

802 N US HWY 41 RUSKIN

802 N US Hwy 41, Ruskin, FL 33570



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HWY 41
RUSKIN**



PROPERTY INFORMATION

PURCHASE PRICE
\$4,250,000.00

PROPERTY ADDRESS
802 N US Hwy 41
Ruskin, FL 33570

PROPERTY SIZE
12,701 Sq. Ft.

LAND SIZE
1.68 Acres

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Company Disclaimer

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited..



PROPERTY OVERVIEW

This vibrant shopping destination is a hub of activity and excitement, located on a bustling main highway and surrounded by new residential developments. It is located in one of the fastest-growing areas in the USA!

With the rapid growth of the surrounding area, this retail center has become a go-to destination for both locals and visitors alike. The convenient location on a busy highway makes it easily accessible for those passing through, while the new residential developments bring in a steady stream of potential customers.

But it's not just the location that makes this retail center stand out. The high-quality long-term tenants cater to a diverse range of needs and preferences and the Center is always busy..



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PROPERTY DETAILS

This property, has a diverse mix of tenants. There are four tenants – two national chains, one regional business, and one mom and pop nail salon. Their presence adds value to the property and they contribute to the local economy.

The two national chains have been occupying their spaces for 20 years and have exercised renewal along the way. These tenants bring with them a sense of reliability and stability. They have a proven track record of success at the location and national tenants are less likely to default on their lease agreements. Additionally, their presence also adds to the overall appeal of the property, making it more attractive to potential customers.

Advance Auto, the largest tenant is an American automotive aftermarket parts provider. Advance operated 4,785 stores and 320 Worldpac branches in the United States and Canada and is listed on the NYSE. Public transportation is not the strong point in S Hillsborough county and this retailer fills an essential need. Its prime location on the corner and excellent visibility attracts customers.

Subway, the other national brand, is one of the world's largest quick-service restaurant brands; Subway serves freshly made-to-order sandwiches, wraps, salads, and bowls to millions of guests across more than 100 countries in nearly 37,000 restaurants every day. Subway restaurants are owned and operated by Subway franchisees. Its presence has not only attracts customers to the property but it also brings in foot traffic for the other tenants.

Amscot, the regional chain is another valuable addition to the property. Amscot is a financial services company Amscot offers a wide variety of services to cater to the financial needs of its customers. It provides traditional banking services like check cashing, money orders, and wire transfers, bill payment services, but it also features cash advances and instant payday. Its loyal customer base also brings in business for the other tenants in our property.

Lastly, the is the mom-and-pop nail salon. This small business has been operating in the property for several years and they have gone through lease renewals. Their personalized services and attention to detail have helped them build a loyal customer base. we are happy to see their business thriving.

The stability of the center makes this property a good choice for a 1031 exchange or an investor seeking stable long-term income



