



SAMBAZIS
RETAIL GROUP

REPRESENTATIVE PHOTO



7-ELEVEN

TAMPA (LUTZ), FLORIDA

OFFERING MEMORANDUM



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BEXLEY NORTH

5,442 DEVELOPMENT WITH 11,000 HOMES, 600 APARTMENTS, AND 800K SF OF OFFICE/COMMERCIAL

BEXLEY ELEMENTARY
689 STUDENTS

OAKSTEAD ELEMENTARY
810 STUDENTS

BEXLEY SOUTH

1,733-ACRE DEVELOPMENT WITH 1,200 HOMES, 520 APARTMENTS, AND 660K SF OF OFFICE/COMMERCIAL

THE ADDISON AT SUNLAKE DEVELOPMENT

OAKSTEAD
852-ACRE DEVELOPMENT WITH 1,200 HOMES

CHARLES S. RUSHE
1,231 STUDENTS

SUBJECT PROPERTY

SUNLAKE HIGH
1,942 STUDENTS

IMAGINE SCHOOL
774 STUDENTS

54 **57,500 CPD**

Marshalls **bealls** **Wendy's** **BIG LOTS** **jiffy lube**
SHOE CARNIVAL **ROSS** **DRESS FOR LESS** **MCDONALDS**
Bank of America

LAKE MYRTLE ELEMENTARY
620 STUDENTS

SPRINGHILL SUITES
Marriott

AdventHealth

Hilton Garden Inn **Residence Inn**
CARRABBA'S **ITALIAN GRILL**

New DUNKIN'
TACO BELL **DQ**

RASMUSSEN COLLEGE
EAST PASCO

Publix **Great Clips** **Wendy's** **WELLS FARGO**

M/I HOMES THE RESERVE AT LONG LAKE

LOWE'S **CVS pharmacy**

54

589 **33,659 CPD**

WCI AT MONTEREY GRAND WATERSIDE BY LENNAR

Walmart **Supercenter**
MATTRESS FIRM **TIRES PLUS**

Target **Super TARGET**

41 **49,026 CPD**

Publix **belk** **chili's** **TACO BELL** **STARBUCKS**
Publix **AutoZone** **WALGREENS** **WELLS FARGO**
Starbucks **DUNKIN'** **Advance** **Auto Parts** **SONIC** **Regions** **Bank of America** **LA FITNESS**

MARTINEZ MIDDLE
1,189 STUDENTS

STEINBRENNER HIGH
2,432 STUDENTS

MCKITRICK ELEMENTARY
912 STUDENTS

TARRAMOR DEVELOPMENT

New DUNKIN'

Publix





ADDRESS

Oakstead Blvd & SR 54
Pasco County, FL 33558

PRICE

\$7,092,000

CAP RATE

5.00%

NOI

\$354,624

FINANCIAL OVERVIEW

PRICE	\$7,092,000
CAP RATE	5.00%
GROSS LEASABLE AREA	3,010 SF
YEAR BUILT	2020
LOT SIZE	1.66 +/- Acres

Lease Summary

LEASE TYPE	Absolute NNN
ROOF & STRUCTURE	Tenant Responsible
LEASE TERM	15 Years
RENT COMMENCEMENT	Est. 5/14/2020
INCREASES	10% Every Five Years, Including Options
OPTIONS	Four, 5-Year
OPTION TO TERMINATE	None
RIGHT OF FIRST REFUSAL	Yes, Tenant has 20 Days to Respond

Rent Roll

TERM	ANNUAL RENT	MONTHLY RENT
Year 1- Year 5	\$354,624	\$29,522
Year 6 - Year 10	\$390,087	\$32,507
Year 11 - Year 15	\$429,095	\$35,758
Option 1	\$472,005	\$39,334
Option 2	\$519,205	\$43,267
Option 3	\$571,126	\$47,594
Option 4	\$628,238	\$52,353

INVESTMENT *HIGHLIGHTS*

- 15-Year Absolute NNN Lease
- 10% Rental Increases Every 5 Years
- Investment Grade Credit Tenant, Rated AA- by S&P
- Brand New High-Quality 2020 Construction
- Fee Simple Interest, Eligible for Bonus Depreciation
- Serving Over 103,000 Residents in Booming Tampa Suburb
- Pasco County is the Fastest Growing County in Florida
- Over 17,000 Residences Proposed in Immediate Trade Area
- Affluent Trade Area, Average Household Income Exceeds \$106,000 within 3 and 5 Miles
- Hard Corner Location at Major Signalized Intersection with Over 57,500 Cars/Day
- Located within Oakstead, an 852-Acre Master-Planned Community with 1,200 Homes
- Just East of Starkley Ranch Development with 3,000+ Homes and South of Bexley North Development with 11,600 Residences
- Surrounded by Several K-12 Schools with Over 9,800 Students
- Close Proximity to Proposed Overpass Business Project, with 2.2 Million SF of Industrial and Office Space and 4,500 Employees
- Strong Daytime Population, Over 32,700 Employees within 5 Miles
- Minutes from Newly Opened Tampa Premium Outlets with 110 Upscale/Designer Retailers





CLICK FOR
WEBSITE

TENANT OVERVIEW

OWNERSHIP:
TENANT:
GUARANTOR:

PUBLIC
CORPORATE
7-ELEVEN, INC.

