

Offering  
Memorandum

**Winn✓Dixie.**

13508 N Florida Avenue  
Tampa, FL 33613



BORLÖV



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## INVESTMENT OVERVIEW

BORLUV is pleased to present for sale this Winn-Dixie located at 13508 N Florida Avenue in Tampa, FL. The subject property consists of 57,073 Square Feet and is situated on an oversized 6.8 Acre Parcel with out lot development potential. Winn-Dixie is operating on an Absolute Net Lease with Zero Landlord responsibilities and a Lease Term Ending December 31, 2026, however, Winn-Dixie has expressed interest in extending this Lease Term through end of year 2031.

Winn-Dixie is located on a Hard Corner at West Fletcher Avenue and North Florida Avenue, with multiple points of ingress and egress access on both main roads. The subject property is located in a dense retail and residential corridor making this Net Lease Investment a Unique Value-Add Opportunity. Major National Tenants in the immediate vicinity include Walmart, Target, Big Lots, ALDI, CVS Pharmacy, McDonald's, Burger King, Wawa, Bank of America, Dunkin' Donuts, Advance Auto Parts, Panera Bread, Sherwin' Williams, O'Reilly Auto Parts and others.

Winn-Dixie is located just a 10-minute drive from University Mall, a 1.3 million-square foot shopping mall that includes anchors Dillard's, Burlington Coat Factory, Grand's, K&G Fashion as well as Champs Sports, Foot Locker, The Cheesecake Factory and other 165 national/regional retailers.



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Winn✓Dixie

HARVEYS  
supermarket

FRESCO  
y Más

## INVESTMENT HIGHLIGHTS

- True Absolute Net Lease with Zero Landlord Responsibilities
- Oversized 6.80 Acre Parcel with Development Potential
- Hard Corner Location
- Multiple Points of Ingress and Egress
- High Traffic Counts Over 50,000 VPD
- Dense Retail and Residential Corridor
- National Tenants in Vicinity such as Wal-Mart, Target, ALDI, McDonald's, Burger King, Wawa, Panera Bread, CVS Pharmacy
- Rent Increases in each Option-Period
- New Parking Lot 2020
- Strong Market with Growing Demographics 280,000 People in Five-Mile Radius

## PRICING OVERVIEW

**PURCHASE PRICE:** \$12,400,000

**CAP RATE:** 4.98%

**NOI 2021-2031\*:** \$617,800

### LEASE SUMMARY

Year	Annual Rent	Monthly Rent
1/1/2025 – 12/31/2031*	\$617,800	\$51,483
Option 1: 1/1/27 – 12/31/31	\$681,153	\$56,763
Option 2: 1/1/32 – 12/31/36	\$715,356	\$59,613
Option 3: 1/1/37 – 12/31/41	\$751,298	\$62,608
Option 4: 1/1/42 – 12/31/46	\$788,979	\$65,748

## PROPERTY OVERVIEW

Property Address: 13508 North Florida Avenue, Tampa, FL 33613

Year Built/Renovated: 1978/1999/2019

Gross Leasable Area: +/- 57,073 Square Feet

Land Area: +/- 6.80 Acres

Frontage: 630' on Fletcher Ave | 534' on Florida Ave

Parking Ratio: 5.43/1,000 SF ~ 300 Spaces

Zoning: CG - Commercial

Type of Ownership: Fee Simple | Absolute Triple Net

Tenant Responsibility: All Expenses Including Roof/Structure

Landlord Responsibility: None

Lease Start Date: January 1, 2020

Lease End Date: December 31, 2026/December 31, 2031

Renewal Options: Four Five-Year Options with Rent Increases

Parcel ID: 018181-0000



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Winn✓Dixie

N. FLORIDA AVE

6.8 ACRES

W. FLETCHER AVE

50,000+ VPD



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114,000 HOUSEHOLDS IN  
FIVE-MILE RADIUS

280,000 PEOPLE IN  
FIVE-MILE RADIUS

MCDONALDS



Winn/Dixie



W. FLETCHER AVE

N. FLORIDA AVE



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UNIVERSITY MALL

Burlington Dillard's Famous Footwear Lids

GameStop Foot Locker Kay Finish Line Aeropostale Zales

BMW Volkswagen Subaru Chevrolet Honda

TOYOTA

Auto Zone

JAGUAR

SHOOTERS WORLD



FAMILY DOLLAR

HARBOR FREIGHT

Save A Lot

CYCLE GEAR

NEW HEALTHCARE DEVELOPMENT

N. FLORIDA AVE

Winn-Dixie

W. FLETCHER AVE

6.8 ACRES



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# DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2021 Population	13,222	114,973	286,180
Median Age	40.2	36	36.7
Avg. Household Income	\$56,382	\$64,256	\$69,195
Median Home Value	\$214,352	\$216,139	\$231,652

## POPULATION BY RACE

	1 Mile	3 Miles	5 Miles
White Population	10,052	77,511	198,430
Black Population	2,298	29,387	65,639
Hispanic Population	4,835	37,732	96,456
Asian Population	319	3,715	11,703



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## MARKET OVERVIEW

- Minutes from University of South Florida
- Home to 48,000 Students | 16,000 Employees
- Ninth Largest Public University
- One of the Country’s Top 50 Research Institutions
- Accredited by AACSB | Less than Five Percent Qualify

## TAMPA QUICK FACTS

- 10 Fastest Growing Regions in the United States
- Best Places People are Moving To
- 5 Emerging Tech Markets in Unexpected Places
- Best Work Life Balance
- Top 10 Emerging Destinations to Travel to





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