PROPERTY PHOTOS



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**PROPERTY
PHOTOS**



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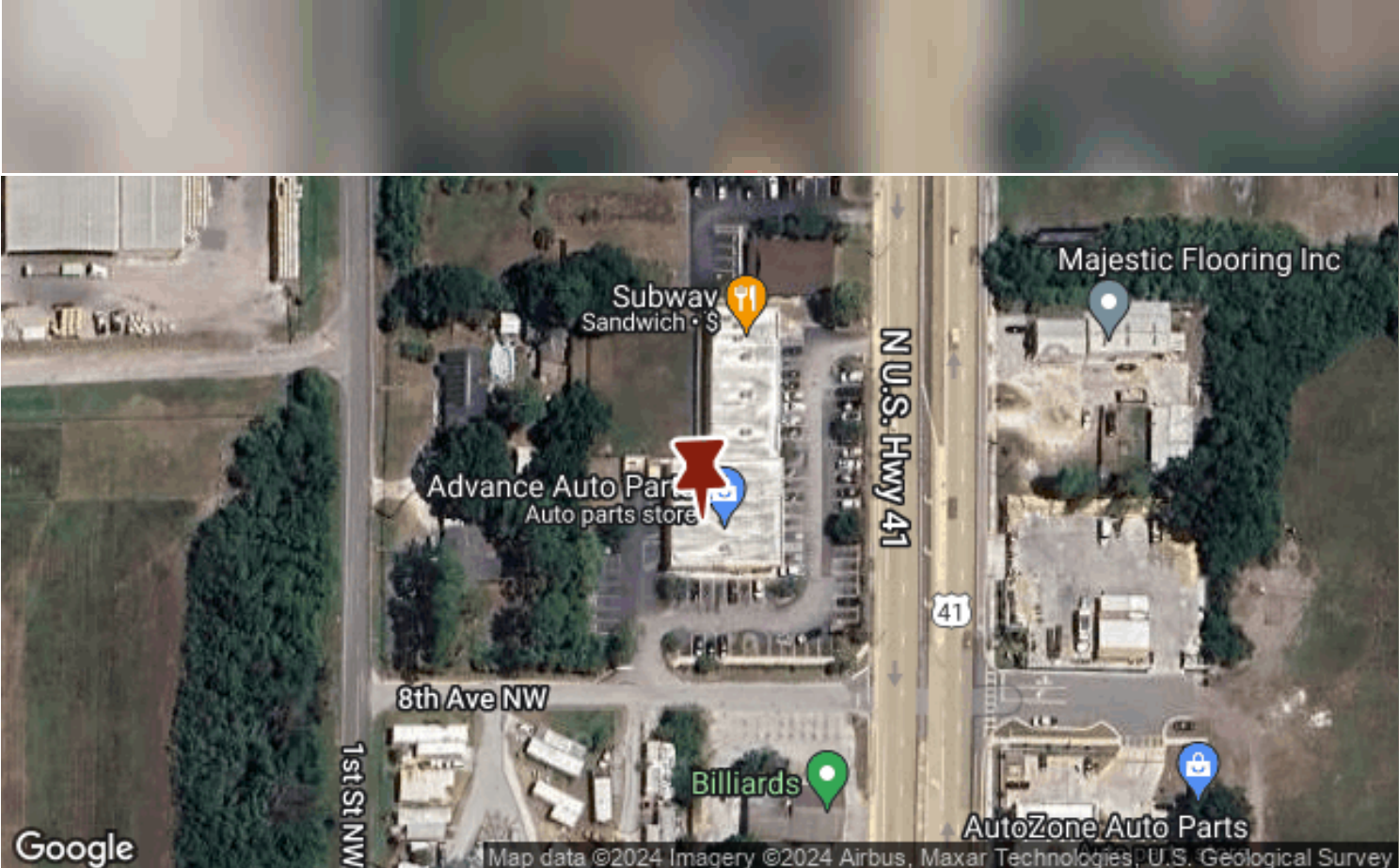
AREA LOCATION MAP