7-Eleven is the world's largest convenience store chain operating, franchising and licensing more than 70,000 stores in 18 countries and is also one of the nation's largest independent gasoline retailers. As the pioneer of the convenience store concept, 7-Eleven strives to meet the needs of convenience-oriented guests by providing a broad selection of fresh, high-quality products and services at everyday fair prices, speedy transactions and a clean, friendly shopping environment. Each store maintains a selection of approximately 2,500 different products and services tailored to meet the needs and preferences of its local clientele.



HEADQUARTERED IN
**DALLAS,
TEXAS**



70,000
LOCATIONS



ENTREPRENEUR'S
MAGAZINE
TOP GLOBAL
FRANCHISES
LIST

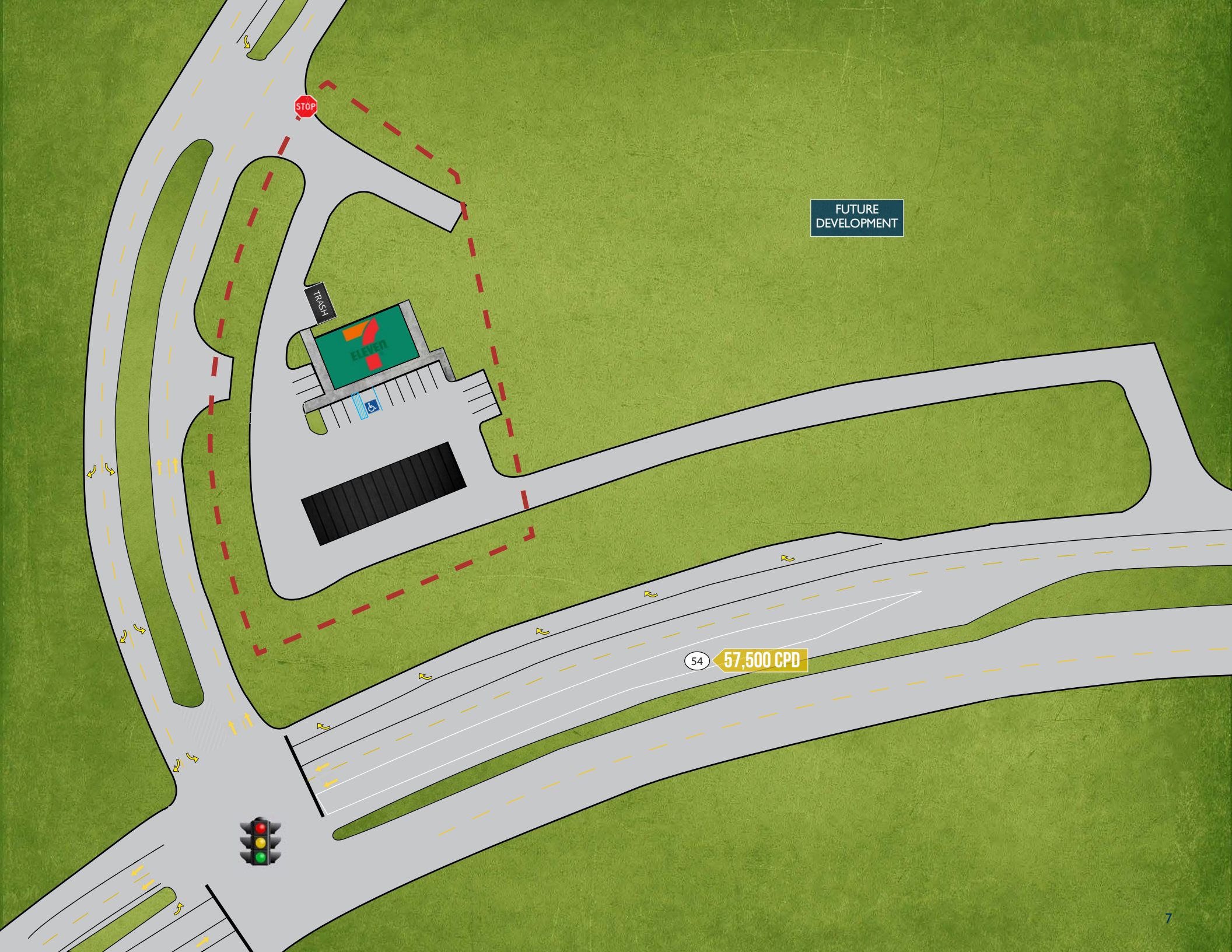


AA-
S&P CREDIT
RATING



FOUNDED IN
1927





FUTURE
DEVELOPMENT

54

57,500 CPD

DEMOGRAPHICS

Oakstead Blvd & SR 54, Pasco County, FL 33558

POPULATION

	1-MILE	3-MILES	5-MILES
2018 Population	6,322	45,165	103,887
2023 Population	7,219	49,542	115,145

