

BURGER KING NNN GROUND LEASE INVESTMENT OPPORTUNITY

11460 US Hwy 301 | Thonotosassa, FL 33592



OFFERING SUMMARY:

- **PURCHASE PRICE: \$2,000,000**
- Cap rate: 4.75%
- Rent commencement: April 5, 2021
- Lease term: 15 years
- Options: Five (5) x five (5) year options
- Starting rent: \$95,000
- Bumps: 10% bumps every five (5) years starting in year six (6)
- 0.83 Acres (MOL) with a 3,349 SF building
- Operator: Bravotampa, LLC (75 unit entity), a subsidiary of Quality Dining, Inc., the 4th largest Burger King operator in the nation with over 250 units
- Outparcel to a Winn-Dixie Shopping Center
- Located at the lighted intersection of E Fowler Ave and US Hwy 301 with a combined traffic count of 28,300 AADT
- Demographics include a population of over 286,000 with an average income of more than \$69,000 within a 7-mile radius

KEY DEMOS	3 MILES	5 MILES	7 MILES
POPULATION			
2021 Estimated Population	28,481	110,112	286,518
2021 Estimated Households	11,309	42,834	109,380
INCOME			
2021 Estimated Avg HH Income	\$72,298	\$66,643	\$69,035
AGE			
Median Age	38	34	34
DAYTIME DEMOS			
Number of Businesses	1,486	4,740	12,720
Number of Employees	12,166	41,528	113,712
Total Daytime Population	21,353	77,219	207,993
TRAFFIC COUNTS			
E Fowler Ave (E/W)	16,900 AADT		
US Hwy 301 (N/S)	11,400 AADT		



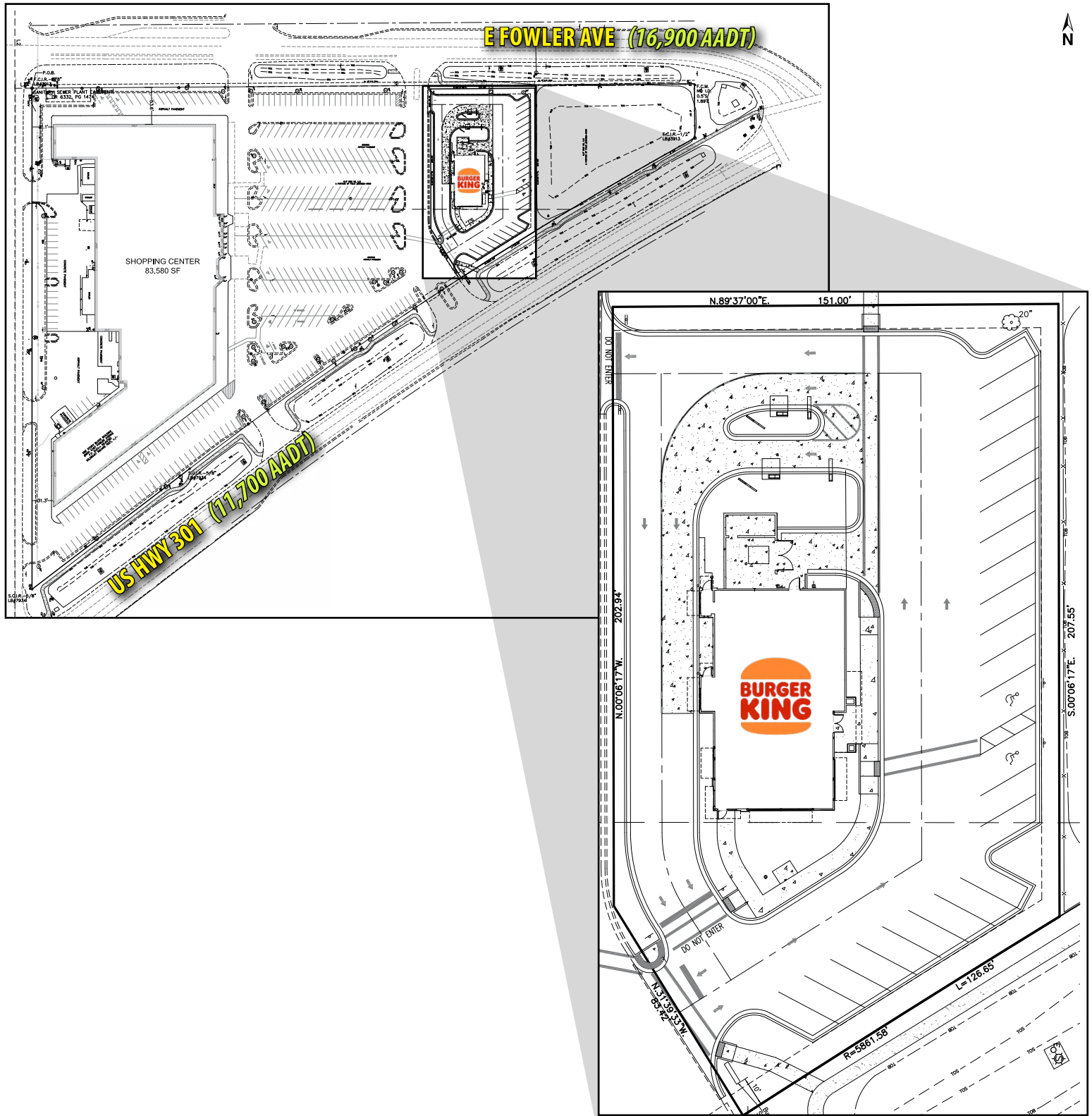
FOR MORE INFORMATION:

Brandon Eggleston
813.712.3068
brandon@rmcpvg.com

8902 N Dale Mabry Hwy
Tampa, FL 33614
800.728.5379
www.RMCPG.com

BURGER KING NNN GROUND LEASE INVESTMENT OPPORTUNITY

11460 US Hwy 301 | Thonotosassa, FL 33592



All information given herein is obtained from sources considered reliable. However, we are not responsible for misstatement of facts, errors, omissions, prior sale, withdrawal from market, modification of mortgage commitment, terms and considerations, or change in price without notice. The information supplied herein is for informational purposes only and shall not contain a warranty or assurance that said information is correct. Any person intending to rely upon the information supplied herein should verify said information independently. **UPDATED: 052421**



FOR MORE INFORMATION:

Brandon Eggleston
813.712.3068
brandon@rmcpbg.com

8902 N Dale Mabry Hwy
Tampa, FL 33614
800.728.5379
www.RMCPG.com