



RETAIL PROPERTY FOR SALE

**CIRCLE-K**

6422 Benjamin Rd, Tampa, FL 33634

*Exclusively Listed By:*

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# CIRCLE K

6422 Benjamin Rd | Tampa, FL 33634

CLICK ON THE FOLLOWING LINKS:



Google Map



Street View

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

List Price:	\$1,800,000
NOI:	\$90,000
Cap Rate:	5.0%
Land Acreage:	0.69 Acres
Year Built:	1987
Building Size:	2,680
Price / SF:	\$671.64
Renovated:	2017

### LEASE SUMMARY

Lease Type:	Absolute Net Lease
Taxes / Insurance / CAM:	Tenant Responsibility
Roof:	Tenant Responsibility
Term Remaining:	5+ Years
Original Lease Term:	17 Years
Commencement Date:	March 18, 2004
Current Term Expiration:	January 31, 2027
Options:	(5) 5 Year & (2) Ten Year
Increases:	Yes - See Lease Summary
Guarantor:	Corporate

### PROPERTY HIGHLIGHTS

- Corporate Circle-K Gas and Convenience Store w/ Over 5 Years Remaining In Lease Term
- Strong Corporate Guaranty Lease | Remodel Completed In 2017
- Absolute Net Lease - No Landlord Obligations
- Tampa International Airport Approx. Two Miles From Location
- Gas & C-Store - Three Fueling Positions w/ Six Pumps
- Circle K Is One of The Largest Convenience Store Chains In The World w/ over 15,000 Locations
- Dense Demographics - 5-Mile Population Exceeds: 227,000 - Strong Daytime Population
- Hard Signalized Corner | Traffic Counts Exceed 17,600 VPD on Benjamin RD

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## LEASE ABSTRACT



### LEASE SUMMARY

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Roof / Structure:	Tenant Responsibility
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### ANNUALIZED OPERATING DATA

RENT INCREASES	ANNUAL RENT	MONTHLY RENT
2/1/2017 - 1/31/2022	\$87,600	\$7,300
2/1/2022 - 1/31/2027	\$90,000	\$7,500
Option 1	\$93,600	\$7,800
Option 2	\$102,960	\$8,580
Option 3	\$113,256	\$9,438
Option 4	\$124,581.60	\$10,381.80
Option 5	\$137,039.76	\$11,419.98
Current Rent		\$87,600



# PHOTOS









AERIAL

CIRCLE K

BENJAMIN RD | 17,600 VPD

JOHNS RD







Tampa  
International  
Airport

AERIAL





# REGIONAL

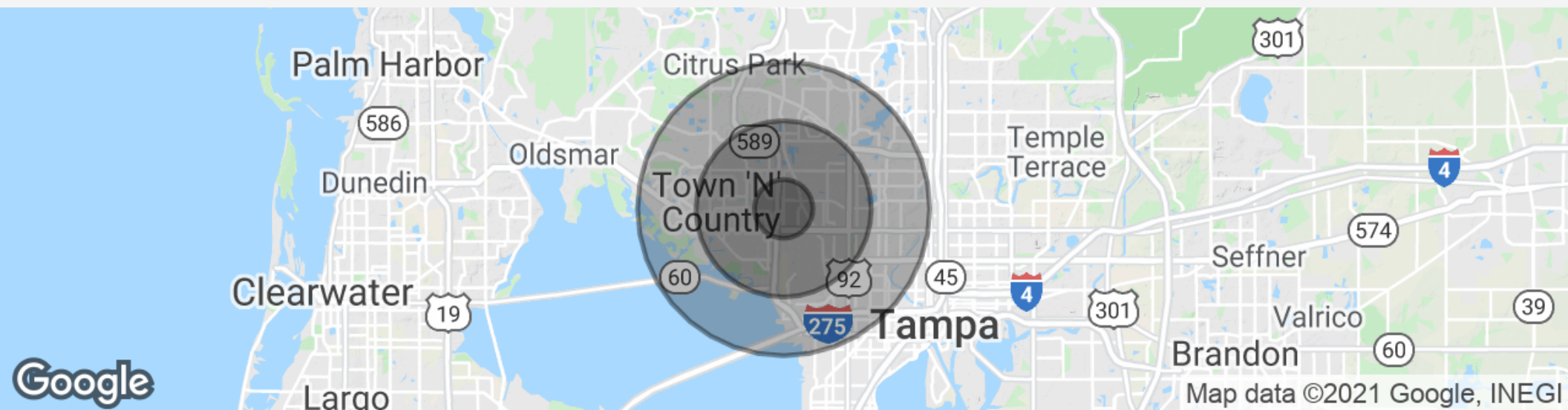




## CIRCLE K

6422 Benjamin Rd | Tampa, FL 33634

# DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,102	85,709	227,490
Average age	35.9	35.5	36.4
Average age (Male)	35.2	33.7	35.0
Average age (Female)	36.8	36.9	38.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,166	33,209	91,300
# of persons per HH	2.8	2.6	2.5
Average HH income	\$48,774	\$53,041	\$59,059
Average house value	\$184,375	\$201,327	\$216,689

\* Demographic data derived from 2010 US Census



## CIRCLE K OVERVIEW



### OVERVIEW

Company:

Founded:

Headquarters:

Website:

Circle K

1951

Tempe, AZ

[www.circlek.com](http://www.circlek.com)

### TENANT HIGHLIGHTS

- Circle K Operates in 35 States
- Number of Locations: 15,000+
- Largest Chain of Non Franchise C-Stores in the Nation

### TENANT OVERVIEW

Since the 1980s, Circle K has been the largest chain of company-owned (non-franchised) convenience stores in the United States. It is second in overall number of U.S. stores to 7-Eleven. Within the United States, Circle K owns and operates stores in 35 states, primarily in the Southern, Western (especially Southwestern), Great Lakes, and Northeastern (Especially New England). Fuel is sold under various brands, with the Circle K and Shell brands the most common. Other brands of fuel sold at Circle K stores include Valero, BP, Exxon, Marathon, Irving, Mobil, and Phillips 66. A small number of stores do not sell gasoline.

The chain operates in the United States, Canada, and Europe (the Nordics, Baltics, and Ireland), and has franchises in Mexico (It partners with the Mexican stores "Tiendas Extra" created by Modelo Group), Asia, and other parts of the world. In Hong Kong, the store is called OK in reference to the circle around the K. Circle K Hong Kong was founded in 1985 by Li & Fung Retailing (later Fung Retailing) as licensee of the name and is now part of Convenience Retail Asia Limited. Circle K currently has 349 locations throughout Hong Kong. Circle K previously operated in the United Kingdom, Canada and Australia, acting as the food-store portions of many Shell stations. The Circle K brand re-entered the Canadian market in 2008, in connection with Couche-Tard's acquisition of Irving Oil's convenience store network.



RETAIL PROPERTY FOR SALE

# CIRCLE-K

6422 Benjamin Rd, Tampa, FL 33634



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