

SINGLE TENANT ABSOLUTE NNN

Ground Lease Investment Opportunity



Significant Growth in Immediate Area | On Lighted Intersection with 93,500 VPD | \$125K Avg HH Incomes



10220 Big Bend Road | Riverview, Florida

TAMPA MSA

ACTUAL SITE



EXCLUSIVELY MARKETED BY



WILLIAM WAMBLE

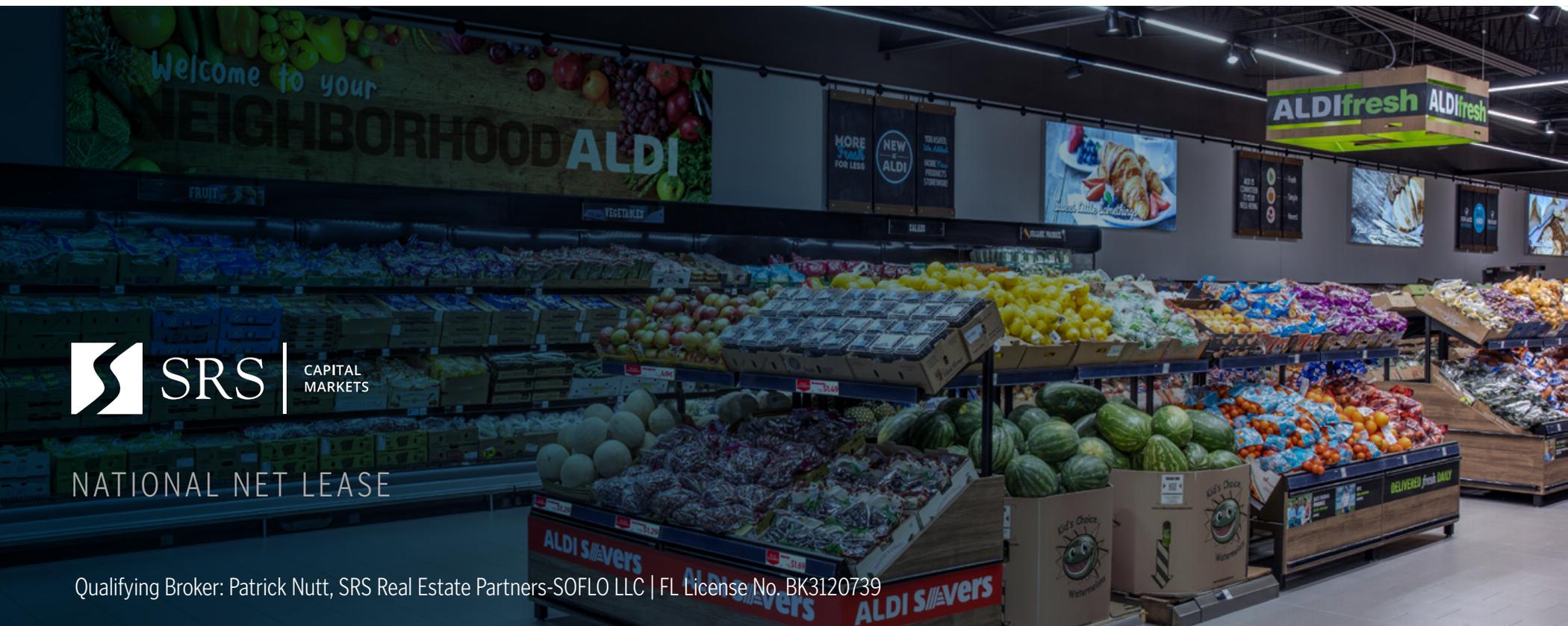
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National Net Lease

