

SINGLE TENANT ABSOLUTE NNN

Investment Opportunity



Brand New 15-Year Lease | 12.5% Rental Increases | 2026 Construction | AHHI Exceeds \$114,953 Within 5-Mile Radius



8525 Montague Street

TAMPA FLORIDA

ACTUAL RENDERING



PRESENTED BY



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NATIONAL NET LEASE

Qualifying Broker: Patrick Nutt, SRS Real Estate Partners-SOFLO LLC | FL License No. BK3120739



OFFERING SUMMARY



OFFERING

| | |
|----------------------|-------------|
| Asking Price | \$7,452,000 |
| Cap Rate | 6.25% |
| Net Operating Income | \$465,750 |

PROPERTY SPECIFICATIONS

| | |
|---------------------------|---|
| Property Address | 8525 Montague Street, Tampa, FL 33626 |
| Rentable Area | 11,500 SF |
| Land Area | 1.426 AC |
| Year Built | 2026 |
| Tenant | Lightbridge Academy |
| Guaranty (Years 1-5) | Corporate |
| Guaranty (Full Term) | Franchisee & Personal |
| Lease Type | Absolute NNN |
| Landlord Responsibilities | None |
| Lease Term | 15 Years |
| Increases | 12.5% Increases Every 5 Years Including Options |
| Options | 2 (5-Year) |
| Rent Commencement | March 2026 |
| Lease Expiration | March 2041 |

RENT ROLL & INVESTMENT HIGHLIGHTS



| LEASE TERM | | | | RENTAL RATES | | | | |
|---------------------|-------------|-------------|------------|-------------------------------------|----------|----------|-----------|------------|
| Tenant Name | Square Feet | Lease Start | Lease End | Begin | Increase | Monthly | Annually | Options |
| Lightbridge Academy | 11,500 | March 2026 | March 2041 | Year 1 | - | \$38,813 | \$465,750 | 2 (5-Year) |
| | | | | Year 6 | 12.5% | \$43,664 | \$523,969 | |
| | | | | Year 11 | 12.5% | \$49,122 | \$589,465 | |
| | | | | 12.5% Increases Beg. of Each Option | | | | |

Brand New 15-Year Lease | 12.5% Rent Bumps | Options to Extend | 2026 Construction

- The tenant recently signed a brand new 15-year lease with 2 (5-year) options to extend
- The lease features 12.5% increases every 5 years and at the beginning of each option, demonstrating NOI and providing a hedge against inflation
- 2026 construction that will feature high quality materials, distinct design elements, and high-level finishes

Absolute NNN | Fee Simple Ownership | No State Income Tax | Zero Landlord Responsibilities

- Tenant pays for CAM, taxes, insurance and maintains all aspects of the premises
- No landlord responsibilities
- Ideal, management-free investment in a state with no state income tax

Strong Demographics 5-Mile Trade Area | Six-Figure Incomes

- More than 180,000 residents and 92,000 employees support the trade area
- \$114,953 average household income

Signalized, Hard Corner Intersection | Nearby Retailers | Surrounding Residential Consumer Base

- The asset is located at the signalized, hard corner intersection of W Waters Ave and Montague St averaging 49,300 VPD
- The nearby retailers include Walgreens, Target, PetSmart, Publix, and more
- The dense residential corridor will provide a direct and convenient consumer base from which to draw
- The asset has excellent visibility and multiple points of ingress/egress

Tampa - Desirable Location | Surrounding New Developments | Fast Growing Metro Population

- According to Forbes Magazine, Tampa is the #1 place to live in Florida (click [HERE](#) for full article)
- Tampa is the 3rd largest city in Florida and the 51st largest city in the United States, growing at a rate of 1.27% annually
- According to US News & World Report, Tampa ranks 19th in the fastest growing places in the US (full article [HERE](#))

