

FORMER WENDY'S - VACANT

13565 CYPRESS GLEN LANE, TAMPA, FL



EXCELLENT LOCATION

PRIMARY THOROUGHFARE IN NORTH TAMPA WITH CLOSE PROXIMITY TO I-75,
55,369 POPULATION AND \$93,467 AVERAGE HOUSEHOLD INCOME WITHIN A 3-MILE RADIUS.

AVAILABLE FOR SALE OR LEASE
ASKING PRICE **\$2,400,000**

RIPCO
INVESTMENT SALES

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CONFIDENTIALITY AGREEMENT

Your receipt of this Memorandum constitutes your acknowledgement that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or RIPCO Real Estate, LLC., and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or RIPCO Real Estate, LLC. If after reviewing this Memorandum you have no further interest in purchasing the Property, kindly return it to RIPCO Real Estate, LLC.

DISCLAIMER

This Memorandum contains select information pertaining to the Property and the Owner and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete, nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither RIPCO Real Estate LLC nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

SECTION 1

EXECUTIVE SUMMARY

INVESTMENT OVERVIEW

INVESTMENT HIGHLIGHTS

INVESTMENT OVERVIEW

RIPCO REAL ESTATE is pleased to offer for sale or lease 13565 Cypress Glen Lane, a single tenant retail property located on the north side of E Fletcher Avenue in Tampa, FL. The property includes a 3,440 square foot building **with a drive-thru lane** that was previously leased to Wendy's. The property is located 0.25 miles from the intersection of E Fletcher Ave and Interstate 75, which has an AADT of **138,000**. This stretch of East Fletcher Ave where the property is located has an **AADT of 35,500**. Within 3 miles of 13565 Cypress Glen Lane, there is a **population of 55,369** and an **average household income of \$93,467**.

The asset would be an attractive opportunity for investors and tenants alike looking for a single tenant property with drive-thru access located on a primary thoroughfare in North Tampa with close proximity to I-75, one of the largest interstates in the country.

PROPERTY SUMMARY

Address	13565 Cypress Glen Lane, Tampa, FL 33637
Size	±3,440 SF GLA
Land Area	±1.04 AC
Occupancy	Vacant
Year Built	1999
Zoning	PD – Alternative (allows for up to 12 acres of retail with 145,000 SF of building area)
Traffic Counts	35,500 AADT on E Fletcher Avenue 138,000 AADT on I-275
Population <i>within a 3-mile radius</i>	55,369
Average Household Income <i>within a 3-mile radius</i>	\$93,467

THE OFFERING

 LISTING PRICE \$2,400,000	 BUILDING SIZE ±3,440 SF	 LAND AREA ±1.04 AC
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INVESTMENT HIGHLIGHTS

#1

REPURPOSE OR REDEVELOPMENT OPPORTUNITY

- The property includes a ±3,440 square foot building with **drive-thru access** that was previously leased to Wendy's.
- The existing drive-thru is an attractive feature for potential tenants such as quick service restaurants, financial institutions, and cafés.



#2

STRATEGIC LOCATION

- The asset is located on E Fletcher Ave, a primary thoroughfare in Tampa, FL with an **AADT of 42,500**.
- The property is located 0.25 miles from the intersection of E Fletcher Ave and Interstate 75, which has an **AADT of 138,000**.
- The asset is located less than 2.5 miles from the University of South Florida, one of the largest colleges in the country with nearly **50,000 students enrolled**.
- Over **\$2 billion** in active developments in the Uptown Tampa area including a **\$1 billion redevelopment** of University Mall.
- **±3,859,024 SF** total office GLA within 2 miles.
- **1,141 hotel rooms** within 1 mile.
- **448 multifamily units** within 0.5 mile.



#3

STRONG DEMOGRAPHICS

- **55,369 population** within a 3-mile radius.
- **\$93,467 average household income** within a 3-mile radius.
- **25,957 workers** within a 3-mile radius.



SECTION 2

PROPERTY INFORMATION

REGIONAL MAP

PROPERTY DETAILS

RETAIL AERIALS

SITE PLAN

FLOOR PLAN

REGIONAL MAP

 [Google Maps Click Here](#)



PROPERTY DETAILS

PROPERTY SUMMARY

Address	13565 Cypress Glen Lane, Tampa, FL 33637
County	Hillsborough County
Parcel ID	A-01-28-19-1EP-000000-00002.0
Parking	39 Parking Spaces / 2 Handicap Spaces (11.5 per 1,000 SF)
Frontage	190' on E. Fletcher Avenue
Land Area	±1.04 AC