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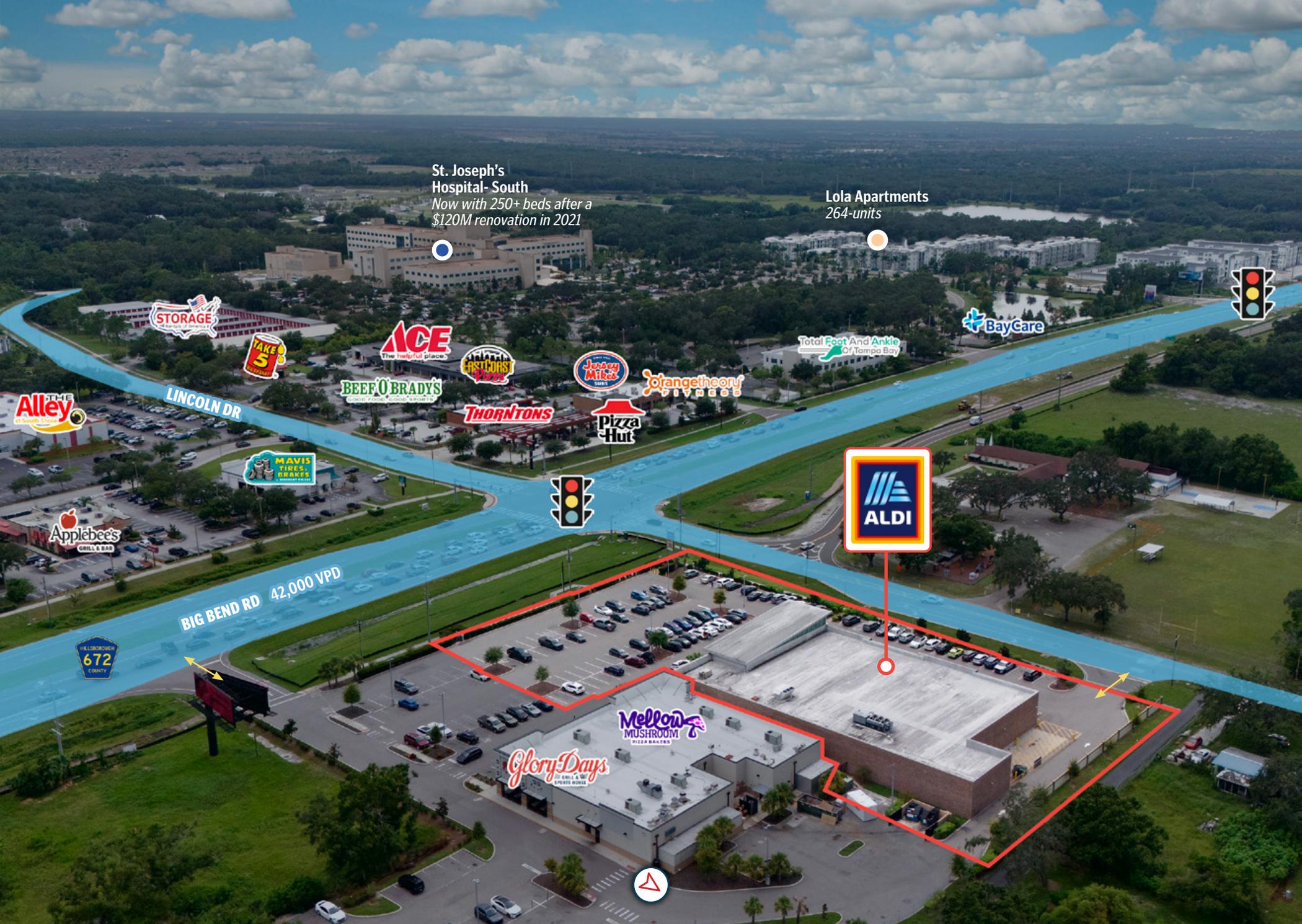
Senior Managing Principal &
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NATIONAL NET LEASE

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



St. Joseph's
Hospital- South
Now with 250+ beds after a
\$120M renovation in 2021