PROPERTY PHOTOS





LIGHTBRIDGE ACADEMY

lightbridgeacademy.com

Company Type: Private

Locations: 150+

Established in 1997, the company was founded as a family business based on core values and a Circle of Care philosophy that places equal importance on the needs of children, their families, teachers, center owners and the community. Lightbridge Academy, The Solution for Working Families®, provides quality early education and child care programs to children aged six weeks through kindergarten. The company currently has over 150 child care centers either open or in development throughout Arizona, Colorado, Florida, Georgia, Maryland, Michigan, New Jersey, New York, North Carolina, Ohio, Pennsylvania, South Carolina, Tennessee, Texas, and Virginia. We also have years of experience helping current center owners through their transition with a careful eye on maintaining continuity of care. The Lightbridge Promise also leads the industry as the Gold Standard for health and safety in the child care industry. In 2023, Lightbridge Academy was ranked #192 on Entrepreneur Magazine's Franchise 500 and #296 on the Franchise Times Top 400. Lightbridge Academy has been named a 2024 Top Franchise by Franchise Business Review as rated by franchise business owners and a Top Franchise for Diversity, Equity, & Inclusion by Entrepreneur Magazine.

Source: prnewswire.com

PROPERTY OVERVIEW

LOCATION



Tampa, FL
Hillsborough County
Tampa-St. Petersburg-Clearwater MSA

ACCESS



Montague Street: 1 Access Point
West Waters Avenue: 1 Access Point

TRAFFIC COUNTS



Montague Street: 6,700 VPD
W. Waters Avenue: 42,600 VPD
W. Hillsborough Avenue: 69,000 VPD

IMPROVEMENTS



There is approximately 11,500 SF of existing building area

PARKING



There are approximately 60 parking spaces on the owned parcel.

