

INVESTMENT PROPERTY

DADE CITY COMMERCIAL INVESTMENT COMPLEX

37826 SKY RIDGE CIRCLE; 3
BUILDINGS, 29,750 SF ON 4.2
ACRES

Dade City, FL 33525

PRESENTED BY:

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SECTION 1

PROPERTY
INFORMATION



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,950,000
BUILDING SIZE:	29,750 SF
LOT SIZE:	4.2 Acres
PRICE / SF:	\$65.55
CAP RATE:	6.22%
NOI:	\$121,254
YR BUILT/RENOVATED:	1996/2020
ZONING:	C-2
APN:	22-25-21-0010-11200-0030

PROPERTY HIGHLIGHTS

- 4.20 Acres Directly on US 301 intersection
- 3 Buildings totaling 29,750 ± SF of Retail Showroom, Office and Warehouse
- Located on the corner of Sky Ridge Circle and US 301, the major N-S commercial corridor, near Wire Road
- Booming area of SE Pasco County/ in North Tampa Bay area
- 100% Occupancy for several years
- Excellent Physical Condition; new HVAC, Parking resurfaced,
- Excellent Tenants
- Excellent Investment, short-term 5.5% cap rate; and long-term (more financials upon request) .
- 22,000 cars per day via US 301



PROPERTY DESCRIPTION

The Skyridge Commerce Center is located on a 4.14-acre parcel that has a total of 29,750 ± SF of retail, office and warehouse space in a 3 building complex directly on US 301 in Dade City, Florida. This is in the north area of greater Tampa Bay. The site has power, well and septic. Each of the buildings have their respective parking spaces surrounding them.

Financials of Skyridge Commerce Center:

- Total Square footage 29,750 ± SF; Buildings sit on 4.2 acres MOL C2 zoning
- Building 1 - 10,500 ± SF
- Building 2 - 10,500 ± SF
- Building 3 - 8,750 ± SF
- All rent totals shown include state sales and use tax
- All renters pay an additional prorated portion of real estate tax based on sq. footage occupied.
- 100% Occupancy for last 15 years
- \$5.53 Average rental per sq. foot per year is considerably under market.
- Also have county-approved plans to Condo all 3 buildings in 25' wide sections. 7 units per building

Cap Rate: 6.22%; More financials are available upon request.

LOCATION DESCRIPTION

This property [4.20 acres with 3 buildings] is located directly on US 301 [Gall Blvd], the major North-South commercial corridor and within the central distribution area of the booming east Pasco County area serving Dade City, Zephyrhills, San Antonio, Wesley Chapel and the two new Crystal Lagoon anchored residential communities of Mirada and Epperson. It sits up off the highway on a nice slope for excellent exposure. The ample and growing retail market is served well from here as proven by the current tenants, who use it as a retail and warehouse operation.

COMPLETE HIGHLIGHTS



BUILDING INFORMATION

OCCUPANCY %	100.0%
TENANCY	Multiple
CEILING HEIGHT	10 - 16 ± FT
OFFICE SPACE	15,350 SF
YEAR BUILT	1996
YEAR LAST RENOVATED	2020
GROSS LEASABLE AREA	29,750 ± SF
CONSTRUCTION STATUS	Existing
CONDITION	Excellent
ROOF	excellent condition
FREE STANDING	No
NUMBER OF BUILDINGS	3
EXTERIOR	Corrugated Steel Construction on concrete foundation.
INTERIOR	Built out as retail showrooms, offices and warehouse space.
PARKING	Parking directly in front of each retail and office.
UTILITIES	Power, well, septic
POWER	Throughout the buildings
PLUMBING	Well and septic
CONSTRUCTION	Building 3 was built in 1996 with 8,750 ± SF. Buildings 1 and 2 were built in 2000 with 10,500 ± SF each.