BUILDING SUMMARY

Gross Leasable Area	±3,440 SF
Year Built	1999
Signage	Pylon Sign

ZONING INFORMATION

Zoning	PD – Alternative (allows for up to 12 acres of retail with 145,000 SF of building area)
Flood Zone	X - Area of minimal flood hazard

STRUCTURE

Construction	Concrete / Masonry
Exterior	Stucco / Masonry
Roof	Bar Joist & Rigid Frame



THOROUGHFARE AERIAL



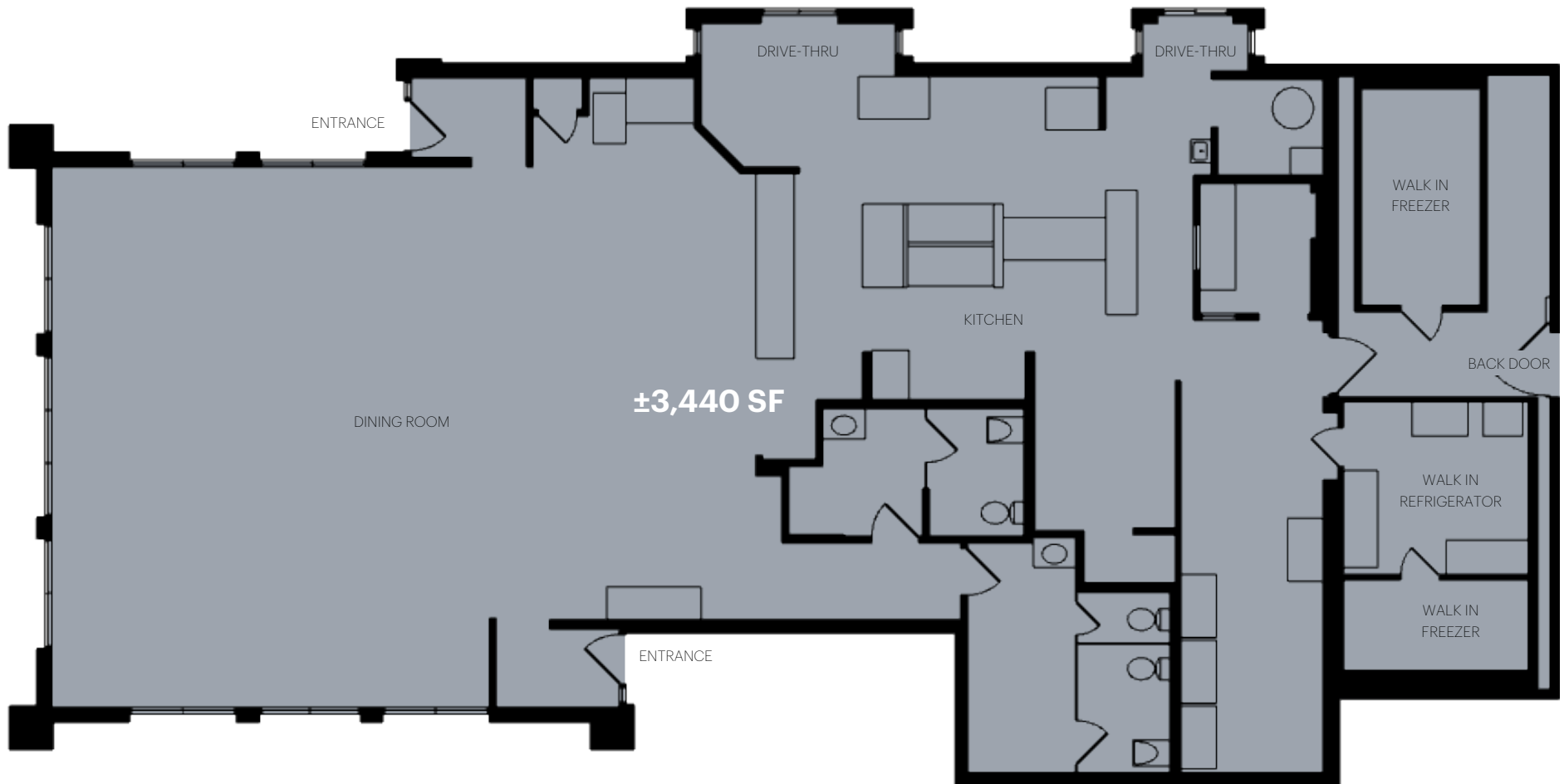
HIGH-LEVEL RETAIL AERIAL



SITE PLAN



FLOOR PLAN



SECTION 3

MARKET OVERVIEW

DRONE RETAIL AERIALS

MARKET OVERVIEW

DEMOGRAPHICS



75 138,000 AADT



COURTYARD Marriott

THE CLUB AT HIDDEN RIVER APARTMENTS (96 UNITS)

