

TAMPA INCOME PRODUCER W/ NNN LEASE

2135 SOUTH 78TH STREET
TAMPA, FL 33619

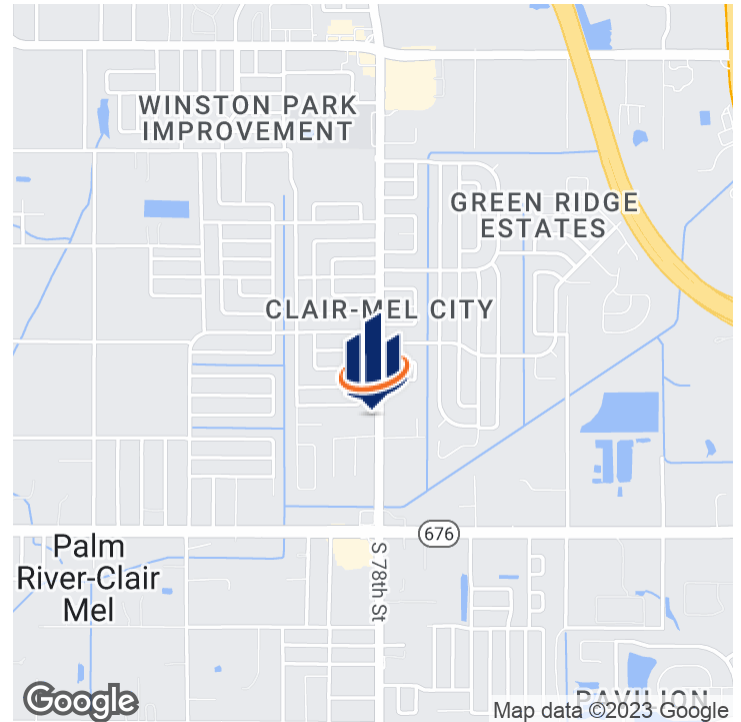
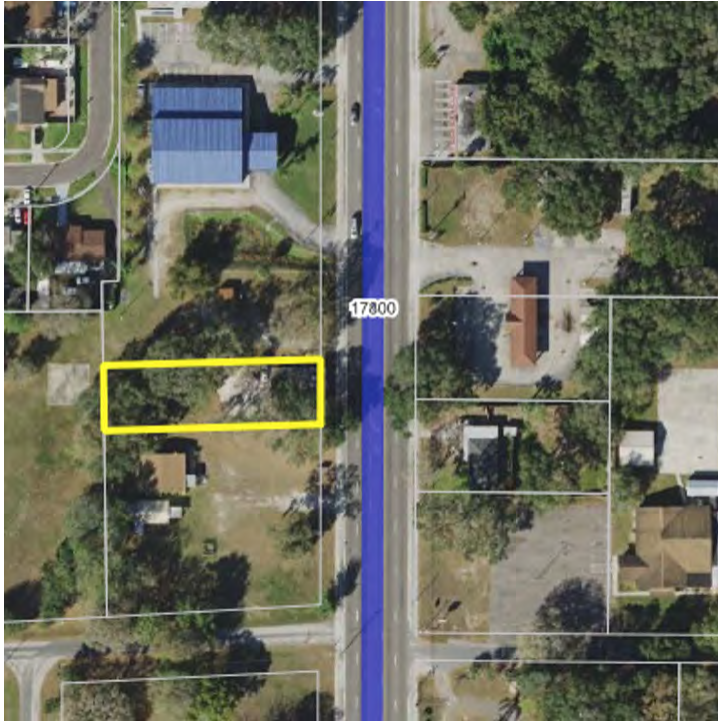
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Property Summary



OFFERING SUMMARY

Sale Price:	\$295,000
Building Size:	1,700 SF
Lot Size:	0.29 Acres
Price / SF:	\$173.53
Cap Rate:	9% [based on gross income - NNN Lease]
Year Built:	1961
Zoning:	ASC-1
APN:	045529-0100
Traffic Count:	17,800 Cars/Day

PROPERTY OVERVIEW

NNN LEASE - Income producing - 9% cap rate. 1,700 SF building near 301 and I-75. Currently being operated as a retail/public tax office, this property offers on site parking in a busy part of Tampa.

