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

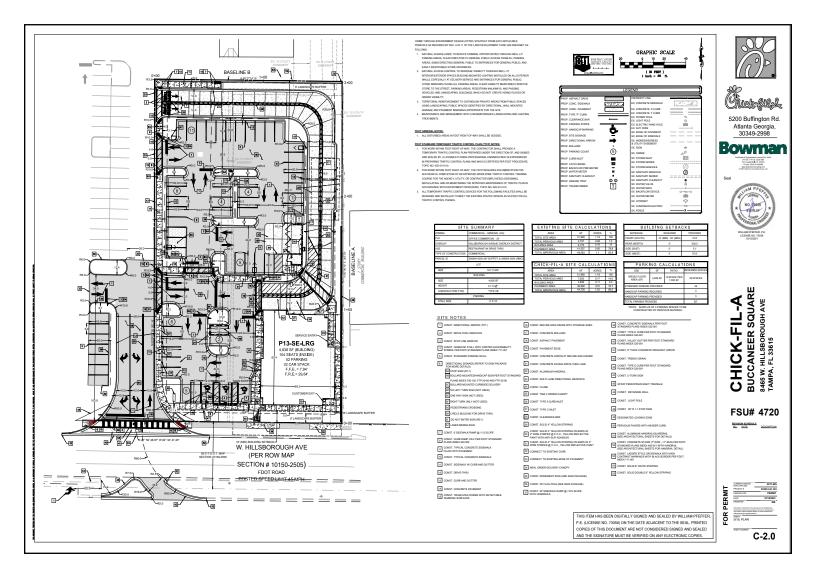


FOR MORE INFORMATION: Brandon Eggleston 813.712.3068 brandon@rmcpg.com

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

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

CHICK-FIL-A NNN GROUND LEASE INVESTMENT OPPORTUNITY 8503 W Hillsborough Ave | Tampa, FL 33615





FOR MORE INFORMATION: Brandon Eggleston 813.712.3068 brandon@rmcpg.com 8902 N Dale Mabry Hwy Tampa, FL 33614 800.728.5379 www.RMCPG.com

A N

CHICK-FIL-A NNN GROUND LEASE INVESTMENT OPPORTUNITY 8503 W Hillsborough Ave | Tampa, FL 33615



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: 122022

FOR MORE INFORMATION:

Brandon Eggleston 813.712.3068

brandon@rmcpg.com



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