THE FALLS AT NEW TAMPA APARTMENTS (352 UNITS)

E FLETCHER AVENUE | 35,500 AADT



E

Yuengling Center



UPTOWN TAMPA

- \$1.84B in active development within the Tampa Uptown District
- 8,597,210 sq. ft. of retail space
- 7,071,986 sq. ft. of office space
- 7,400 local jobs and 4,000 companies

Residence Inn



THE FALLS AT NEW TAMPA APARTMENTS
(352 UNITS)

THE CLUB AT HIDDEN RIVER APARTMENTS
(96 UNITS)



COURTYARD
Marriott

E FLETCHER AVENUE | 35,500 AADT



MARKET OVERVIEW

TAMPA BAY MSA

Tampa Bay refers both to a larger metropolitan area and to the bay that extends inland from the Gulf of Mexico. The Tampa-St. Petersburg metro contains over 3.2 million residents and spans four counties along the west coast of central Florida: Hillsborough, Pasco, Hernando and Pinellas. Tampa, the county seat of Hillsborough County, is the most populous city, with more than 385,000 people, and is situated northeast of the bay. St. Petersburg follows, with over 258,000 residents, and it is located on the peninsula near the mouth of the bay. Robust job growth is attracting new people to the metro, many of whom are living in higher-density redevelopment projects near city cores and large suburban master-planned communities.



FAVORABLE BUSINESS CLIMATE

A relatively low cost of living and economic development bring a thriving business landscape to the Tampa Bay & St. Petersburg metro.



PORT ACTIVITY

One of the largest seaports in the Southeast, the Port of Tampa services passenger cruise ships and commercial freighters. The Port of St. Petersburg is also in the metro.



DIVERSE ECONOMY

High-tech industries, as well as the tourism, military, finance and seaborne commerce segments, drive the region's economy.



MARKET OVERVIEW TAMPA BAY MSA

MSA POPULATION

MSA RESIDENTS	MSA HOUSEHOLDS	PROJECTED GROWTH 2022-2027
3.26M	1.3M	4.29%
MEDIAN HH INCOME	FAMILY OWN VS RENT	MEDIAN HOME VALUE
\$64,687	67%	\$413,108

COUNTY-BY-COUNTY POPULATION

Hillsborough: 1,505,870	Pasco: 591,048
Pinellas: 971,875	Hernando: 201,037

MSA STATS

#1 TAMPA BAY MSA **RANKED HOTTEST HOUSING MARKET IN THE SOUTHEAST**

#15 FASTEST-GROWING LARGE **METRO AREAS, 2016-2021 IN THE NATION**

#2 TOP 10 BEST CITIES **FOR JOB GROWTH IN THE USA (5.4%)**

 TAMPA #2 **MOST PET FRIENDLY CITY IN AMERICA**

 TAMPA #8 **BEST FOODIE CITIES IN THE NATION**

 TAMPA #5 **BEST CITIES FOR VETERANS IN THE USA**



ECONOMY
TAMPA BAY MSA

Local ports contribute to a major presence in the shipping, distribution and logistics industry. The CSX Intermodal facility in nearby Polk County provides quick access to markets throughout the nation.