The main space has 18" ceramic tile and laminate flooring with several desk/work stations. Most of the space is open, but there is also a separate staff kitchen and break area, and an additional office behind the main space. There is one bathroom at this property.

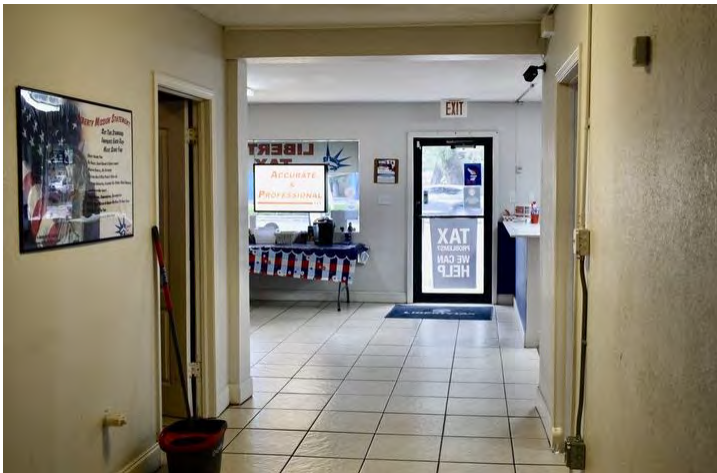
There is additional utility space in the rear of the building, which could easily be transformed into a more open area or office space.