Lola Apartments
264-units

STORAGE

TAKE 5

ACE
The helpful places

FAST COURTS

Jockey Mikes

ofangetheory

Total Foot And Ankle
Of Tampa Bay

BayCare

LINCOLN DR

BEEF 'O BRADYS

THORNTONS

Pizza Hut

Alley
at South Shore

MAVIS TIRES
SHAKES

Applebee's
GRILL & BAR

ALDI

BIG BEND RD 42,000 VPD

HELIXBOROUGH
672
COUNTY

Mellow
MUSHROOM
PIZZA BANDES

Glory Days
ICE CREAM & MILK
SHAKES MONO





SPROUTS FARMERS MARKET
LONGHORN STEAKHOUSE
crumbl

TEXAS
IHOP
MOE'S
Panda Express

Summerfield Square Professional Center

DOLLAR GENERAL
Allstate
QDOBA MEXICAN EATS
Wendy's
FIREHOUSE SUBS
DUNKIN'
T

Summerfield Crossing

Publix
Marshall's
DOLLAR TREE
PAPA JOHN'S
SUBWAY
ANYTIME FITNESS
MAVIS DISCOUNT TIRE

Starbucks
TIRE CHOICE AUTO SERVICE CENTERS

POPEYES
AutoZone
Culver's

AspenDental
FIRST WATCH
KAY JEWELERS

Advance Auto Parts

51,500 VPD

672 COUNTY

301

REGIONS

7 ELEVEN

ALDI

Mellow MUSHROOM PIZZA BAKERY

Glory Days

672 COUNTY

BIG BEND RD 42,000 VPD

BURGER KING
CHIPOTLE MEXICAN BOWL

CHASE

Firestone COMPLETE AUTO CARE

SONIC

Applebee's GRILL & BAR

MAVIS DISCOUNT TIRE

THORNTONS



SITE OVERVIEW





OFFERING

Pricing	\$4,400,000
Net Operating Income	\$185,900
Cap Rate	4.25%

PROPERTY SPECIFICATIONS

Property Address	10220 Big Bend Road Riverview, Florida 33578
Rentable Area	25,591 SF
Land Area	2.12 AC
Year Built	2019
Tenant	ALDI
Guaranty	Corporate (ALDI, Inc.)
Lease Type	Absolute NNN (Ground Lease)
Landlord Responsibilities	None
Lease Term Remaining	14 Years
Increases	See Rent Roll
Options	6 (5-Year)
Rent Commencement	October 2019
Lease Expiration	October 2039



Tenant Name	Square Feet	LEASE TERM			RENTAL RATES			
		Lease Start	Lease End	Begin	Increase	Monthly	Annually	Options
ALDI	25,591	Oct. 2019	Oct. 2039	Oct. 2019	-	\$14,083	\$169,000	6 (5-Year)
				Oct. 2024	10%	\$15,492	\$185,900	
				Oct. 2029	10%	\$17,041	\$204,490	
				Oct. 2034	5%	\$17,893	\$214,714	

5% Increases Beg. of Each Option

Corporate Guaranteed Ground Lease | Options To Extend | Scheduled Rent Increases

- 14 years remain on this corporately guaranteed lease with 6 (5-year) options to extend
- There are currently over 2,470 ALDI stores in the United States

Absolute NNN Ground Lease | Leased Fee Ownership | No State Income Tax | Zero Landlord Responsibilities

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

Strong Demographics In 5-mile Trade Area

- More than 169,000 residents and 21,000 employees support the trade area
- \$111,415 average household income within a 1-mile radius
- **Riverview is currently growing at a rate of 2.49% annually and its population has increased by 12.37% since the most recent census**

New Developments - Riverview, FL

- [Ace Golf Riverview](#) re-development into mixed-use project
- Construction has begun on a 211-unit apartment complex just West of the subject site right off I-75 and will feature three four-story buildings with one-, two- and three-bedroom units averaging 989 square feet

Signalized, Hard Corner Intersection | Main Retail Trade Area | Summerfield Crossings | Off I-75 (147,000 VPD) | New Developments

