

VERIZON WIRELESS

10 Year Corporate
NN Lease with Rental
Increases Every 5 Years

Florida Location
Tax Free State

Spring Hill, FL



*Similar Location Shown

SWE REALTY, LLC

FOR MORE INFORMATION

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PROPERTY HIGHLIGHTS

4200 Commercial Way, Spring Hill, FL 34606

10 Year Net Lease Verizon Wireless



Suburb of
TAMPA, FL

BUILD TO SUIT
Upgraded
Construction



Located in
SPRING HILL, FL
Suburb of Tampa

Long Term
Passive
Lease Structure



LARGEST VERIZON
OPERATOR IN COUNTRY
Tenant

PROPERTY GLA

2,464 SF



ANNUAL RENT
\$121,500



PROPERTY
ADDRESS

4200 Commercial Way
Spring Hill, FL 34606



100%
Occupancy

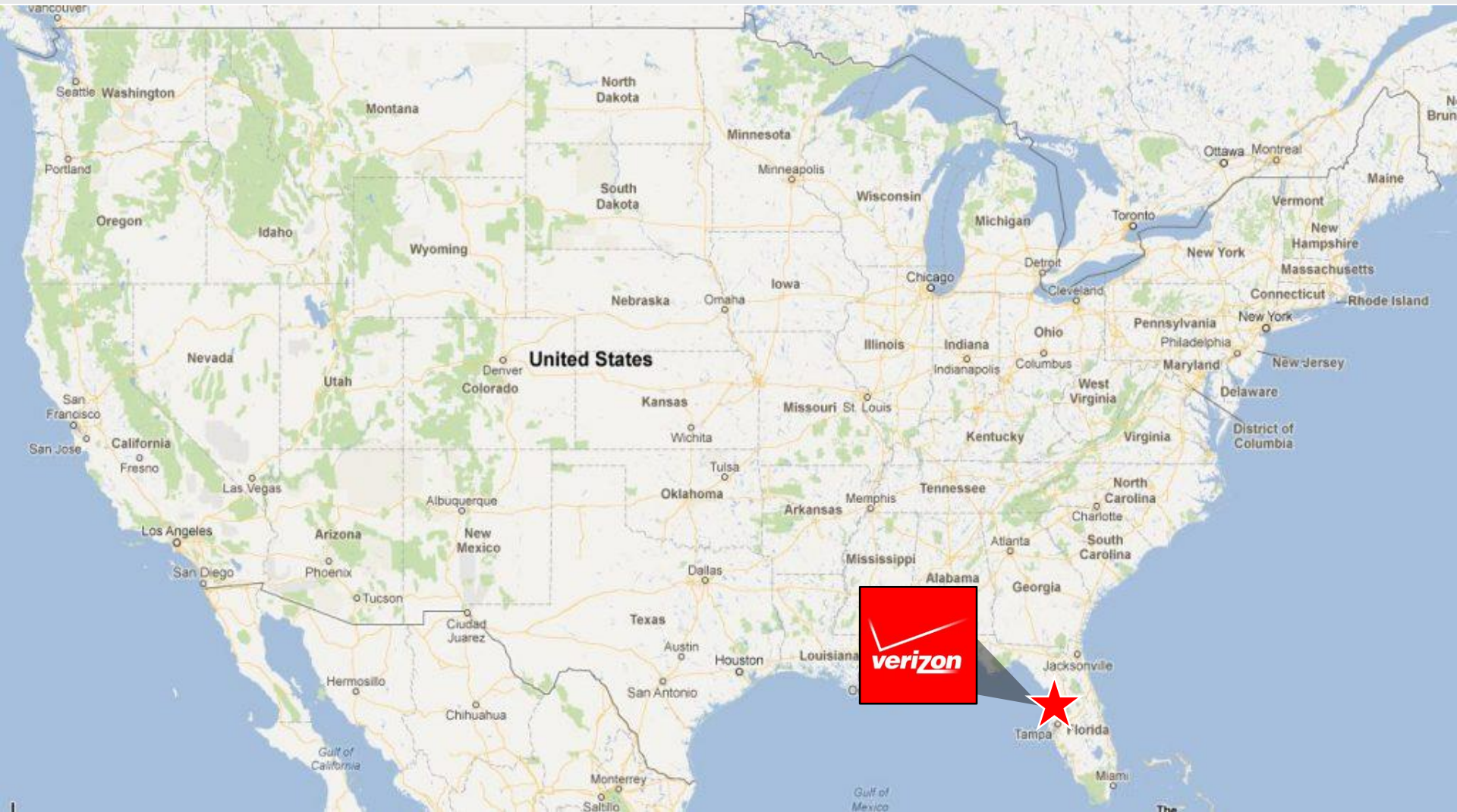


YEAR BUILT
2019



MAP OVERVIEW

4200 Commercial Way, Spring Hill, FL 34606



PROPERTY AERIAL-Spring Hill, FL

4200 Commercial Way, Spring Hill, FL 34606





DEMOGRAPHICS

4200 Commercial Way, Spring Hill, FL 34606

	1 mile	3 miles	5 miles
Population			
2000 Population	5,087	29,881	65,886
2010 Population	5,826	32,799	82,373
2018 Population	6,045	34,361	87,397
2023 Population	6,322	36,117	92,477
Race and Ethnicity			
2018 White Alone	88.8%	88.9%	88.2%