Complete Highlights

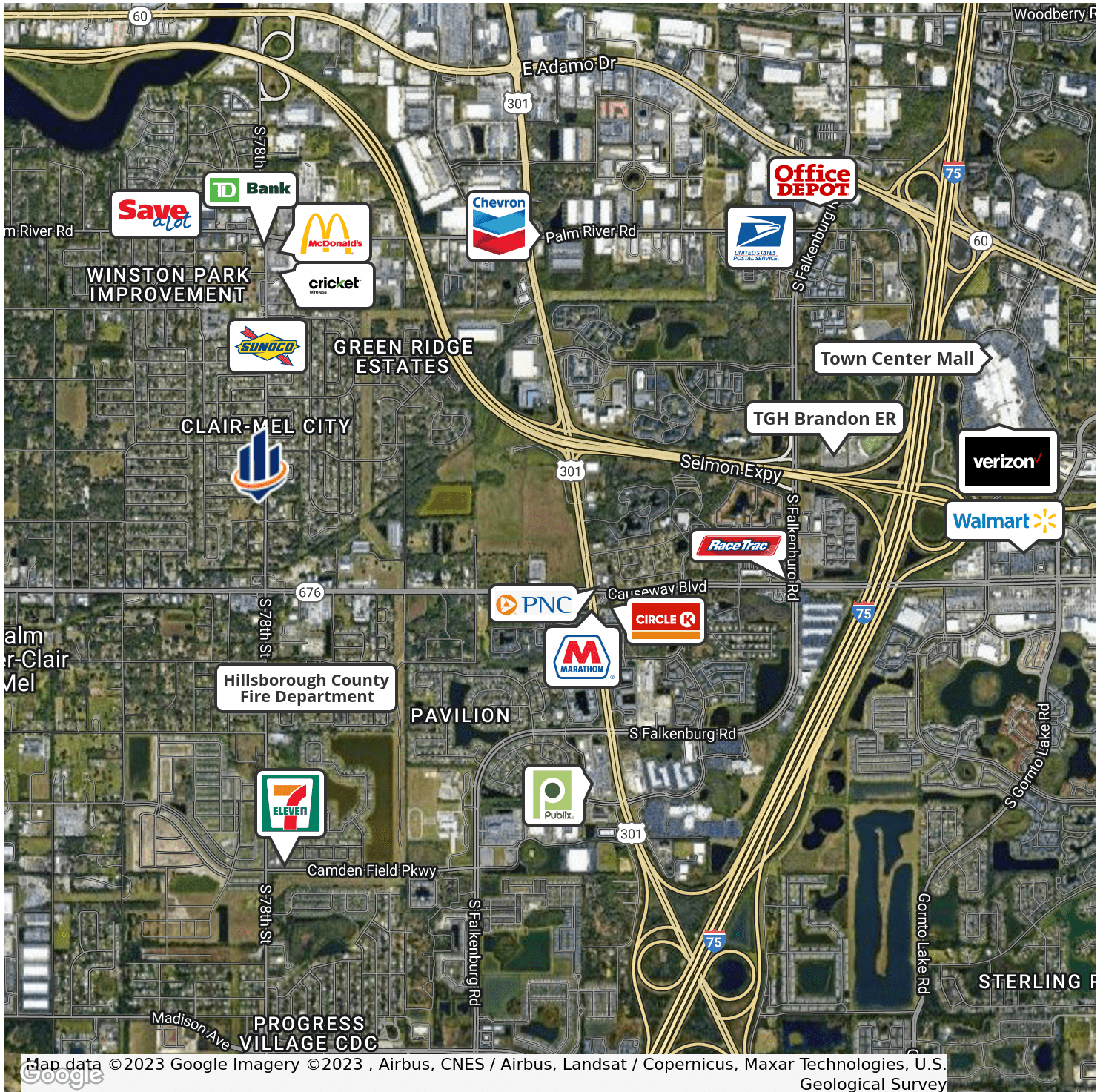


PROPERTY HIGHLIGHTS

- 1,700 SF Building on 78th St, near US Hwy 301 and I-75
- Zoned ASC-1, Hillsborough - legal non conforming use.
- \$2,200/month / \$26,400 with \$100 annual escalations.
- 9% Cap Rate - NNN Lease in Place Expires 2025
- Private driveway with 12 parking spaces. City water and septic tank.
- Unknown age for roof - approx. age of A/C - 2010
- 17,800 AADT
- No survey available
- SISTER PROPERTY ALSO AVAILABLE AT 812 E MEMORIAL BLVD, LAKELAND.