RENT ROLL

UNIT NUMBER	UNIT SIZE (SF)	LEASE END	MONTHLY RENT	% OF BUILDING	PRICE PER SF/M
Building 1.1	5,500	10/1/0222	\$3,153	18.49	\$6.88
Building 1.2	5,000	1/1/2025	\$2,033	16.81	\$4.88
Building 2.1	4,000	4/1/2024	\$1,734	13.45	\$5.20
Building 2.2/ Building 3.1	11,250	9/1/2023	\$3,852	37.82	\$4.11
Building 3.2	4,000	8/1/2022	\$1,200	13.45	\$3.60
	29,750		\$11,972		\$0.40

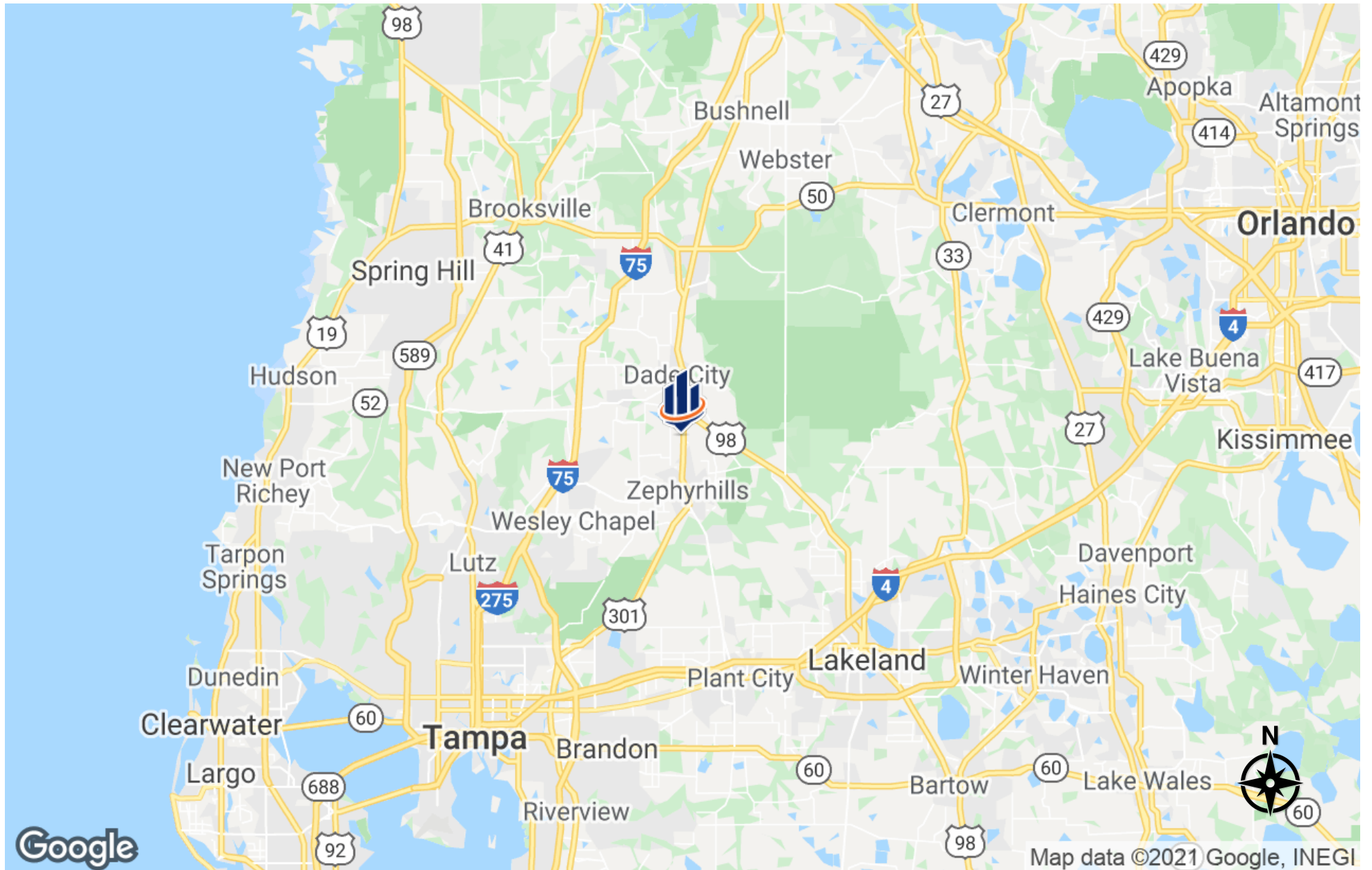
**** Additional financial information available upon request**