- Off signalized, hard corner intersection of 301 and Big Bend Rd averaging a combined 93,500 VPD
- Just East off I-75 (154,000 VPD), allowing users to benefit from direct on/off ramp access to the site and surrounding trade areas
- [St. Joseph's Hospital South Completes Three Year \\$120M Expansion](#)
- Across from a shopping center anchored by Walmart Neighborhood Market & Sam's Club that features other retailers such as Firestone, Chase Bank, Burger King, Walgreens, and more
 - **Sam's Club ranks in the 73rd percentile (148 out of 563) of all nationwide locations via Placer.ai**
 - **Walmart ranks in the 75th percentile (165 out of 677) of all nationwide locations via Placer.ai**
 - **Just West of Summerfield Crossings, a Publix-anchored shopping center that ranks in the 99th percentile (79 out of 11,326) of all nationwide neighborhood centers via Placer.ai**

ALDI - Massive Expansion Planned For Coming Years

- On March 7, 2024, ALDI announced they plan to open 800 more locations nationwide by the end of 2028
- "ALDI said it plans on investing more than \$9 billion on this expansion, including adding nearly 330 stores across the Northeast and Midwest" (more info [HERE](#))



New report finds Riverview as one of the fastest-growing cities in the US

By Addy Bink | Updated: Nov 7, 2024

(NEXSTAR) — Does it feel like your city has gotten bigger in the last few years, or that more out-of-towners have moved in? Depending on where you live, that might be the case.

Personal finance website SmartAsset recently analyzed data from the U.S. Census Bureau to find the fastest-growing cities in the nation. Of the more than 600 cities analyzed based on one- and five-year changes in population, the report found five cities saw their population increase by more than 10% between 2022 and 2023.

Those cities were limited to two states, Maryland and Texas. Of those, only one saw a five-year population increase below 20%: Silver Spring, Maryland.

The table below shows the five cities that grew the fastest over the one- and five-year frames analyzed by SmartAsset:

Cities with the largest one-year population increases	Cities with the largest five-year population increases
1. Silver Spring, Maryland (12.86%)	1. Buckeye, Arizona (46.41%)
2. New Braunfels, Texas (12.49%)	2. Atascocita, Texas (38.56%)
3. Glen Burnie, Maryland (11.82%)	3. Lehi, Utah (36.65%)
4. Georgetown, Texas (11.34%)	4. Goodyear, Arizona (34.97%)
5. Atascocita, Texas (11.03%)	5. Riverview, Florida (33.04%)

Courtesy SmartAsset

Arizona, Florida, and Texas — all warm-weather states — had the most cities among the 15 fastest-growing cities over the one- and five-year periods.

You can view SmartAsset’s list in the interactive table below:

Where Population Increased Most

Cities are ranked based on the one-year growth in total population between 2022 and 2023.

Rank	City	One-year change in total population	Total population, 2023	Total population, 2022	Five-year change in total population
16	Denton, Texas	5.32%	158,361	150,357	14.30%
17	Palm Bay, Florida	4.89%	135,570	129,246	18.72%
18	Manteca, California	4.73%	91,055	86,940	11.60%
19	Arlington Heights village, Illinois	4.71%	77,699	74,207	0.57%
20	Redmond, Washington	4.61%	80,275	76,739	18.61%
21	Riverview, Florida	4.60%	119,714	114,454	33.04%
22	North Port, Florida	4.50%	88,931	85,102	29.57%
23	Frederick, Maryland	4.42%	85,803	82,169	18.92%
24	Odessa, Texas	4.23%	121,604	116,669	-0.68%
25	Sunrise Manor, Nevada	4.22%	213,644	204,985	13.33%
26	Mansfield, Texas	4.16%	79,775	76,586	6.67%
27	Springdale, Arkansas	4.14%	89,394	85,844	9.50%
28	Temple, Texas	4.08%	93,101	89,455	22.10%
29	Poinciana, Florida	3.99%	78,799	75,778	10.47%
30	Meridian, Idaho	3.90%	134,794	129,730	26.22%

