

ABSOLUTE NNN
LITTLE
CAESARS

OFFERING MEMORANDUM

7620 Palm River Road
Tampa, FL 33619



ABSOLUTE NNN LITTLE CAESARS

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OFFERING SUMMARY

OFFERING PRICE	\$1,630,000
CAP RATE	5.17%
TENANT	Little Caesars
LEASE TYPE	NNN
LEASE TERM REMANING	7 years

PROPERTY SUMMARY

ADDRESS	7620 Palm River Road Tampa, FL 33619
COUNTY	Hillsborough
BUILDING SF	1,500
LAND SF	20,138
YEAR BUILT	2017
LANDLORD RESPONSIBILITIES	Zero
NNN TYPE	Absolute
COUNTY USE	Fast Food
ZONING TYPE	CG
OWNERSHIP TYPE	Fee Simple





INVESTMENT HIGHLIGHTS

- Don't miss out on this prime opportunity to capitalize on a recession-resistant asset that promises both stability and growth in the ever-evolving commercial real estate market."
- Secure your investment with a rock-solid guarantee from the largest Little Caesars Franchisee, ensuring a stable and reliable income stream.
- With 7 years remaining and 4 additional five-year options, this STNL property at 7620 Palm River Road offers a lucrative investment opportunity that promises long-term stability and potential for significant ROI.
- Unlock the potential for exponential growth with a lucrative : 2% increment on 9/1/20026 then yearly from 9/1/2028 including options. Watch your investment flourish as you maximize your ROI and secure a promising future for this prime commercial property.
- With over 57 years of experience spanning five brands across 15 states and 5 countries, this STNL property boasts a proven restaurant operator that is sure to impress any savvy investor looking for a lucrative return on investment.



- East Tampa location with a 5 mile population of 185,929 on 2021
- Located near schools and complementary retailers Such Family Dollar, MC Donald, Walgreen etc.
- Out pad to "save a lot" Discount Grocery store Anchored shopping center

