

# CHICK-FIL-A NNN GROUND LEASE INVESTMENT OPPORTUNITY

## 8503 W Hillsborough Ave | Tampa, FL 33615



### PROPERTY HIGHLIGHTS:

- PURCHASE PRICE \$3,350,000 (4.0% cap rate)
- Rent commencement: May 31, 2022
- Lease term: 15 years
- Options: Eight (8) x five (5) year options
- Starting rent: \$134,000
- Bumps: 10% bumps every five (5) years starting in year six (6)
- 1.19 Acres (MOL) with a 4,838 SF building
- Latest Prototype with double drive thrus and 32 car drive thru stack
- Outparcel to shopping center that includes ALDI, CVS, Boot Barn, Harbor Freight & Citi Trends
- Florida has no state income tax

KEY DEMOS	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
2021 Estimated Population	13,544	83,171	159,826
2021 Estimated Households	5,171	32,823	62,811
<b>INCOME</b>			
2021 Estimated Avg HH Income	\$67,242	\$73,700	\$80,149
<b>AGE</b>			
Median Age	37	38	37
<b>TRAFFIC COUNTS</b>			
W Hillsborough Ave (E/W)	43,500 AADT		
Memorial Hwy (N/S)	39,000 AADT		



### FOR MORE INFORMATION:

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