Source: News Channel 8
Read Full Article [HERE](#)

PROPERTY PHOTOS



WATCH DRONE VIDEO



BRAND PROFILE



ALDI

aldi.us

Company Type: Private

Locations: 2,474+

ALDI is one of America's fastest-growing retailers, serving millions of customers across the country each month. Our disciplined approach to operating with simplicity and efficiency gives our customers great products at the lowest possible prices. For seven years running, ALDI has been recognized by the dunhumby Retailer Preference Index as #1 in Everyday Low Price. ALDI strives to have a positive impact on its customers, employees and communities by being socially and environmentally responsible, earning ALDI recognition as a leading grocer in sustainability. In addition to helping protect the planet, ALDI helps customers save time and money through convenient shopping options via in-store, curbside pickup or delivery at shop.aldi.us.

Source: corporate.aldi.us, stores.aldi.us

PROPERTY OVERVIEW



LOCATION



Riverview, Florida
Hillsborough County
Tampa-St. Petersburg-Clearwater MSA

PARKING



There are approximately 106 parking spaces on the owned parcel.
The parking ratio is approximately 4.14 stalls per 1,000 SF of leasable area.

ACCESS



Big Bend Road: 1 Access Point
Lincoln Road: 1 Access Point

PARCEL



Parcel Number: U073120D4Q0000000000010
Acres: 2.12
Square Feet: 92,533

TRAFFIC COUNTS



Big Bend Road: 42,000 VPD
State Highway 93A/Interstate 75: 154,000 VPD

CONSTRUCTION



Year Built: 2019

IMPROVEMENTS



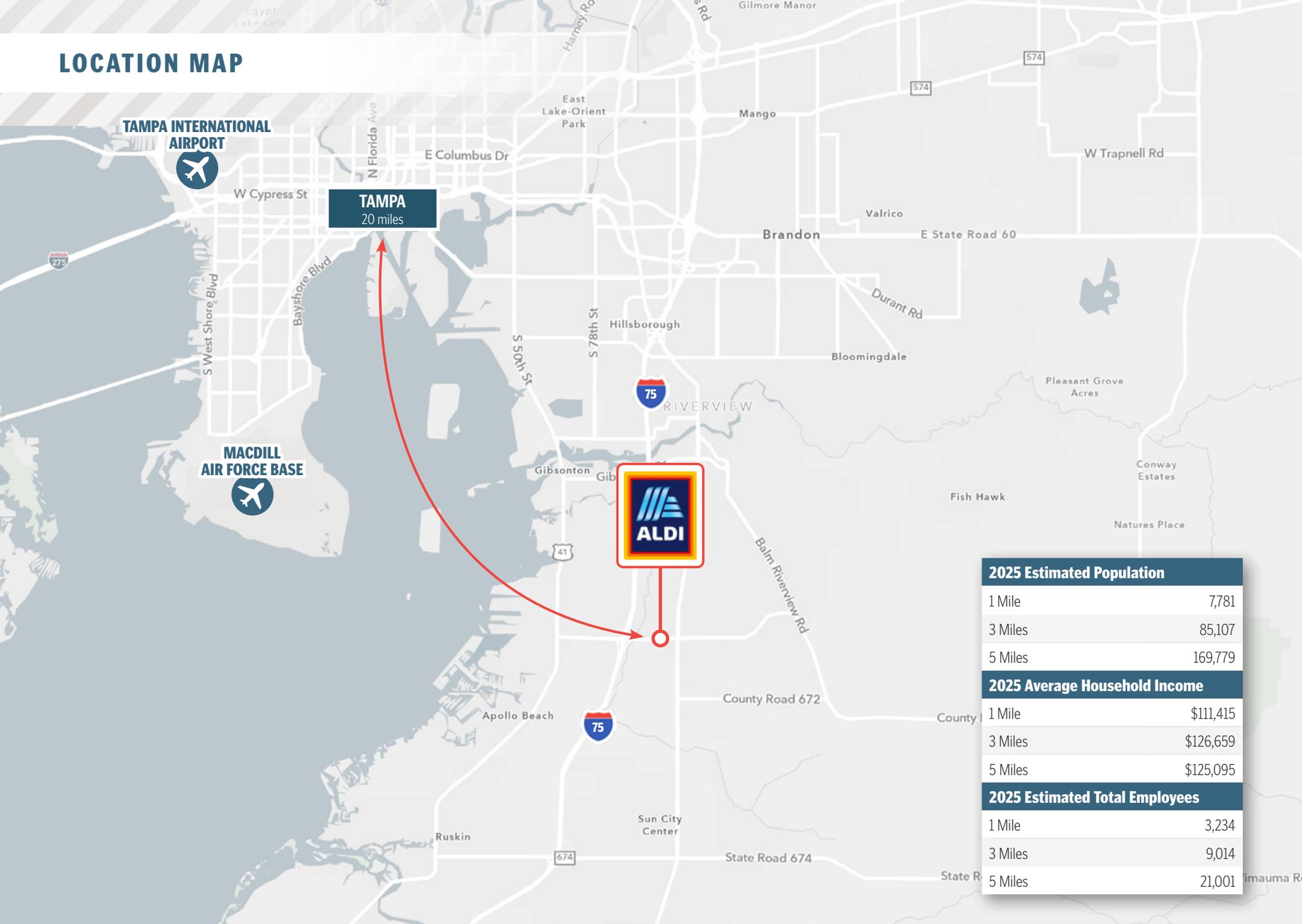
There is approximately 25,591 SF of existing building area