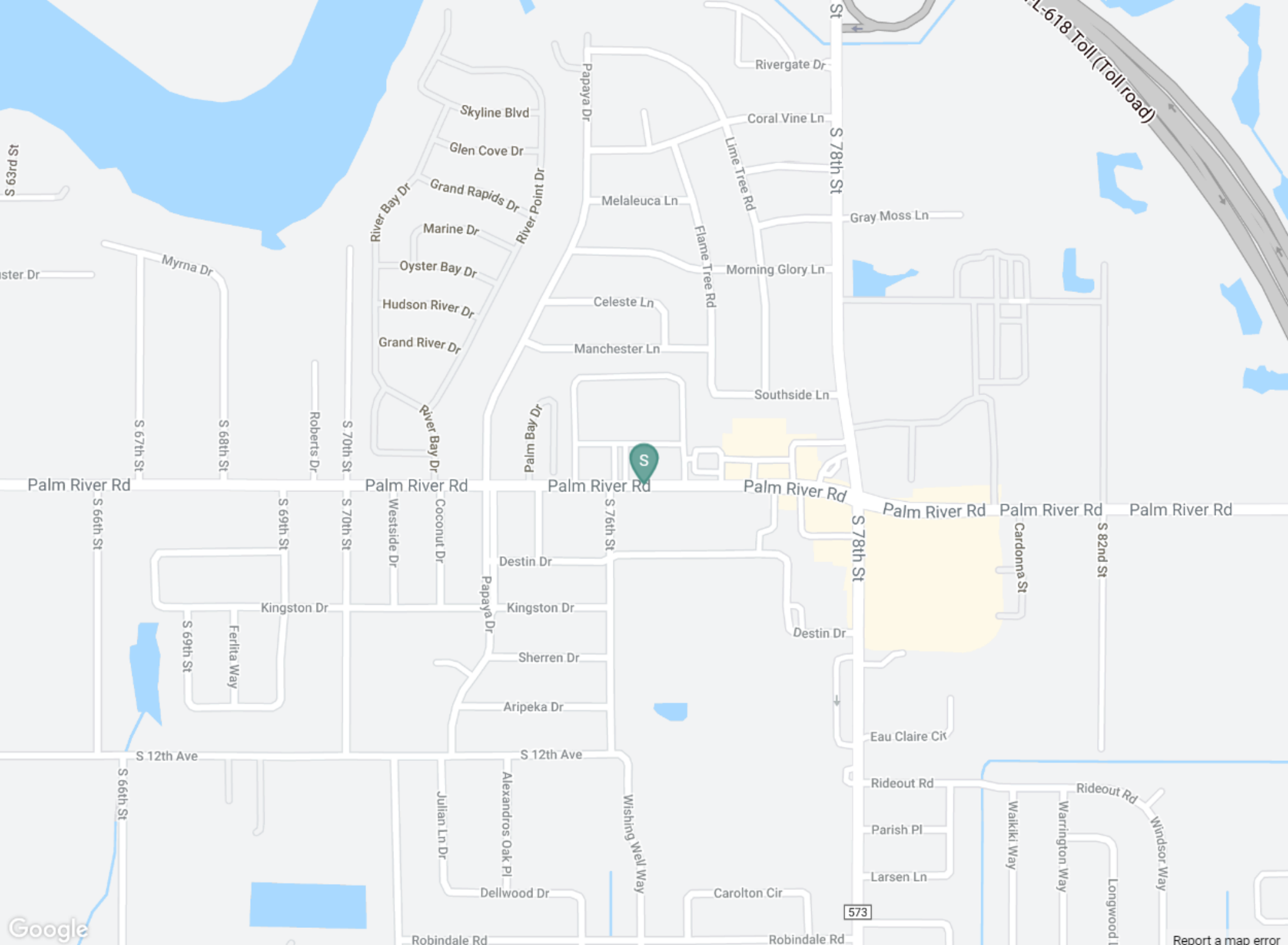
POPULATION

	1.00 MILE	3.00 MILE	5.00 MILE
	9,763	52,979	182,573

AVERAGE HOUSEHOLD INCOME

	1.00 MILE	3.00 MILE	5.00 MILE
	\$53,171	\$61,774	\$70,697





Report a map error



SIZZLING PLATTER
A RESTAURANT MANAGEMENT COMPANY

GUARANTOR

Sizzling Plater,
LLC

YEAR ESTABLISHED

1963

OPERATOR PROFILE

The company started in 1963 as a Sizzler licensee looking to bring one of the original fast casual experience to the Intermountain region. Over the next 25 years, Sizzling Platter added numerous locations with the Sizzler brand. In 1993, Sizzling Platter opened the first of its Red Robin Gourmet Burger locations in addition to three branded concepts. All of Sizzling Platter's Little Caesars locations are held under their subsidiary Sizzling Caesars, LLC. With +/- 300 Little Caesars stores, Sizzling Caesars, LLC is the largest franchisee of Little Caesars restaurants in the world.

LEASE ABSTRACT

TENANT	Little Caesars
GUARANTOR	Sizzling Plater LLC
EXPIRATION DATE	8/31/2031
LEASE TERM REMAINING	7 years
RENEWAL OPTIONS	4 (5)Five years
RENT INCREASES	2% yearly from 9/1/2028 on including options

RENT SCHEDULE

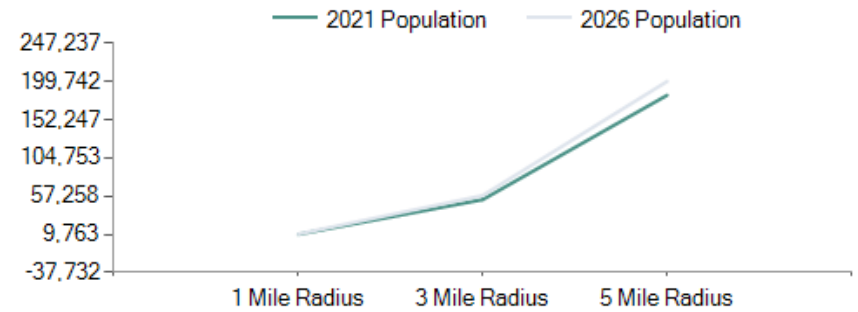
9/01/2024/2025	\$84,286/Year	\$7,024/Month
9/01/2025/2026	\$85,971/Year	\$7,164/Month
9/01/2026/2027	\$85,971/Year	\$7,164/Month
9/01/2027/2028	\$85,971/Year	\$7,164/Month
9/01/2028/2029	\$87,692/Year	\$7,308/Month
9/01/2029/2030	\$89,446/Year	\$7,454/Month
9/01/2030/2031	\$91,235/Year	\$7,603/Month
OPTION 1 (5 YEARS)	\$100,729/Year	\$8,394/Month
OPTION 2 (5 YEARS)	\$111,213/Year	\$9,268/Month
OPTION 3 (5 YEARS)	\$122,788/Year	\$10,232/Month
OPTION 4 (5 YEARS)	\$135,568/Year	\$11,297/Month