SECTION 2

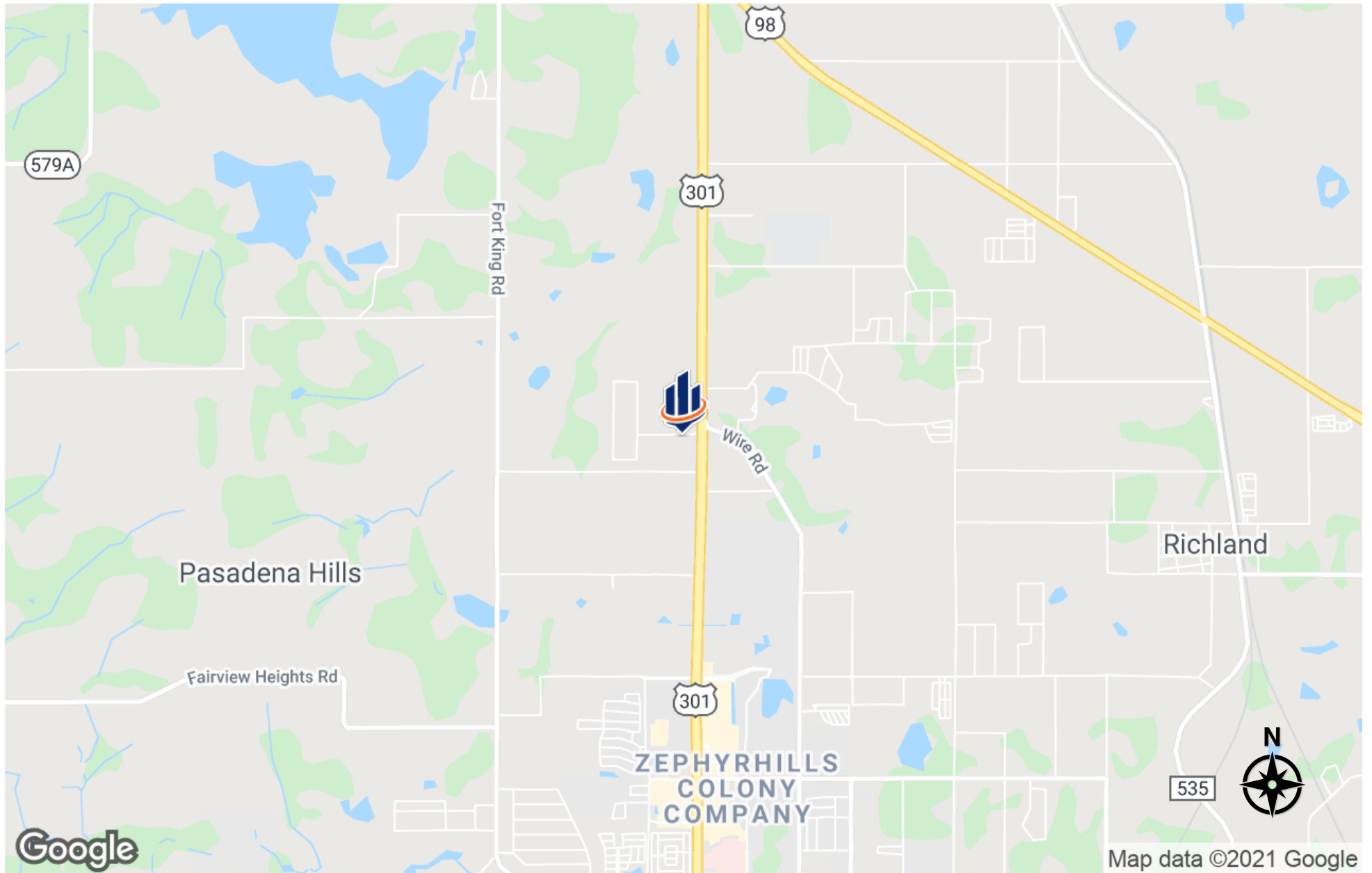
LOCATION
INFORMATION



REGIONAL MAP



LOCATION MAP



DEMOGRAPHICS MAP & REPORT

POPULATION

3 MILES 5 MILES 10 MILES

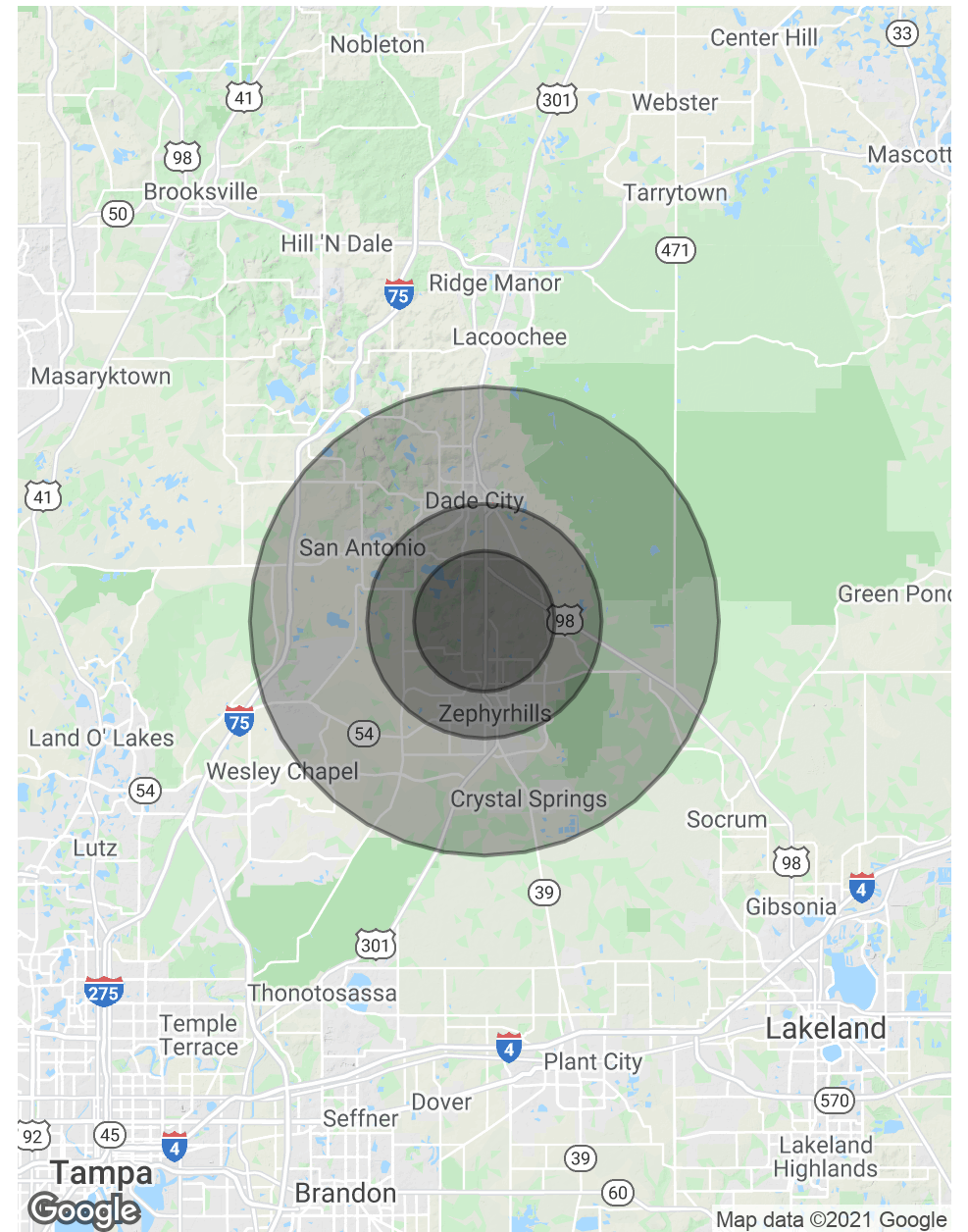
	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	19,087	55,033	110,967
AVERAGE AGE	49.7	48.3	46.2
AVERAGE AGE (MALE)	47.9	46.2	44.8
AVERAGE AGE (FEMALE)	50.9	50.0	47.4

