

# SINGLE TENANT DRIVE-THRU QSR

Absolute NNN Investment Opportunity



14+ Years Remaining | Scheduled Rental Increases | Strong Operator (75 locations)



9360 Theater Drive | Gibsonton, Florida

**TAMPA** MSA

ACTUAL SITE

**SRS** |  
CAPITAL  
MARKETS

## EXCLUSIVELY MARKETED BY



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NATIONAL NET LEASE

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





## SITE OVERVIEW



# OFFERING SUMMARY



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## OFFERING

<b>Pricing</b>	\$3,380,000
<b>Net Operating Income</b>	\$177,500
<b>Cap Rate</b>	5.25%

## PROPERTY SPECIFICATIONS

<b>Property Address</b>	9360 Theater Drive, Gibsonton, Florida 33534
<b>Rentable Area</b>	3,382 SF with Drive-Thru
<b>Land Area</b>	0.64 AC
<b>Year Built</b>	2022
<b>Tenant</b>	McAlister's Deli
<b>Guaranty</b>	DMAC-SD LLC, a Delaware limited liability company
<b>Lease Type</b>	Absolute NNN
<b>Landlord Responsibilities</b>	None
<b>Parking Spaces</b>	28
<b>Lease Term</b>	14+ Years
<b>Increases</b>	10% Every 5 Years
<b>Options</b>	3 (5-Year)
<b>Rent Commencement</b>	February 11, 2025
<b>Lease Expiration</b>	February 28, 2040
<b>ROFO/ROFR</b>	No

# RENT ROLL & INVESTMENT HIGHLIGHTS



LEASE TERM						RENTAL RATES		
Tenant Name	Square Feet	Lease Start	Lease End	Begin	Increase	Monthly	Annually	Options
McAlister's Deli (Franchisee)	3,382	2/11/2025	2/28/2040	Current	-	\$14,792	\$177,500	3 (5-Year)
				2/10/2030	10%	\$16,271	\$195,250	
				2/10/2035	10%	\$17,898	\$214,775	
10% Increase Beg. of Each Option								

## 14+ Years Remaining | Scheduled Rental Increases | Strong Franchisee (75 units) | Established Brand

- The tenant currently has 14+ years remaining on their initial lease with 3 (5-year) options to extend, demonstrating their commitment to the site
- The lease features 10% rental increases every 5 years during the initial term and at the beginning of each option, growing NOI and hedging against inflation
- The lease is guaranteed by DMAC-SD LLC, a Delaware limited liability company, the second largest McAlister's franchisee in the nation with 75 locations
- This location is generating well above average revenue based on AUV

## Absolute NNN | Fee Simple Ownership | Zero Landlord Responsibilities

- Tenant pays for CAM, taxes, insurance and maintains all aspects of the premises
- No landlord responsibilities
- Ideal, management-free investment for a passive investor

## Strong Demographics in 5-mile Trade Area | Six-Figure Incomes

- More than 181,000 residents and 28,000 employees support the trade area, providing a direct consumer base from which to draw
- Affluent average household income of \$121,205 in 1-mile trade area
- Gibsonton is part of rapidly expanding Tampa-St. Petersburg MSA, which is experiencing significant growth with a booming population and extensive residential and commercial development.

## Next to AMC & Walmart Supercenter | Dense Retail Corridor | Strong National/Credit Tenant Presence | Placer.ai

- The site is ideally located next to a high performing Walmart Supercenter (68th percentile nationwide per placer.ai) and AMC theater (93rd percentile nationwide per placer.ai), increasing consumer traffic to the site
- The asset is situated in a dense retail corridor, with numerous nearby national/credit tenants including Lowe's, Starbucks, Bealls, CVS, Walgreens, Racetrac, Dollar General and many more
- Strong tenant synergy increases consumer draw to the immediate trade area and promotes crossover store exposure to the site

## Near Signalized, Hard Corner Intersection | Interstate 75 | Excellent Visibility | Annual Revenue

- The asset is located near the signalized, hard corner intersection of Gibsonton Dr and New East Bay Rd with a combined 25,500 vehicles passing by daily
- The site benefits from nearby direct on/off ramp access to Interstate 75, a major thoroughfare that averages 171,000 VPD
- The asset has excellent visibility via significant street frontage



## MCALISTER'S DELI

[mcalistersdeli.com](http://mcalistersdeli.com)

**Company Type:** Subsidiary

**Locations:** 550+

**Parent:** GoTo Foods

Founded in 1989, McAlister's Deli is a fast casual restaurant chain known for its genuine hospitality, sandwiches, spuds, soups, salads, desserts and McAlister's Famous Sweet Tea™. In addition to dine-in and take-out service, McAlister's Deli also offers catering with a selection of sandwich trays, box lunches, desserts, a hot spud bar and more. With numerous industry accolades, the McAlister's Deli brand had approximately 550 restaurants in 29 states as of June 30, 2024. The company is headquartered in Atlanta, GA.