LEASE STRUCTURE

LEASE TYPE	NNN
ROOF AND STRUCTURE	Tenant
PROPERTY TAXES	Tenant
INSURANCE	Tenant
MAINTENANCE	Tenant

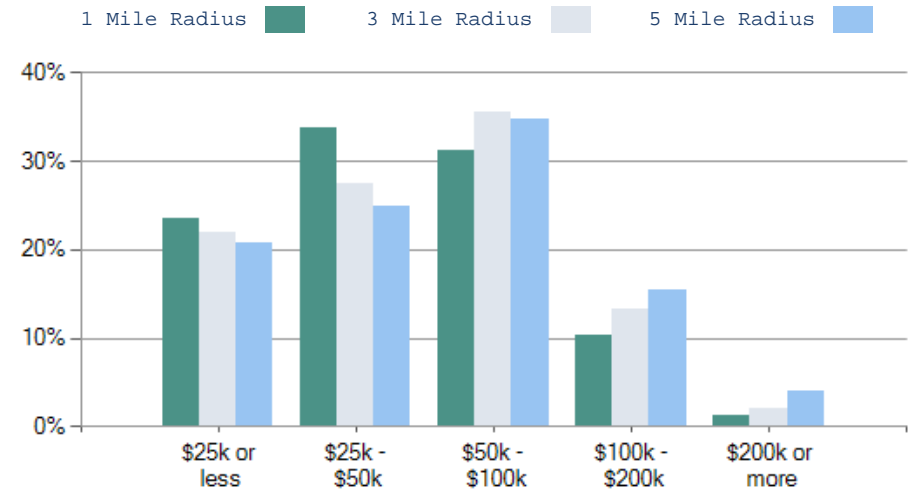


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	9,026	32,211	109,606
2010 Population	9,044	41,384	147,534
2021 Population	9,763	52,979	182,573
2026 Population	10,220	58,051	199,742
2021-2026: Population: Growth Rate	4.60%	9.25%	9.05%



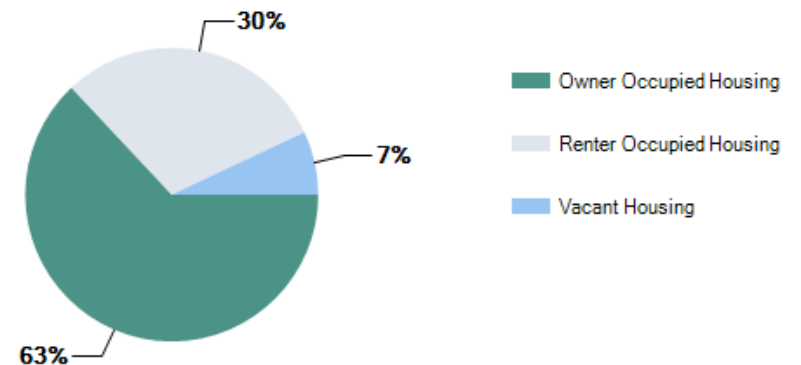
2021 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	409	2,145	8,712
\$15,000-\$24,999	329	1,823	6,047
\$25,000-\$34,999	600	2,334	7,745
\$35,000-\$49,999	460	2,632	9,954
\$50,000-\$74,999	768	4,459	15,552
\$75,000-\$99,999	211	1,984	9,043
\$100,000-\$149,999	288	1,740	8,208
\$150,000-\$199,999	37	659	2,728
\$200,000 or greater	41	373	2,910
Median HH Income	\$41,401	\$50,473	\$53,270
Average HH Income	\$53,171	\$61,774	\$70,697

2021 Household Income



HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	3,198	11,186	44,102
2010 Total Households	2,938	13,779	56,577
2021 Total Households	3,142	18,148	70,898
2026 Total Households	3,272	20,025	77,754
2021 Average Household Size	3.10	2.71	2.50
2021-2026: Households: Growth Rate	4.05%	9.95%	9.30%