PARCEL



Acres: 1.426
Square Feet: 62,117

CONSTRUCTION



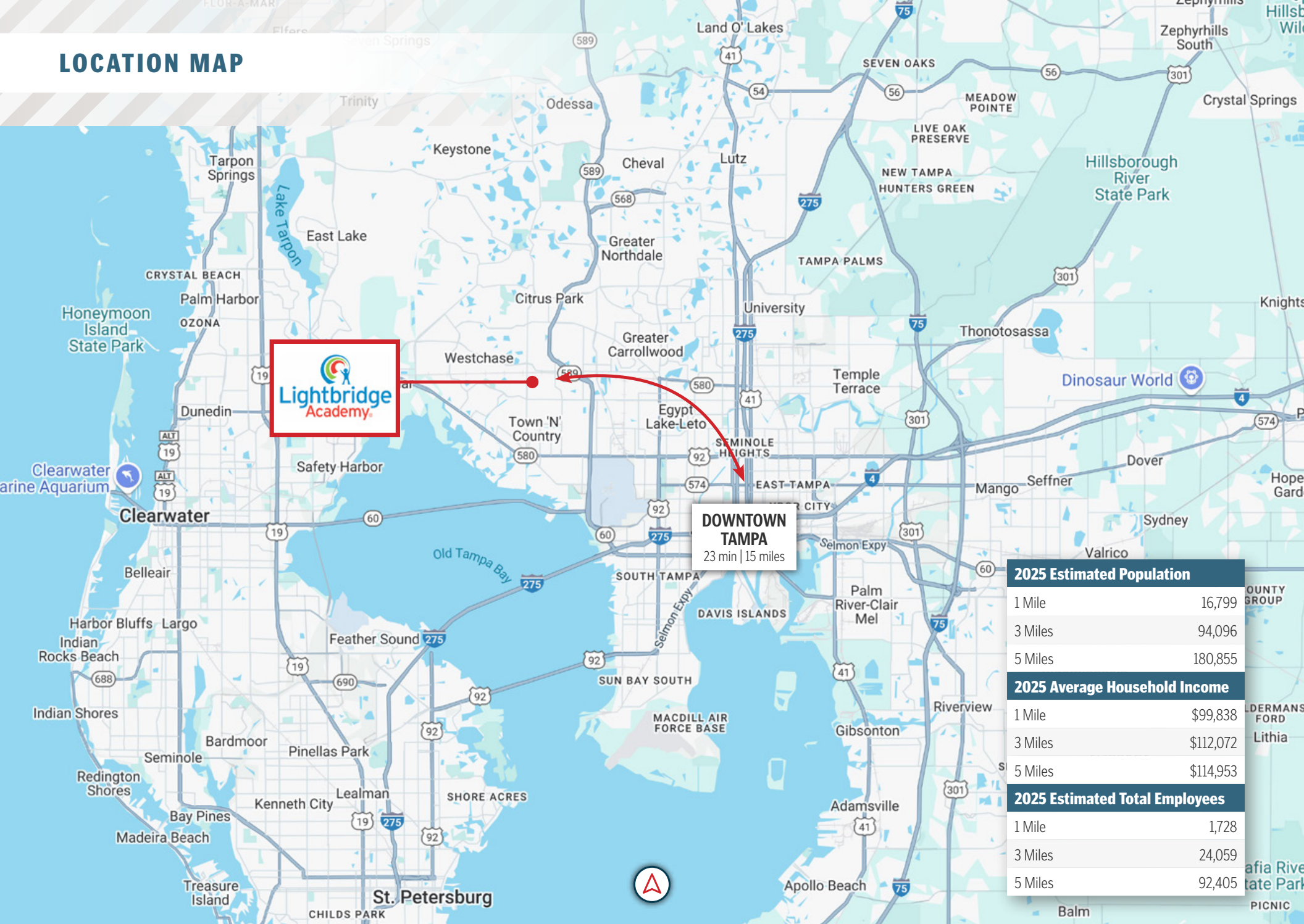
Year Built: 2026

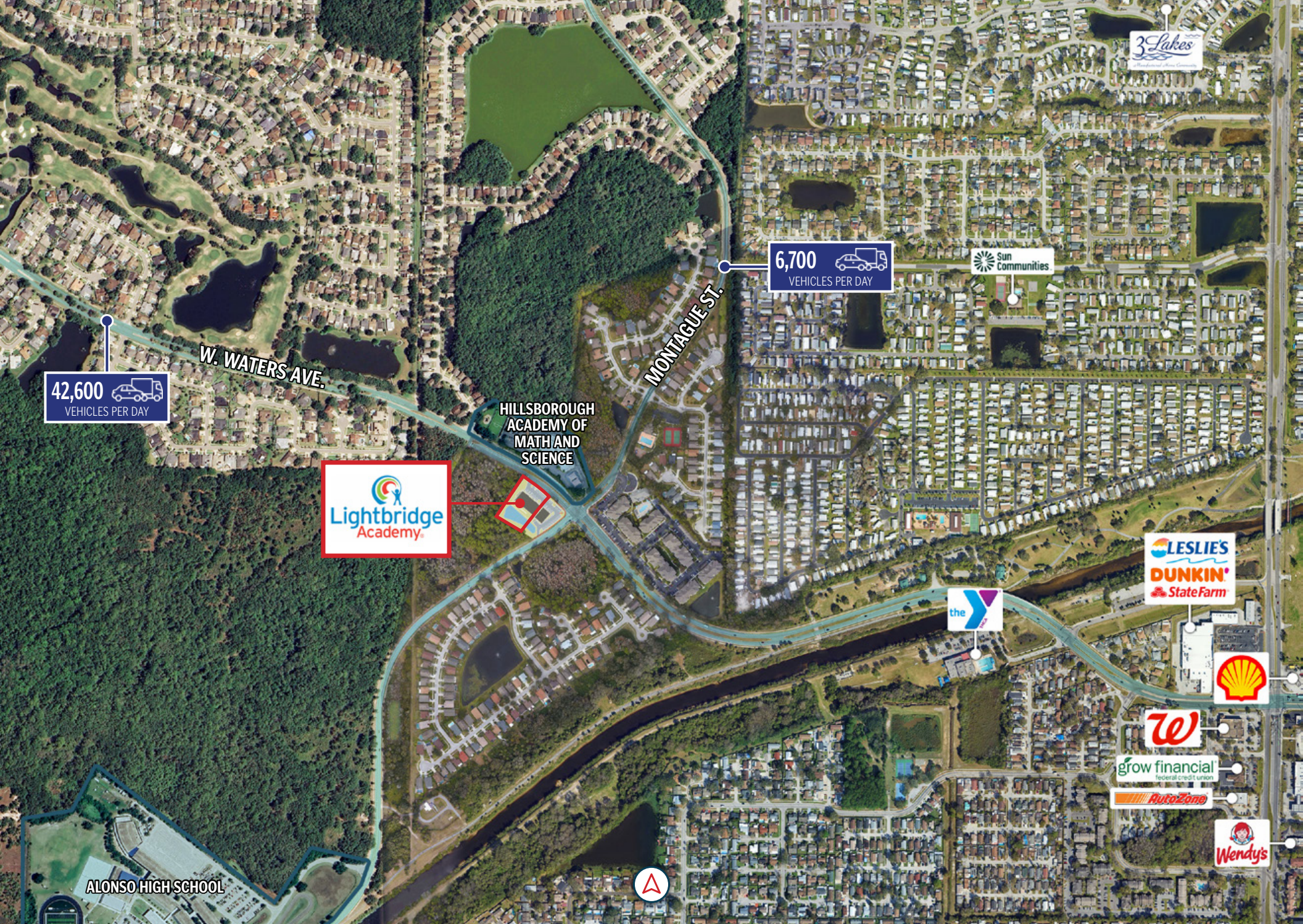
ZONING



Commercial

LOCATION MAP





42,600
VEHICLES PER DAY

W. WATERS AVE.



HILLSBOROUGH
ACADEMY OF
MATH AND
SCIENCE

MONTAGUE ST.

6,700
VEHICLES PER DAY



ALONSO HIGH SCHOOL





TAMPA INTERNATIONAL AIRPORT





MEASE COUNTRYSIDE
HOSPITAL



42,600
VEHICLES PER DAY



FUTURE 4,500
SF BUILDING

6,700
VEHICLES PER DAY

W. WATERS AVE.

MONTAGUE ST.

HILLSBOROUGH
ACADEMY OF
MATH AND
SCIENCE

| | 1 Mile | 3 Miles | 5 Miles |
|---|----------|-----------|-----------|
| Population | | | |
| 2025 Estimated Population | 16,799 | 94,096 | 180,855 |
| 2030 Projected Population | 16,911 | 95,225 | 184,268 |
| 2025 Median Age | 41.1 | 40.2 | 40.2 |
| Households & Growth | | | |
| 2025 Estimated Households | 6,317 | 36,738 | 70,692 |
| 2030 Projected Households | 6,391 | 37,333 | 72,422 |
| Income | | | |
| 2025 Estimated Average Household Income | \$99,838 | \$112,072 | \$114,953 |
| 2025 Estimated Median Household Income | \$76,207 | \$77,079 | \$79,204 |
| Businesses & Employees | | | |
| 2025 Estimated Total Businesses | 217 | 2,914 | 9,096 |
| 2025 Estimated Total Employees | 1,728 | 24,059 | 92,405 |



TAMPA, FL

The City of Tampa is the largest city in Hillsborough County, is the county seat and is the third most populous city in Florida. It is located on the west coast of Florida, approximately 200 miles northwest of Miami, 180 southwest of Jacksonville, and 20 miles northeast of St. Petersburg. The City of Tampa is the 3rd largest city in Florida with a population of 405,462 as of July 1, 2024.