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AERIAL ANNOTATION MAP



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STREET VIEW MAP

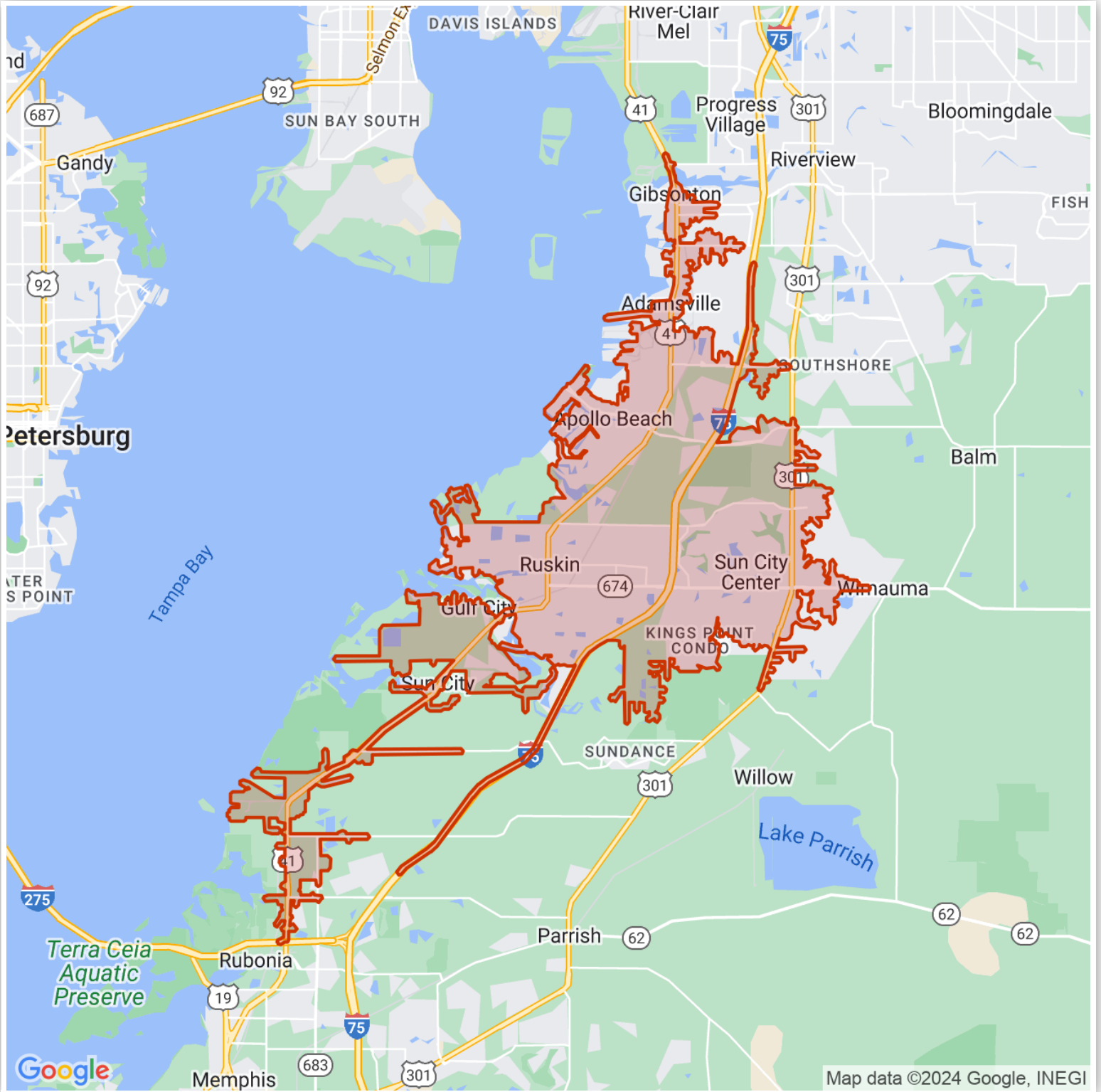


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LOCATION/STUDY AREA MAP (DRIVE TIME: 15 MINUTES)



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INFOGRAPHIC: KEY FACTS (DRIVE TIME: 15 MINUTES)

KEY FACTS

105,243

Population



2.5

Average Household Size

44.3

Median Age

\$60,990

Median Household Income

EDUCATION

11%

No High School Diploma



28%

High School Graduate



33%

Some College



29%

Bachelor's/Grad/Pr of Degree

BUSINESS



2,053

Total Businesses



27,729

Total Employees

EMPLOYMENT



63%

White Collar



25%

Blue Collar



12%

Services

4.0%

Unemployment Rate

INCOME



\$60,990

Median Household Income



\$32,994

Per Capita Income



\$218,147

Median Net Worth

Households By Income

The largest group: \$50,000 - \$74,999 (19.4%)

The smallest group: \$150,000 - \$199,999 (5.8%)

Indicator	Value	Difference	
<\$15,000	8.5%	-1.8%	
\$15,000 - \$24,999	7.9%	+0.1%	
\$25,000 - \$34,999	10.0%	+0.8%	
\$35,000 - \$49,999	13.2%	+0.5%	
\$50,000 - \$74,999	19.4%	+0.2%	
\$75,000 - \$99,999	13.5%	+1.1%	
\$100,000 - \$149,999	15.7%	+0.7%	
\$150,000 - \$199,999	5.8%	+0.2%	
\$200,000+	6.0%	-1.8%	

Bars show deviation from 12057 (Hillsborough County)

This infographic contains data provided by Esri, Esri and Data Axle. The vintage of the data is 2021, 2026.