ZONING



Commercial

LOCATION MAP



TAMPA
20 miles



2025 Estimated Population	
1 Mile	7,781
3 Miles	85,107
5 Miles	169,779
2025 Average Household Income	
1 Mile	\$111,415
3 Miles	\$126,659
5 Miles	\$125,095
2025 Estimated Total Employees	
1 Mile	3,234
3 Miles	9,014
5 Miles	21,001

Vance Vogel Park

LINCOLN DR

AspenDental
 FIRST WATCH
 KAY JEWELERS
 BREAKFAST BRUNCH LUNCH

Summerfield Square Professional Center

DOLLAR GENERAL
 Allstate
 QDOBA MEXICAN EATS
 FIREHOUSE SUBS
 DUNKIN'
 Wendy's
 Advance Auto Parts
 HOLISTIC

TEXAS HOLDERS
 IHOP
 MOE'S SOUTHWEST GRILL

Summerfield Crossing
 Publix
 PAPA JOHN'S
 TACO BELL
 Marshalls
 SUBWAY
 ANYTIME FITNESS
 verizon
 MCDONALD'S
 DOLLAR TREE
 MAVIS DISCOUNT TIRE
 SUPER CUTS REAL SMART HAIR
 Wawa
 UPS

ALDI

Glory Days
 Mobil
 WELLS FARGO
 REGIONS
 Starbucks
 TIRE CHOICE AUTO SERVICE CENTERS

672 COUNTY HIGHWAY 672

BIG BEND RD

42,000 VPD

7 ELEVEN

ACE The helpful place.
 Pizza Hut
 Jersey Mike's
 Orangetheory FITNESS
 BEEF O'BRADY'S GOOD FOOD. GOOD SPORTS.

301

FIFTH THIRD

Fairfield BY HARBOR

St. Joseph's Hospital- South
 Now with 250+ beds after a \$120M renovation in 2021

Walmart Neighborhood Market
 Alley THE at South Shore
 W
 sam's club
 Firestone COMPLETE AUTO CARE
 SONIC
 metro by T-Mobile
 PDA
 Applebee's GRILL + BAR
 BURGER KING
 Mavis Discount Tire
 CHIPOTLE MEXICAN GRILL