The City of Tampa is a diverse city with a diverse economy comprised of a well-established and growing business community that represents retail industrial and emerging technologies. Major features of the economy include the Port of Tampa Bay, Tampa International Airport, the central business district, several professional sports teams, institutions of higher learning, museums and other cultural facilities. The Tampa Bay Area (including Tampa, St. Petersburg and Clearwater) continues to be the home to a diverse set of industries and employers. The Tampa Bay area is home to large company headquarters such as Publix, Raymond James Financial, Jabil, TECO Energy, Sykes Enterprises and Tech Data. The City of Tampa is home to MacDill Air Force Base employing approximately 14,500 military and civilian personnel.

Tampa is served by three airports (one in Tampa, two in the metro area) that provide significant scheduled passenger air service: Tampa International Airport, St. Petersburg-Clearwater International Airport, Sarasota-Bradenton International Airport. The Port of Tampa is the largest port in Florida in throughput tonnage, making it one of the busiest commercial ports in North America. Petroleum and phosphate are the lead commodities, accounting for two-thirds of the 37 million tons of total bulk and general cargo handled by the port in 2009. The port is also home to Foreign Trade Zone #79, which assists companies in Tampa Bay and along the I-4 Corridor in importing, exporting, manufacturing, and distribution activities as part of the United States foreign trade zone program.