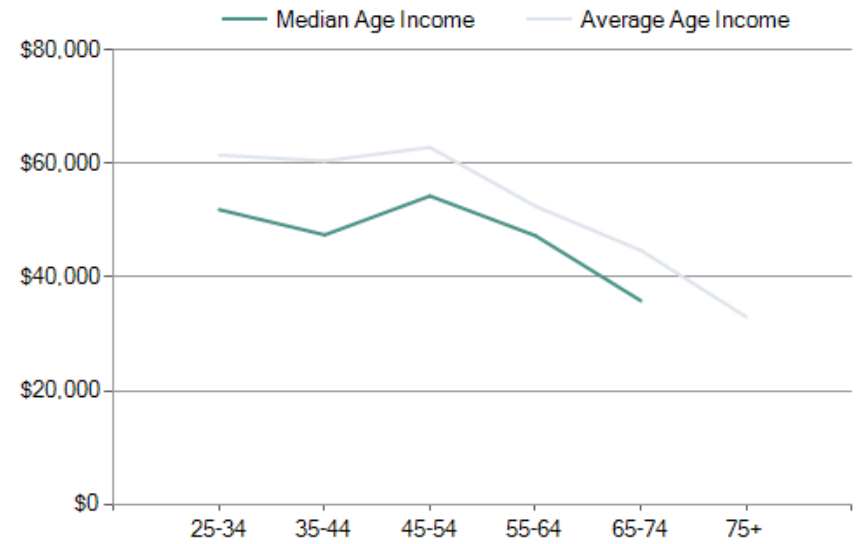
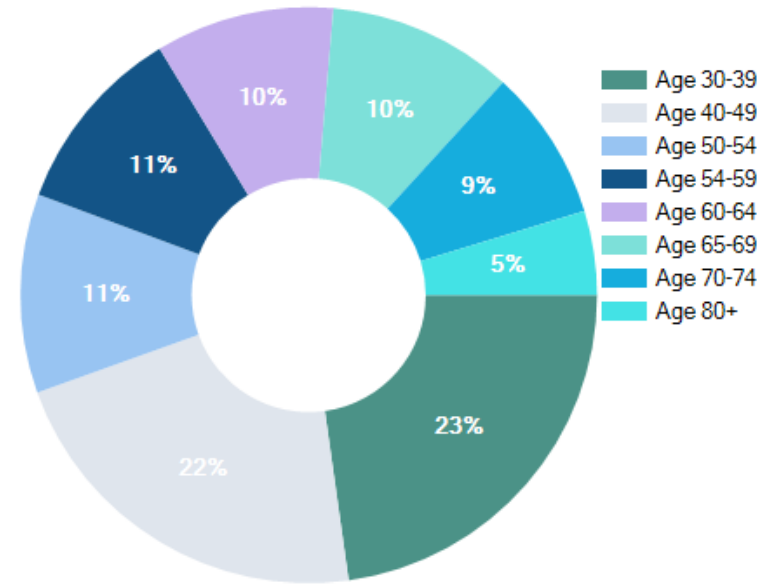
2021 Own vs. Rent - 1 Mile Radius



Source: esri

2021 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2021 Population Age 30-34	676	4,536	15,687
2021 Population Age 35-39	593	4,193	14,248
2021 Population Age 40-44	585	3,640	12,246
2021 Population Age 45-49	625	3,307	11,045
2021 Population Age 50-54	622	2,920	10,241
2021 Population Age 55-59	594	2,834	10,275
2021 Population Age 60-64	558	2,492	9,441
2021 Population Age 65-69	579	2,134	7,667
2021 Population Age 70-74	474	1,769	6,110
2021 Population Age 75-79	263	996	3,813
2021 Population Age 80-84	158	592	2,275
2021 Population Age 85+	110	425	2,017
2021 Population Age 18+	7,532	40,796	140,996
2021 Median Age	37	34	34
2026 Median Age	38	34	34

2021 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$51,897	\$55,818	\$56,934
Average Household Income 25-34	\$61,500	\$67,589	\$73,350
Median Household Income 35-44	\$47,449	\$56,977	\$60,820
Average Household Income 35-44	\$60,483	\$72,098	\$81,816
Median Household Income 45-54	\$54,302	\$55,500	\$60,075
Average Household Income 45-54	\$62,863	\$69,434	\$81,479
Median Household Income 55-64	\$47,307	\$50,287	\$53,981
Average Household Income 55-64	\$52,498	\$59,789	\$71,375
Median Household Income 65-74	\$35,855	\$36,092	\$42,391
Average Household Income 65-74	\$44,724	\$46,250	\$58,501
Average Household Income 75+	\$32,999	\$37,513	\$43,367



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