICES

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