2018 Black Alone	4.2%	4.0%	4.2%
2018 American Indian/Alaska Native Alone	0.6%	0.4%	0.4%
Households			
2000 Households	2,418	13,600	28,896
2010 Households	2,789	14,676	35,422
2018 Total Households	2,855	15,172	37,074
Average Household Income			
2018 Average Household Income	\$58,754	\$56,349	\$59,246
2023 Average Household Income	\$71,563	\$67,740	\$71,105
2018-2023 Annual Rate	4.02%	3.75%	3.72%
Median Household Income			
2018 Median Household Income	\$38,320	\$41,156	\$44,143
2023 Median Household Income	\$45,471	\$48,815	\$51,847
2018-2023 Annual Rate	3.48%	3.47%	3.27%



4200 Commercial Way, Spring Hill, FL 34606





EXECUTIVE SUMMARY

4200 Commercial Way, Spring Hill, FL 34606

SUMMARY

ANNUAL RENT	\$121,500.00 (2,464 SF building)
INITIAL RENT COMENCEMENT	March 20, 2019 (estimated for new construction)
INITAIL LEASE EXPIRATION	March 31, 2029
INITIAL LEASE TERM	10-Year Net/Net
RENEWAL OPTIONS	Two (2) / 5— Year Renewals
RENT INCREASES	5-10% every 5 Years (Based off CPI)
TENANT RESPONSILBILITIES	RE Taxes, Insurance, Structure, HVAC & Parking Lot/CAM Maintenance
LESSOR REPONSIBILITIES	Roof & Structure (20 Year Roof Warranty)
LEASE GUARANTOR	Cellular Sales of Knoxville, Inc