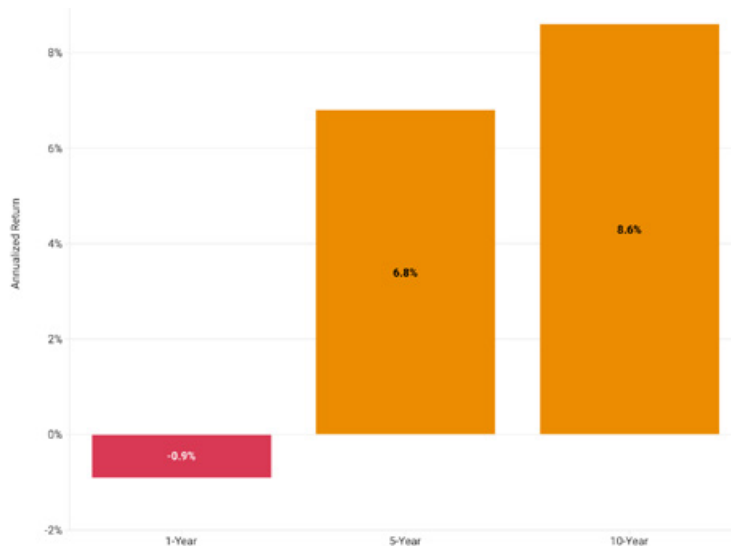
#4 TAMPA-ST. PETERSBURG

Though Tampa-St. Petersburg might fly under the radar compared to its neighbors—the colorful Miami and heavily touristed Orlando—the metro area is no slouch amid Florida’s formidable peers. Tampa’s sunny climate, year-round sports, no state income tax, and booming economy have created a longtime draw for workers and retirees alike, leading Money magazine to name Tampa the ninth best place to live in the United States in 2022. The metro area has proven a good place for real estate investment capital to live as well, with 10-year annualized total returns of 8.6 percent in NCREIF’s NPI. Tampa moved up 14 spots in Emerging Trends’ U.S. Markets to Watch over the past year, the most improved ranking among Florida’s major metro areas (and tied for highest upward movement in the state with Deltona/Daytona Beach and Gainesville); Tampa is also the first U.S. Market to Watch for homebuilding prospects.



TAMPA-ST. PETERSBURG TRAILING TOTAL RETURNS ANNUALIZED AS OF 2025 Q2

Source: NCREIF NPI Database, accessed 2025 Q3



Tampa models an enviable economy with strong growth, high-paying job drivers, and economic diversity. The MSA’s population grew 1.5 percent per year from 2013 to 2023, approximately 2.5 times the national pace. Similarly, Tampa’s job growth has nearly doubled the national pace over the 10 years ending August 2025. The metro area is driven by white-collar jobs, particularly in the financial services sector. The share of private office-using jobs is 39 percent higher in Tampa than in the United States overall, while financial services jobs’ share is 59 percent higher here. There are four noteworthy finance and insurance companies with over 5,000 jobs in the metro area. But despite this notably outsized industry cluster, Moody’s Analytics gives the area an industrial diversity score of 0.83 (U.S. = 1.0), which ranks fourth most diverse among the 390 ranked MSAs.

Housing affordability is perhaps Tampa’s greatest headwind, as Moody’s data on the cost of living puts Tampa’s relative costs at 111 percent of the national average. Homeowner’s insurance expense now ranks among the 10 highest

nationally. Rising costs might slow in-migration from the 50,000 to 70,000 the metro area saw each year from 2021 to 2023, which calculated to a top 10 rate per capita for metro areas with more than 1 million residents. Some relief will come from lower interest rates, while Tampa home prices have moderated a bit since their January 2025 peak. But with house prices up 66 percent in the four years ending July 2025, much of Tampa’s previous housing affordability has eroded, with little hope of returning in the near term. On the bright side, costs of doing business remain below national averages (95 percent of the national rate, per Moody’s), with costs considerably lower than U.S. averages for energy, state, and local taxes, and office rent.

Despite these outlined risks, local economic growth is expected to be conducive to outsized real estate returns. Continued in-migration, an attractive business climate, and job growth forecast at 2.3 times the nation’s five-year forecast set the stage for continued demand for Tampa real estate.

[Read Full Article Here](#)



THE EXCLUSIVE NATIONAL NET LEASE TEAM of SRS Real Estate Partners

300+

TEAM
MEMBERS

25+

OFFICES

\$5B+

TRANSACTION
VALUE

company-wide
in 2024

600+

CAPITAL MARKETS
PROPERTIES

SOLD
in 2024

\$2.5B+

CAPITAL MARKETS
TRANSACTION

VALUE
in 2024

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