HOUSEHOLDS & INCOME

3 MILES 5 MILES 10 MILES

	3 MILES	5 MILES	10 MILES
TOTAL HOUSEHOLDS	7,782	22,753	44,089
# OF PERSONS PER HH	2.5	2.4	2.5
AVERAGE HH INCOME	\$53,989	\$48,413	\$52,568
AVERAGE HOUSE VALUE	\$113,339	\$124,261	\$166,752

* Demographic data derived from 2010 US Census



SECTION 3

MAPS AND
PHOTOS



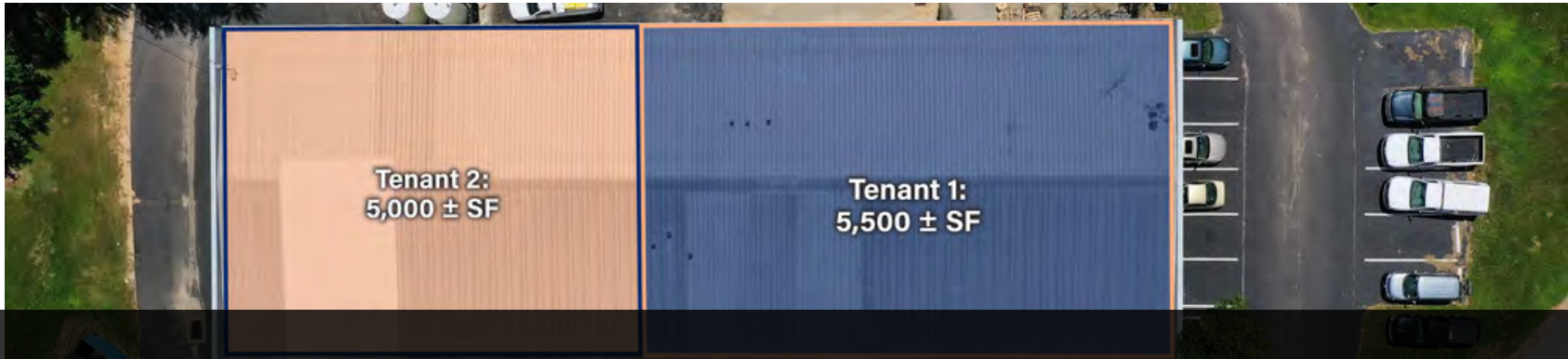
MARKET AREA MAP



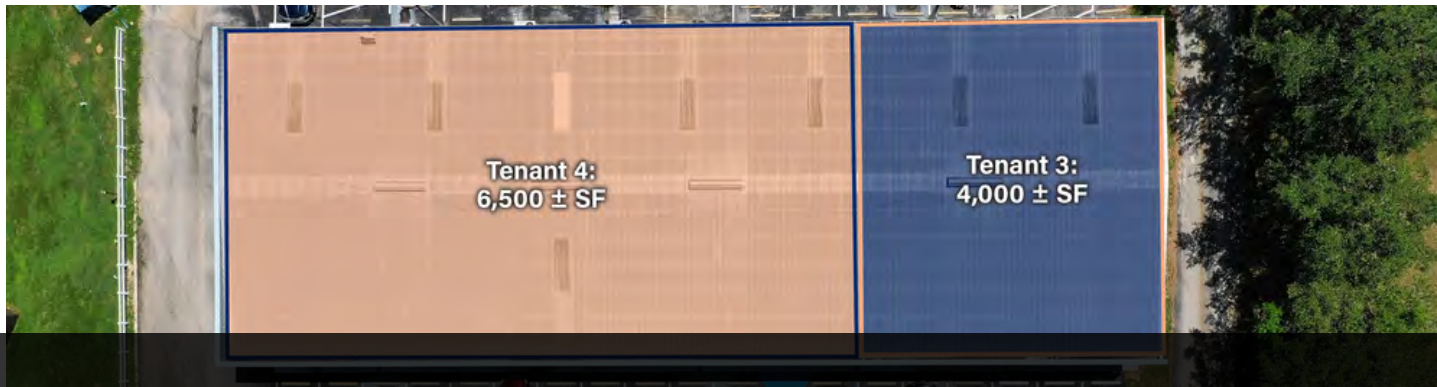
TRADE AREA MAP



TENANTS DISTRIBUTION



Building 1

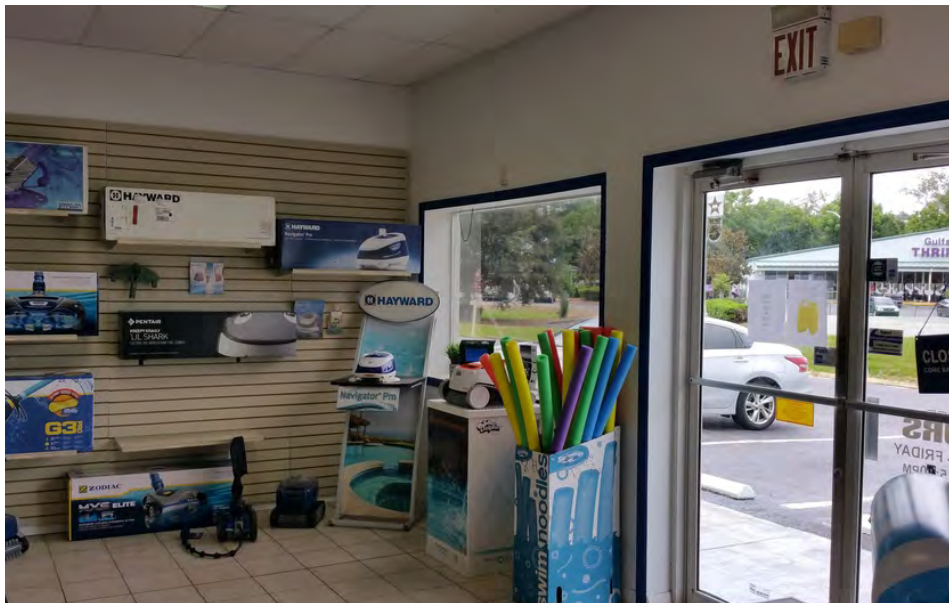


Building 2



Building 3

INTERIOR PHOTOS



SECTION 4

COMPANY AND ADVISOR BIO





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PROFESSIONAL BACKGROUND

Steve Toner, MBA [Broker License BK 510864], is a Senior Advisor with a specialty in Florida land for development. He holds the 2020 Achiever Award from the State of Florida SVN. Last Fall, he was rated 5th in the USA at SVN. He has extensive experience with land development [residential, commercial, and industrial], working with builders, developers, and corporate site selection managers in the growing southwest coast counties of Florida and around the Tampa Bay region.

He has been an active member in CCIM and FGCR, ICSC, and the Land Council of SVN. Steve has contributed to his community and profession in the following roles:

- Marketing Chair for the RLI
- Founding Chair and President of the Canadian American Business Council [trade/investment]
- Mayor and Councilman of Crestview, KY
- Regional Planning Council of Northern Kentucky
- President of his University Alumni Association

EDUCATION

Steve is a candidate for the CCIM and ALC. He earned a Master of Business Administration [MBA] at Northern Kentucky University [NKU] and a Master of Public Affairs [MPA] at the University of Cincinnati. His undergraduate work was completed at the University of Kentucky and NKU. He also holds the Certificate of International Trade from USF and the USA SBA.

MEMBERSHIPS

He is a member of the Florida Gulf Coast Association of Realtors [FGCR], Society of Real Estate Professionals [SOREP], International Council of Shopping Centers [ICSC], the National Association of Realtors [NAR], and Certified Commercial Investment Member [CCIM].

ABOUT SVN



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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.

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This Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



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