Retailer Map



Financial Summary



INVESTMENT OVERVIEW

TAMPA INCOME PRODUCER NNN LEASE - 1,700 BLOCK BUILDING WITH PARKING

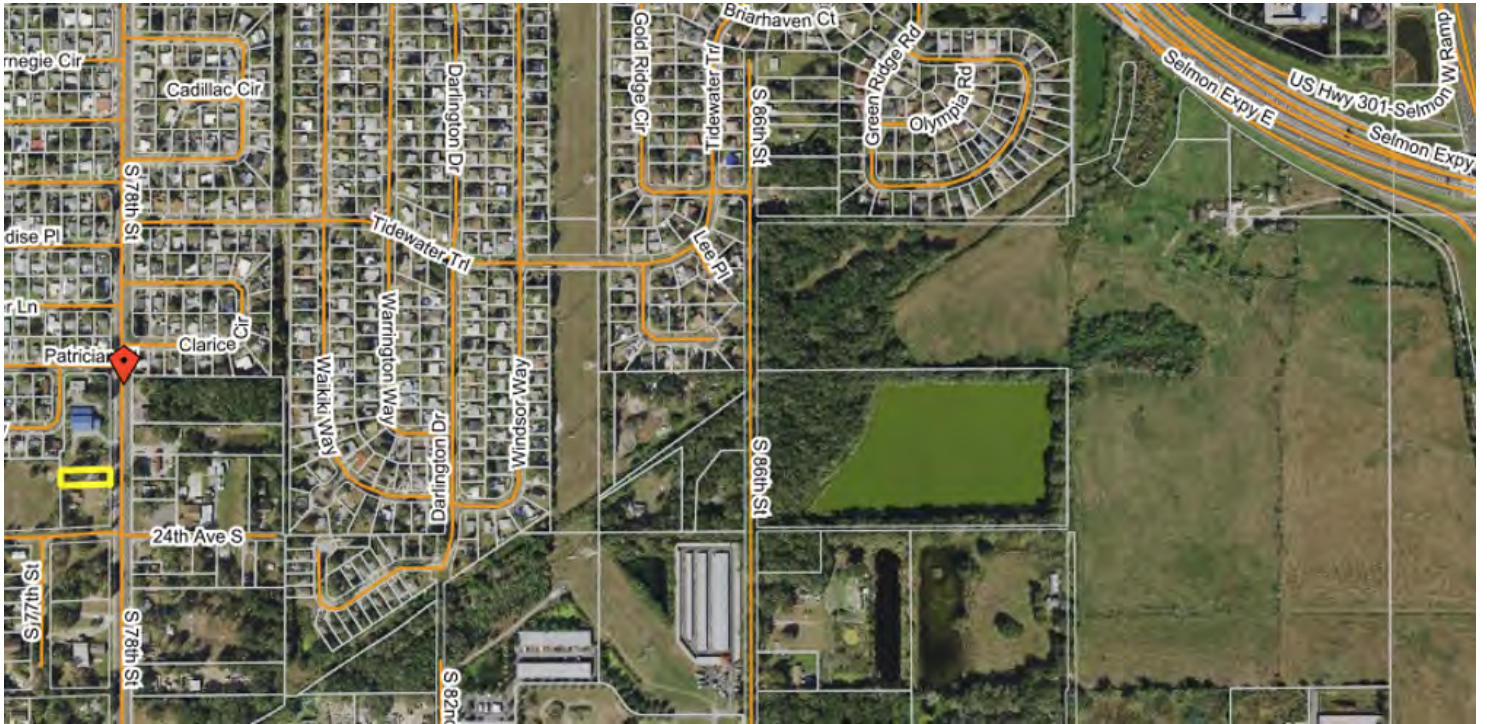
Price	\$295,000
Price per SF	\$174

TENANT EXPENSES

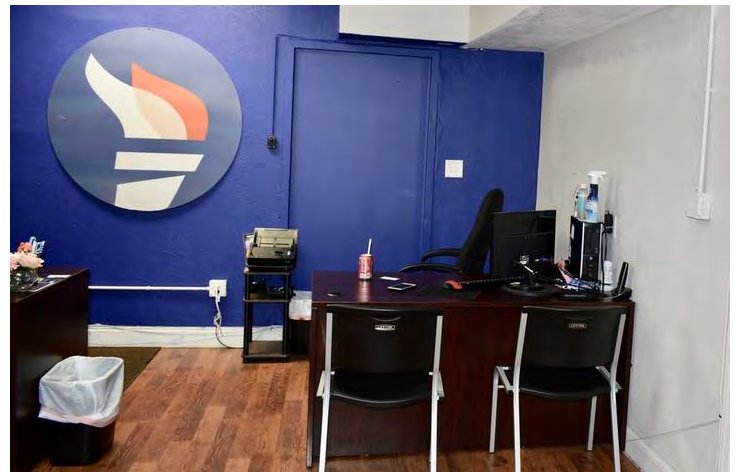
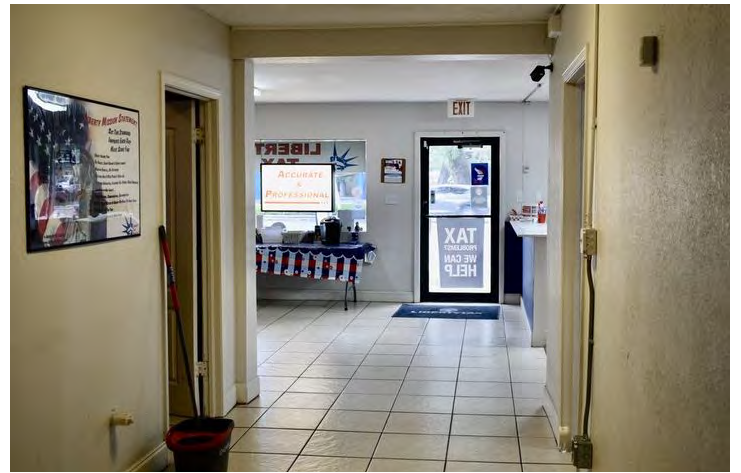
TAMPA INCOME PRODUCER NNN LEASE - 1,700 BLOCK BUILDING WITH PARKING