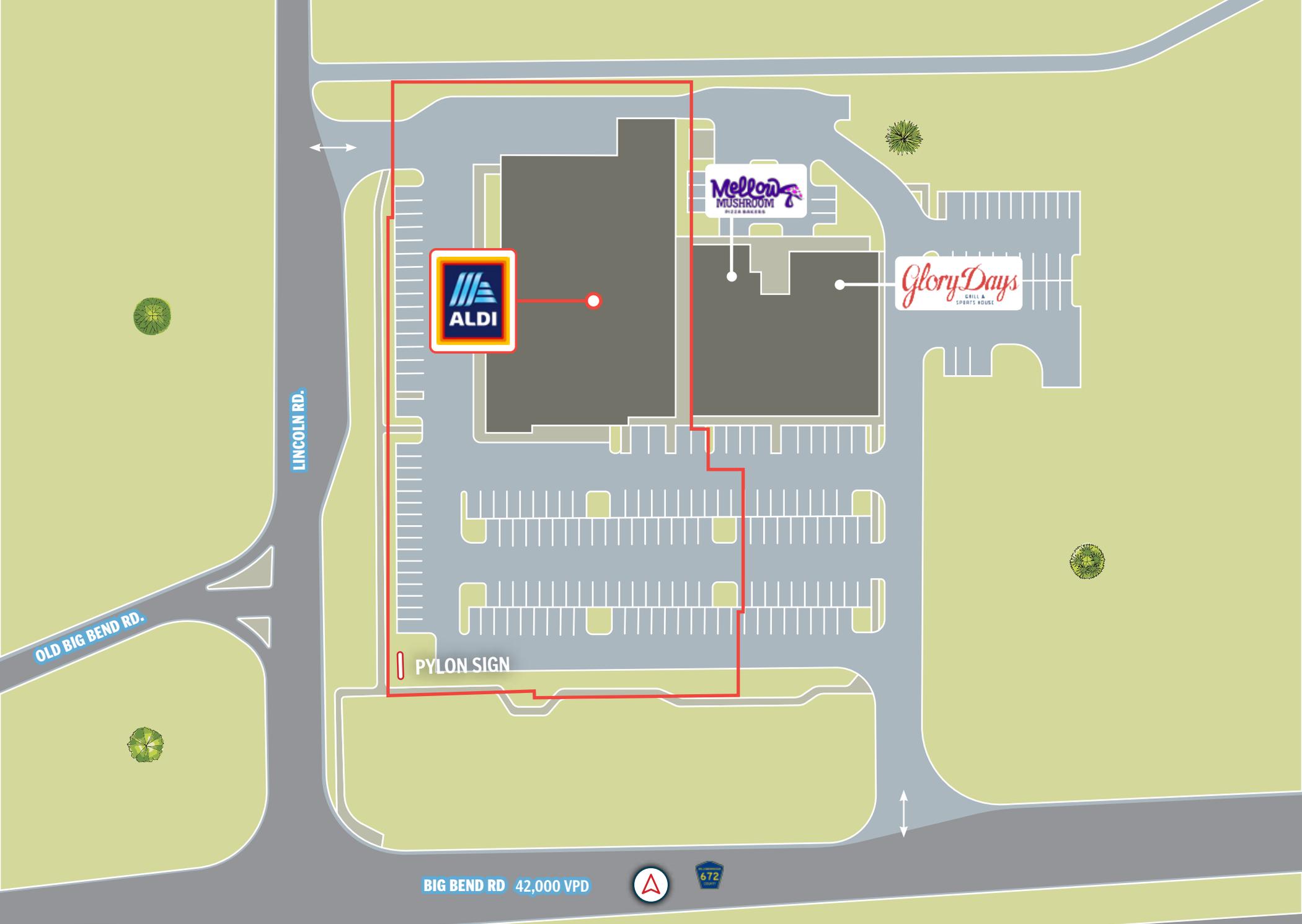
Winn-Dixie
 TSC TRACTOR SUPPLY CO
 goodwill
 CRUNCH
 POPEYES
 BUFFALO WILD WINGS
 AutoZone
 PANDORA EXPRESS CHEESE RIZZING
 Cultor's
 GOODYEAR
 DQ
 Panera BREAD
 Little Caesars
 LESLIE'S
 AT&T