TERMS

PRICE	\$2,059,322
CAP	5.90%

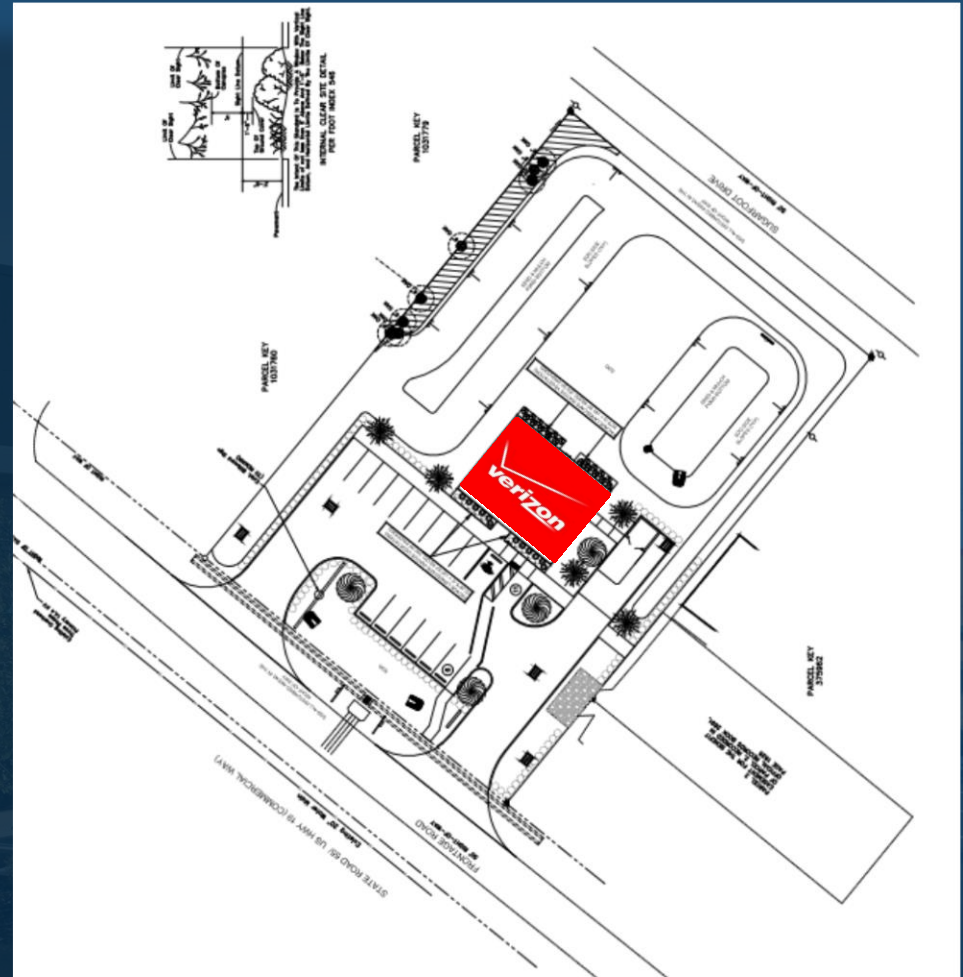
HIGHLIGHTS:

- Freestanding Verizon Wireless with Passive Lease Structure
- **Cellular Sales is Largest Verizon Franchise in the Country with over 750 Locations Nationwide**
- No State Income Tax-Florida
- Located in Major Retail Corridor of Spring Hill
- 5-10% Rent Increases ever 5 Year (Based off CPI)
- **42,000+ Vehicle Per Day Traffic Counts In Front of Site**
- 87,000 + Population Count Within a 5 Mile Radius
- **20 Year Roof Warranty with Building**
- Close Proximity to Pasco-Hernando State College and Timber Pines Golf Couse
- Suburb of Tampa Florida
- Excellent Visibility and Easy Access



RENDERING AND SITE PLAN

4200 Commercial Way, Spring Hill, FL 34606





CORPORATE TENANT INFORMATION

4200 Commercial Way, Spring Hill, FL 34606

Cellular Sales is an American wireless retailer headquartered in Knoxville, TN. Cellular Sales is recognized as the largest Verizon Wireless retailer in the United States and operates more than 730 locations across 41 states. Cellular Sales is operated and owned by its CEO Dane Scism. Dane purchased Cellular Sales in 1993 and has received numerous awards for the success Cellular Sales has received under his leadership including, in 2012, Cellular Sales received the Knoxville Chamber's Pinnacle Award for Large Business Excellence.

Company Profile:

Tenant	Cellular Sales, Inc
Industry	Wireless
Locations	+730
Ownership	Private
Headquarters	Knoxville, TN
Founded	1993
Employees	+7,200
Website	www.cellularsales.com