Gross Scheduled Income	\$26,400
TENANT Operating Expenses	\$9,519
Property Taxes	\$2,719
Hazard & Liability Ins.	\$3,000
Lawn Maintenance	\$1,800
Repairs & Maintenance	\$2,000

Aerial Photos



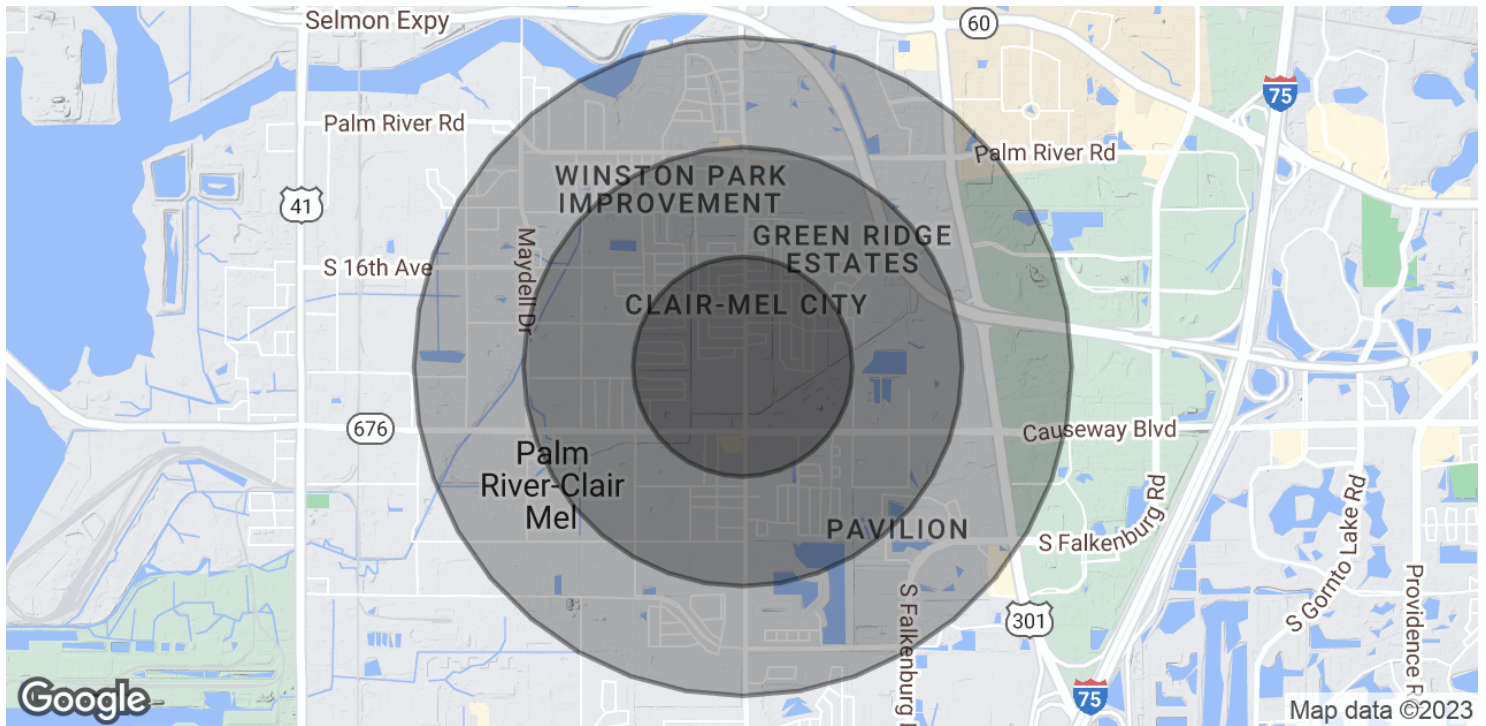
Additional Photos



Additional Photos



Demographics Map & Report



POPULATION

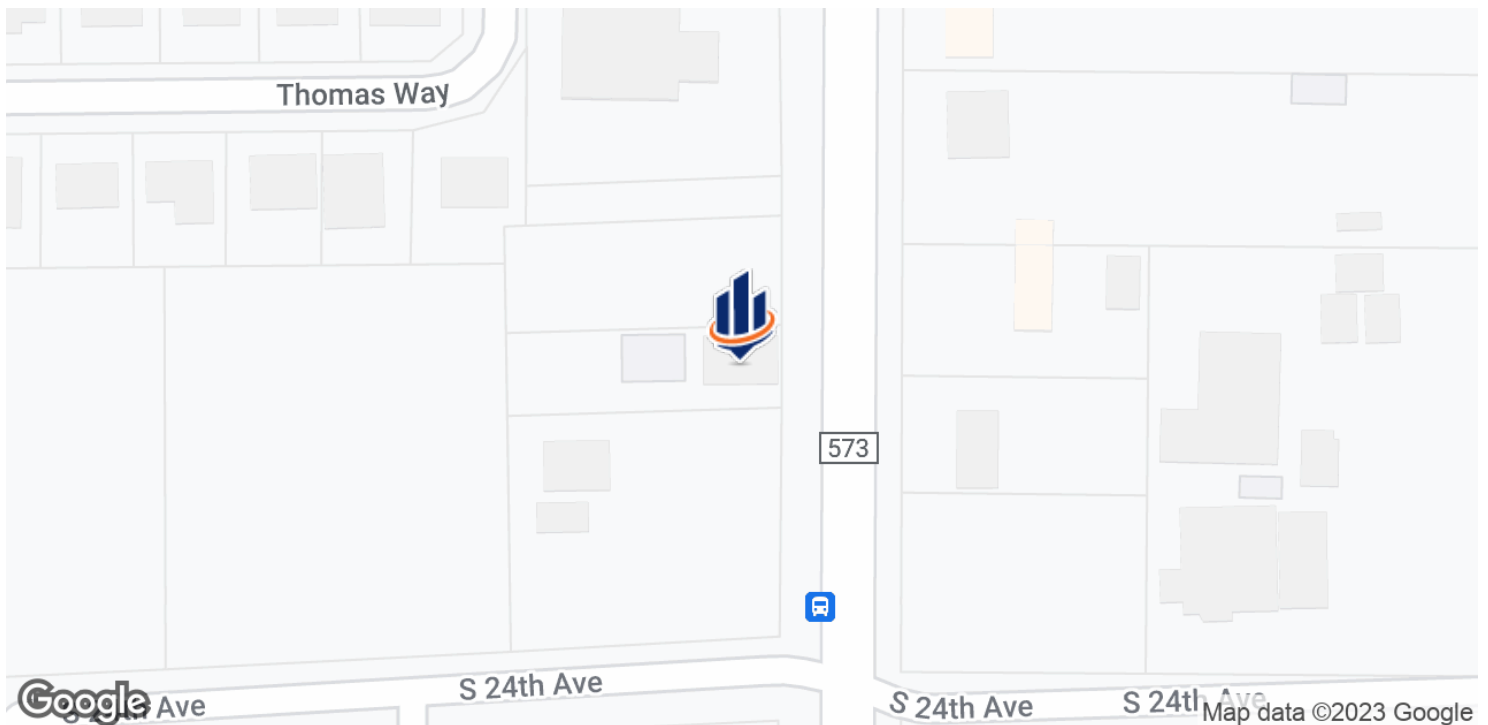