HOUSEHOLDS

	1-MILE	3-MILES	5-MILES
2010 Households	856	9,304	23,417
2018 Households	1,060	11,369	27,448
2023 Households	1,372	14,104	32,361

INCOME

	1-MILE	3-MILES	5-MILES
2018 Average Household Income	\$95,387	\$109,488	\$106,546

EMPLOYEES

	1-MILE	3-MILES	5-MILES
2018 Number of Employees In Area	735	7,980	32,739



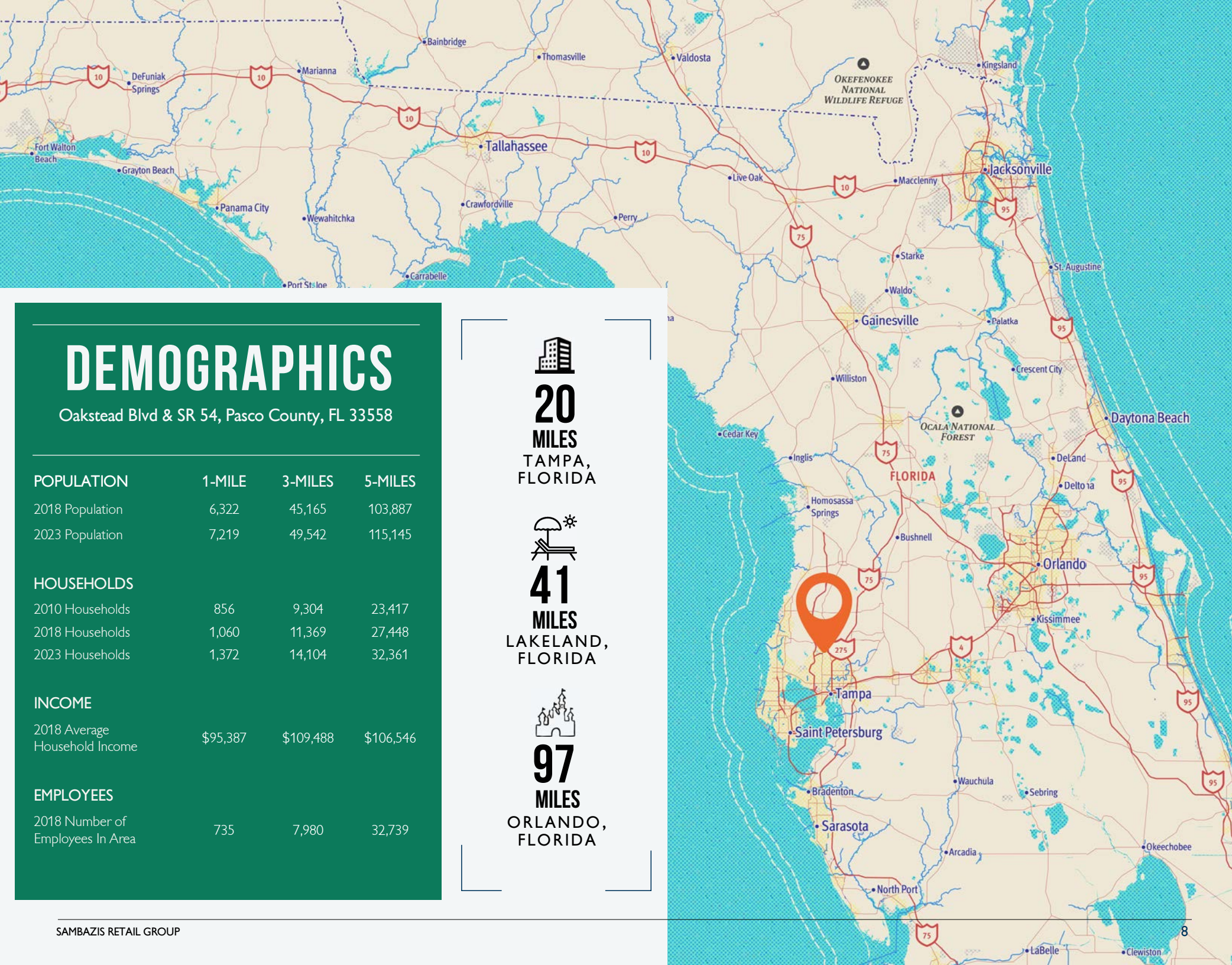
**20
MILES**
TAMPA,
FLORIDA



**41
MILES**
LAKELAND,
FLORIDA



**97
MILES**
ORLANDO,
FLORIDA



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of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

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O F F E R I N G M E M O R A N D U M

7-ELEVEN

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