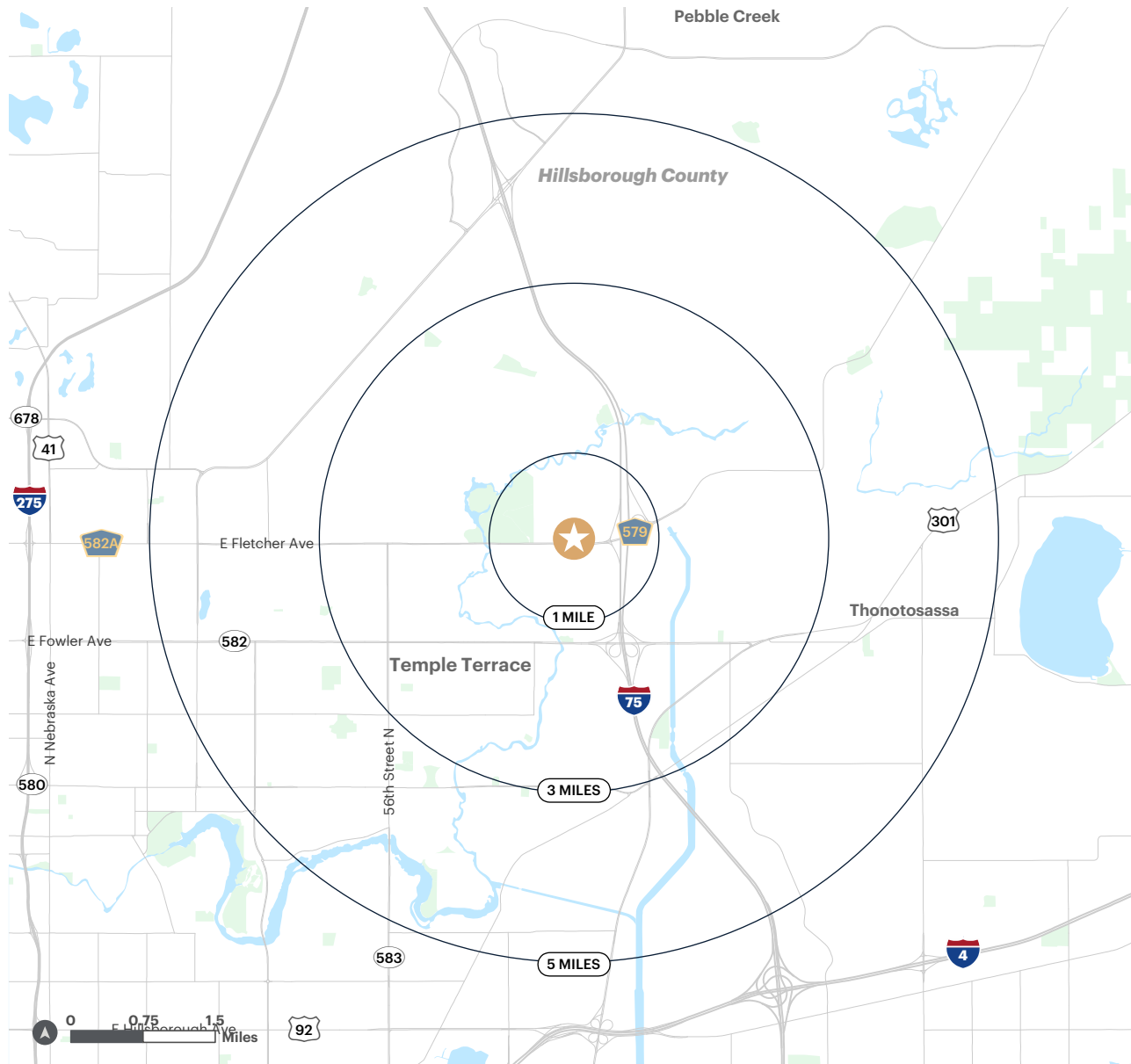
Bioscience and other high-tech industries are expanding. Local Fortune 500 companies include Mosaic, Raymond James Financial and Jabil.

Tourism also plays a significant role in the local economy. Visitors can go to Busch Gardens, the Salvador Dalí Museum and the region’s many beaches, among other sites. Although hindered by the pandemic, this sector should continue improvement throughout 2024.

MAJOR EMPLOYERS	EMPLOYEES	INDUSTRY
STATE OF FLORIDA	34,100	Government
MACDILL AIR FORCE BASE	30,844	Military
BAYCARE HEALTH SYSTEM	27,739	Healthcare
PUBLIX SUPERMARKETS	27,000	Grocery
HILLSBOROUGH COUNTY SCHOOLS	24,866	Education
HCA WEST FLORIDA DIVISION	16,865	Healthcare
WALMART	16,000	Retail
UNIVERSITY OF SOUTH FLORIDA	15,678	Education
VERIZON COMMUNICATIONS	14,000	Internet/Cable
PINELLAS COUNTY PUBLIC SCHOOLS	13,384	Education
PASCO COUNTY PUBLIC SCHOOLS	12,725	Education



DEMOGRAPHICS 2024



POPULATION

1 mile	5,726
3 mile	55,369
5 mile	174,093



POPULATION DENSITY
 (POPULATION PER SQ. MILE)