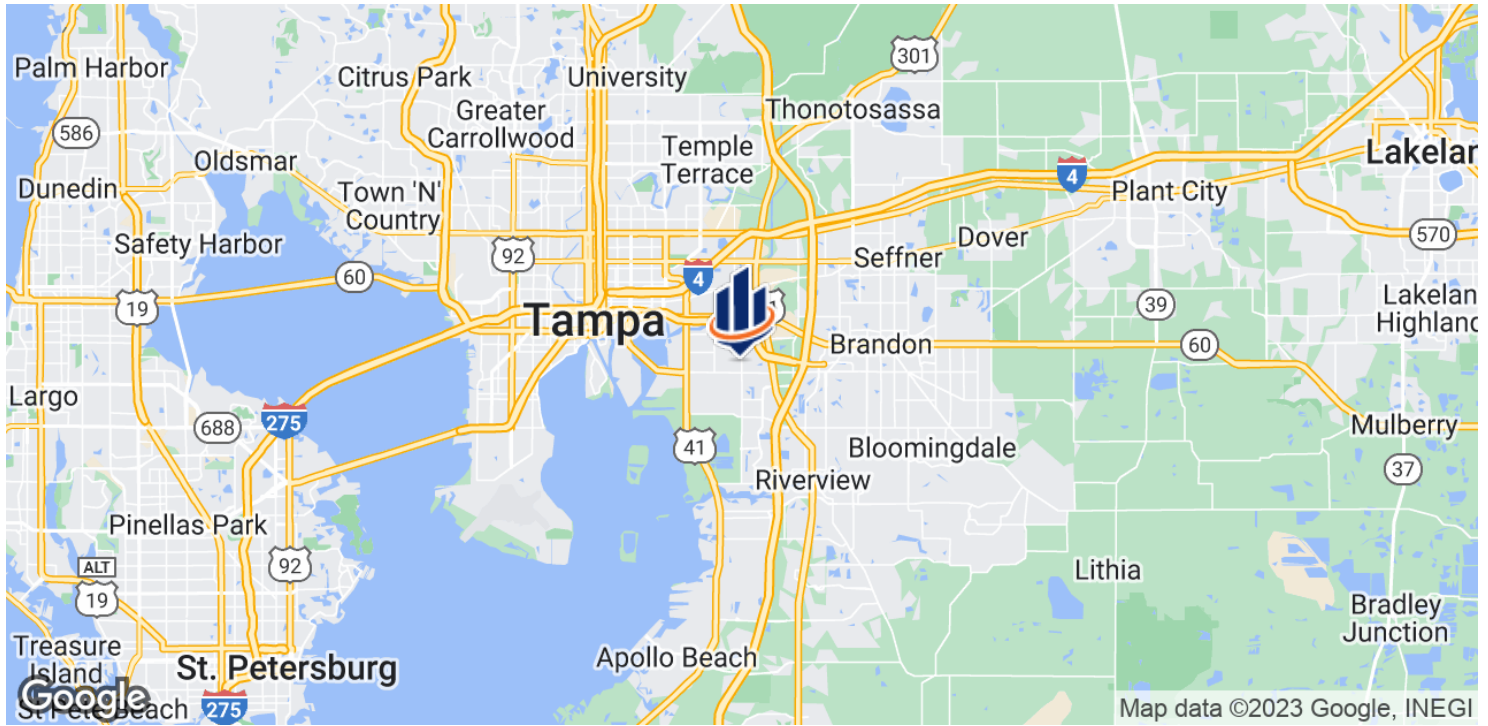
	0.5 MILES	1 MILE	1.5 MILES
Total Population	3,224	9,015	19,555
Average Age	45.1	40.0	35.4
Average Age (Male)	43.5	37.9	33.7
Average Age (Female)	45.4	41.5	36.6