672 COUNTY HIGHWAY 672

51,500 VPD









	1 Mile	3 Miles	5 Miles
Population			
2025 Estimated Population	7,781	85,107	169,779
2030 Projected Population	8,444	92,139	183,292
2025 Median Age	34.4	35.9	38.0
Households & Growth			
2025 Estimated Households	2,528	27,710	59,333
2030 Projected Households	2,750	30,068	64,161
Income			
2025 Estimated Average Household Income	\$111,415	\$126,659	\$125,095
2025 Estimated Median Household Income	\$100,937	\$109,020	\$103,996
Businesses & Employees			
2025 Estimated Total Businesses	311	1,065	2,581
2025 Estimated Total Employees	3,234	9,014	21,001



RIVERVIEW, FLORIDA

Riverview, FL is a census place located in Hillsborough County, FL. The Riverview CDP had a population of 123,710 as of July 1, 2024.

Riverview is part of the Tampa-St. Petersburg-Clearwater metropolitan area, which has a growing economy with opportunities in healthcare, technology, finance, and education. Major Employers: Nearby companies, especially in Tampa, include BayCare Health System, Cognizant, and Tampa Electric. Local retail and service industries also provide employment opportunities. The largest industries in Riverview, FL are Health Care & Social Assistance, Retail Trade, and Finance & Insurance, and the highest paying industries are Utilities, Management of Companies & Enterprises, and Professional, Scientific, & Technical Services.

Riverview is close to parks, nature reserves, and outdoor recreational areas such as the Alafia River State Park and FishHawk Ranch. The area has access to shopping centers like Brandon Town Center Mall and The Shops at Riverview, with plenty of dining options available. Riverview residents can easily access nearby Gulf Coast beaches, as well as attractions like Busch Gardens Tampa Bay. Riverview is minutes away from Downtown Tampa and Brandon, which has all of one's entertainment needs such as movie theaters, shopping centers, and a countless amount of restaurants that will please any craving for a desired cuisine.

Riverview is served by the Hillsborough County Public Schools, which includes a mix of elementary, middle, and high schools. The area is close to several universities and colleges, including the University of South Florida, which offers opportunities for further education. The nearest airport to Riverview is Tampa (TPA) Airport.



TAMPA, FLORIDA

The City of Tampa is the largest city in Hillsborough County, 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 408,440 as of 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 (AFB) 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.



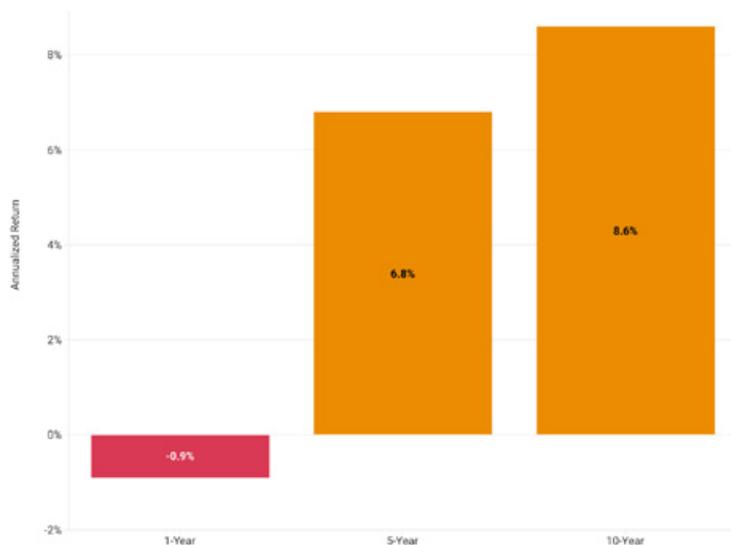
#4 TAMPA-ST. PETERSBURG

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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