1 mile	1,824
3 mile	1,958
5 mile	2,217



PER CAPITA INCOME

1 mile	\$43,358
3 mile	\$37,119
5 mile	\$31,902



HOUSEHOLDS

1 mile	2,754
3 mile	21,950
5 mile	67,469



MEDIAN HH INCOME

1 mile	\$68,111
3 mile	\$62,758
5 mile	\$54,593



AVERAGE HOME VALUE

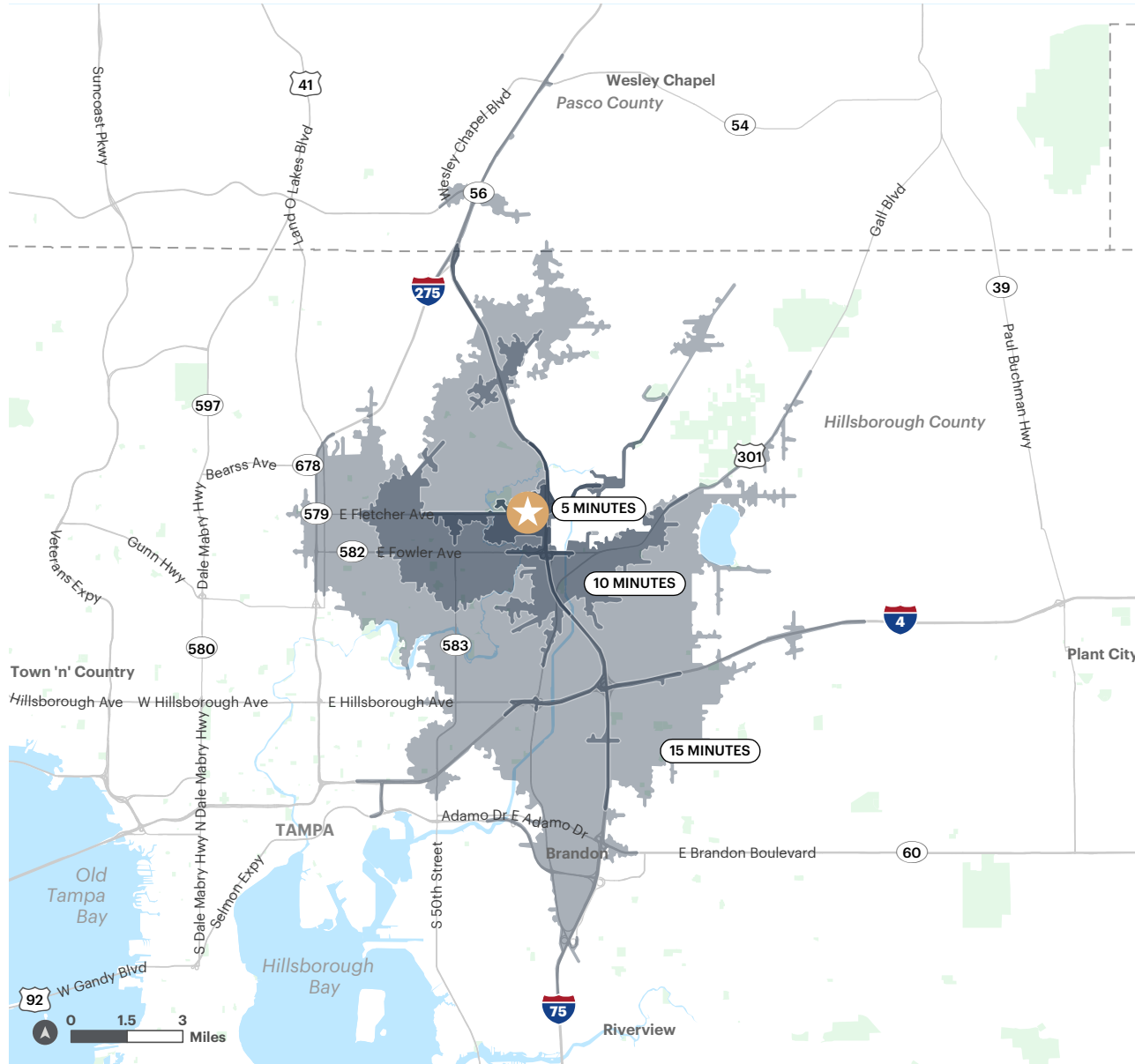
1 mile	\$370,370
3 mile	\$381,011
5 mile	\$355,450



TOTAL BUSINESSES

1 mile	391
3 mile	2,160
5 mile	5,954

DRIVETIME DEMOGRAPHICS 2024



POPULATION

5 minute	8,313
10 minute	67,783
15 minute	250,362



POPULATION DENSITY
 (POPULATION PER SQ. MILE)

5 minute	2,287.3
10 minute	3,019.2
15 minute	2,512.2



PER CAPITA INCOME

5 minute	\$37,842
10 minute	\$28,967
15 minute	\$30,443



HOUSEHOLDS

5 minute	8,015
10 minute	49,196
15 minute	134,907



MEDIAN HH INCOME

5 minute	\$62,889
10 minute	\$52,883
15 minute	\$54,623



AVERAGE HOME VALUE

5 minute	\$445,243
10 minute	\$390,390
15 minute	\$362,525



TOTAL BUSINESSES

5 minute	640
10 minute	2,807
15 minute	10,727

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