HOUSEHOLDS & INCOME

	0.5 MILES	1 MILE	1.5 MILES
Total Households	1,158	3,236	7,259
# of Persons per HH	2.8	2.8	2.7
Average HH Income	\$46,386	\$52,191	\$57,168
Average House Value	\$116,019	\$147,061	\$147,840

* Demographic data derived from 2020 ACS - US Census

Regional & Location Map





The SVN® brand was founded in 1987 out of a desire to improve the commercial real estate industry for all stakeholders through cooperation and organized competition.

Today, SVN® International Corp., a full-service commercial real estate franchisor of the SVN® brand, is comprised of over 1,600 Advisors and staff in over 200 offices across the globe. Geographic coverage and amplified outreach to traditional, cross-market and emerging buyers and tenants is the only way to achieve maximum value for our clients.

Our proactive promotion of properties and fee sharing with the entire commercial real estate industry is our way of putting clients' needs first. This is our unique Shared Value NetworkSM and just one of the many ways that SVN Advisors create amazing value with our clients, colleagues and communities.

Our robust global platform, combined with the entrepreneurial drive of our business owners and their dedicated SVN Advisors, assures representation that creates maximum value for our clients.



CRAIG MORBY

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PROFESSIONAL BACKGROUND

Craig Morby is a Senior Advisor at SVN | Saunders Ralston Dantzler in Lakeland Florida.

He has been licensed in real estate since 2006 and has been handling commercial real estate for the past 12 years. Craig's core belief is that anything can be accomplished with distinct customer service. It is this principle that drives him as he seeks to affirm loyalty and trust in his customer base.

Considered a generalist, Craig has handled every asset class of commercial real estate including multi-family, office, retail, industrial, land, and leasing. He is responsible for millions of dollars in sales, representing both buyers and sellers.

Craig is very involved in the Lakeland community, currently serving on the Board of Directors for the Lakeland Chamber of Commerce and as the Commercial and Industrial Development Co-Chair for the Lakeland Association of Realtors. He is also a graduate of Leadership Lakeland Class 37.

Craig Morby was born in London, England, raised in Toronto, Canada, and has been a Lakeland resident since 1995. His previous experience as a National Account Manager at American Express Toronto and as a small business owner in Lakeland, FL has given Craig a unique range of experience. He resides in Lakeland with his wife Vicki, their two dogs, and three cats. His daughter, Sabrina lives in Jacksonville Beach, Florida.

MEMBERSHIPS

- Board of Directors - Lakeland Chamber of Commerce
- CID Co-Chair - Lakeland Association of Realtors

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PROFESSIONAL BACKGROUND

Eric Ammon, CCIM is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

Eric has worked in commercial real estate for over 30 years and is a licensed real estate broker in Florida. In his career he has managed, acquired and sold in excess of \$1.2 Billion worth of investment grade real estate across all asset classes including multi-family, hospitality, marina, high-rise office, industrial, retail, parking garages, and land in all of its forms.

He has directly completed in excess of \$170M in multi-family acquisitions, \$335M in overall dispositions, brokered the sale of over \$195M in apartment sales throughout Florida, and managed and leased all types and classes of properties across the United States. Eric obtained a Bachelor of Arts degree in Political Science from the University of Cincinnati. He also holds the Certified Commercial Investment Member [CCIM] designation. Eric resides in Lakeland, FL with his wife, Patty and their two children.

Eric specializes in:

- General Commercial Real Estate

MEMBERSHIPS

Certified Commercial Investment Member

SVN | Saunders Ralston Dantzler

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