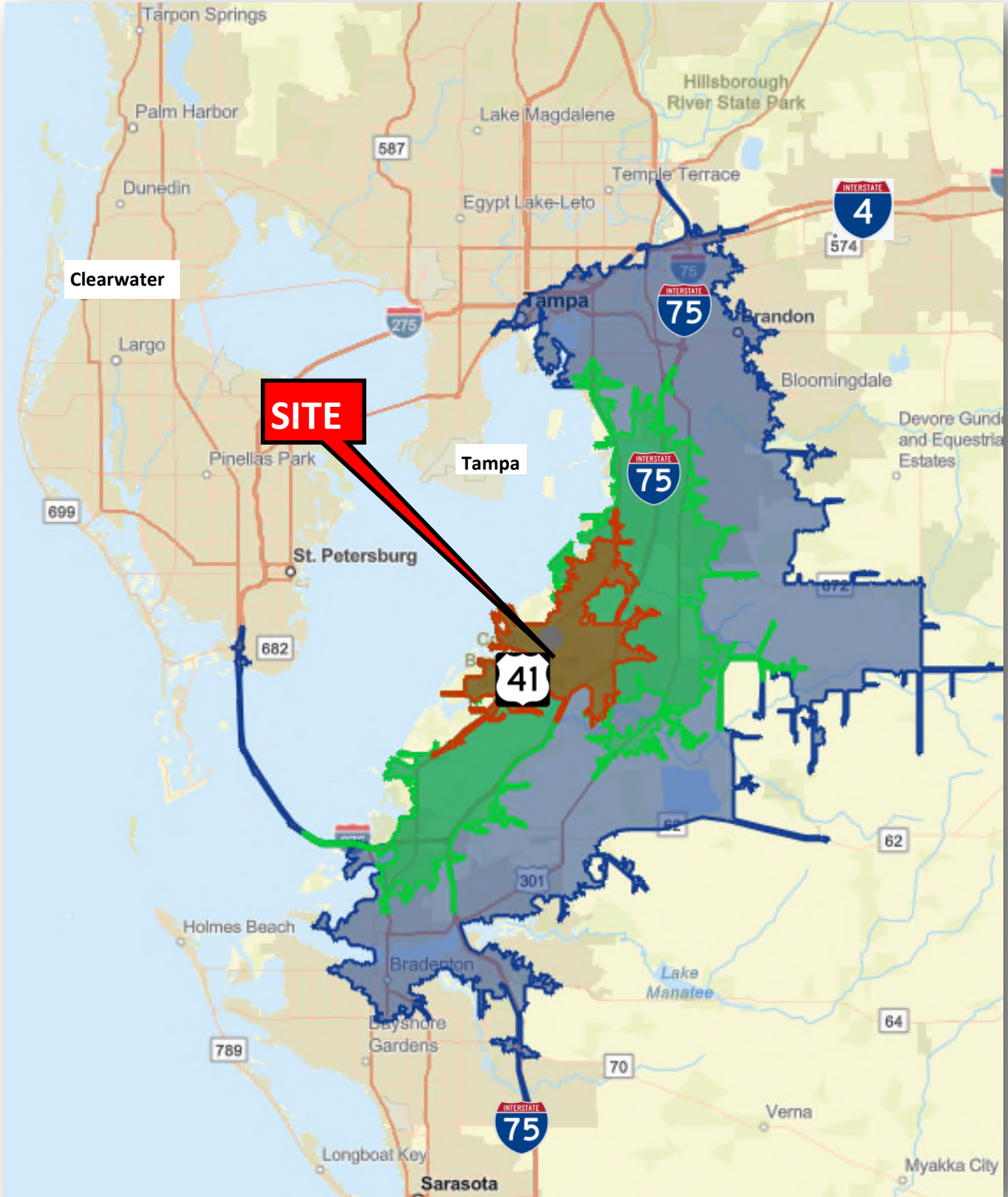
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TRAVEL TIME—10 MIN, 20 MIN, 30 MIN



802 N US HWY 301



TRAFFIC COUNT



802 N US HWY 301



EST. RENT ROLL & LEASE TERMS

1. Advance Auto

7,000 sf

2023 Base rate —\$8,639/mo (\$14.80/sf)

Base lease rate is fixed until 11/1/2027. Then Base rate increase to \$9,683 per mo

Original Lease executed 2004—Next option period: Nov 1, 2027—Oct 31, 2032

Lease options run to October 31, 2042

Landlord is responsible for slab, foundation roof , HVAC.

2. AMSCOT

3,000 sf

Base lease rate: \$6,468/sf (\$25.87/sf)

2% annual escalations

Original lease executed July 2005.—Lease options run through October 2045

Landlord is responsible for roof, exterior portions, foundation

3. SUBWAY

1,500 sf

Base Rate: \$3,139 per mo (\$25.11/sf)

Original lease executed July 2005. Lease runs through July 2025

Landlord pays for parking area, roof, exterior walls, foundation

4. NAIL SALON

1,500 sf

Gross Lease—\$2,766 per mo + sales tax (\$22.12/sf gross)

Tenant has invoked renewals and has been extended through June 2028

Annual rent escalation of of \$1,200 (\$100/mo)

- Lease terms are extrapolated from bank statements and lease documents and an investor should verify during Due Diligence and obtain estoppels. _



CONTACT



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