Source: [mcalistersdeli.com/news](http://mcalistersdeli.com/news)

# PROPERTY OVERVIEW



## LOCATION



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

## ACCESS



Theater Drive: 2 Access Points  
Shared Access Points thru Woodies' Wash Shack and  
Cracker Barrel

## TRAFFIC COUNTS



New East Bay Road: 9,900 VPD  
Gibsonton Drive: 15,600 VPD  
Interstate 75/State Highway 93A: 171,000 VPD

## IMPROVEMENTS



There is approximately 3,382 SF of existing building area

## PARKING



There are approximately 28 parking spaces on the owned parcel.  
The parking ratio is approximately 8.27 stalls per 1,000 SF of leasable area.

## PARCEL



Parcel Number: U303020C500000000004B0  
Acres: 0.64  
Square Feet: 28,000

## CONSTRUCTION



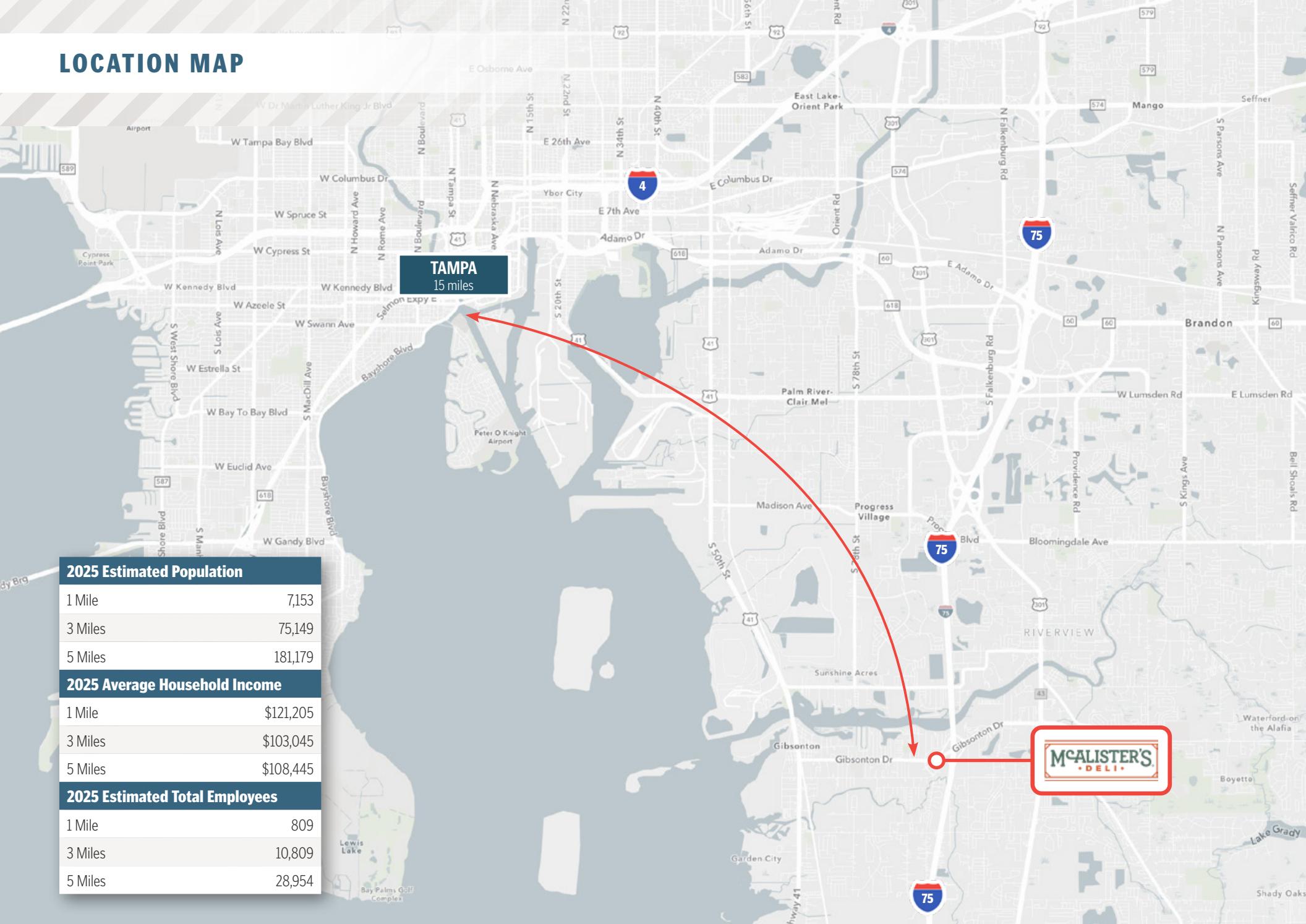
Year Built: 2022

## ZONING

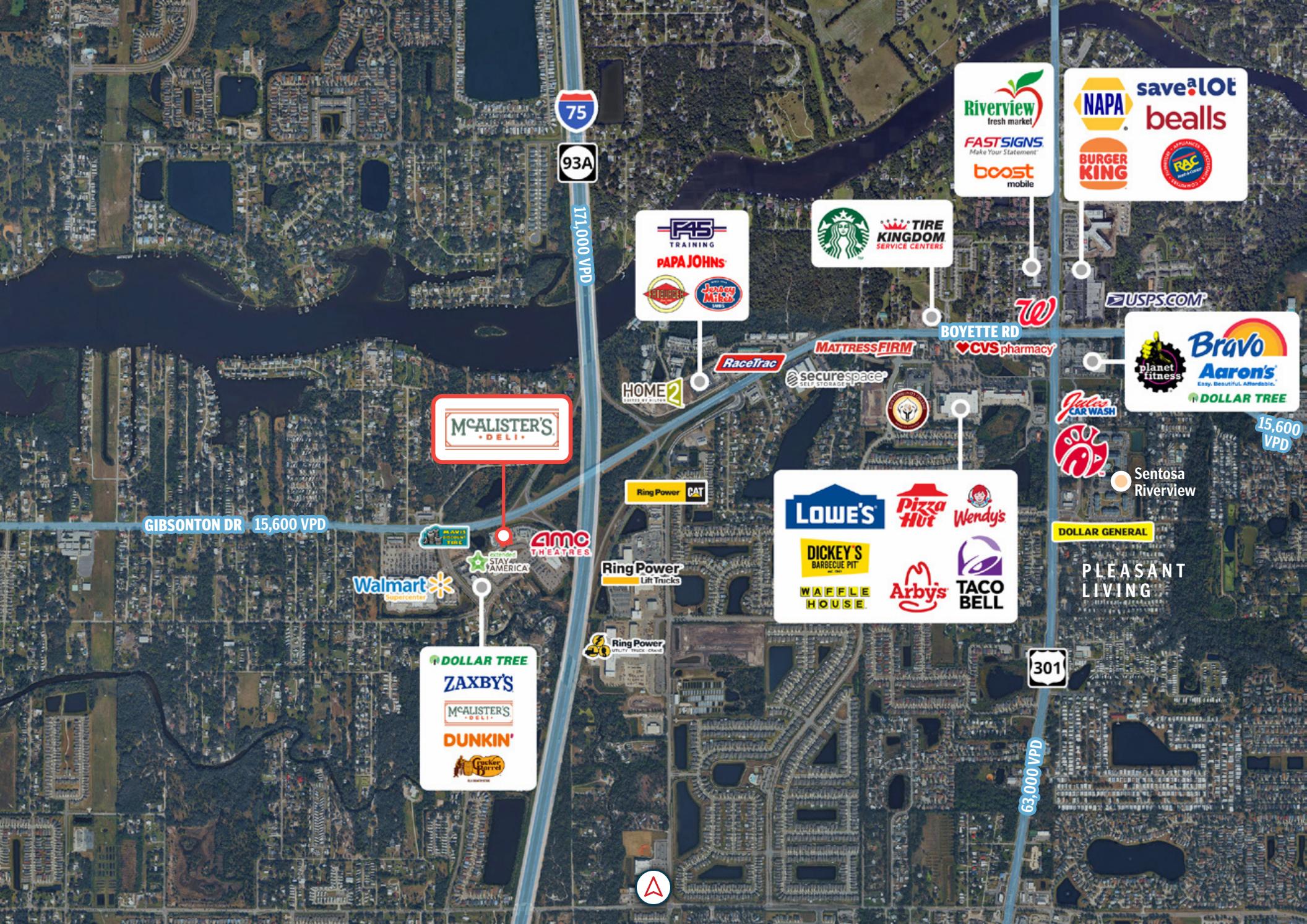


Planned Development

# LOCATION MAP









	1 Mile	3 Miles	5 Miles
<b>Population</b>			
2025 Estimated Population	7,153	75,149	181,179
2030 Projected Population	7,842	81,016	192,891
2025 Median Age	35.7	36.8	36.7
<b>Households &amp; Growth</b>			
2025 Estimated Households	2,413	27,051	66,647
2030 Projected Households	2,644	29,216	71,073
<b>Income</b>			
2025 Estimated Average Household Income	\$121,205	\$103,045	\$108,445
2025 Estimated Median Household Income	\$94,732	\$87,811	\$89,999
<b>Businesses &amp; Employees</b>			
2025 Estimated Total Businesses	86	1,398	3,460
2025 Estimated Total Employees	809	10,809	28,954



## GIBSONTON, FLORIDA

Gibsonton is an unincorporated community and census-designated place in Hillsborough County, Florida, United States. Located just 12 miles from Tampa along U.S. Route 41 runs through the center of the community. The Gibsonton CDP had a population of 19,589 as of July 1, 2025.

Gibsonton, Florida has a local economy supported by retail, service industries, logistics, and its proximity to the Tampa metropolitan area. The community benefits from nearby port-related activities, transportation, and warehousing operations, while small businesses and local services support daily commerce. Historically, Gibsonton served as a winter headquarters and retirement community for many in the entertainment industry. Many people in Gibsonton work in nearby cities and towns. Gibsonton's access to major roadways and regional infrastructure contributes to steady economic activity and ongoing residential and commercial development.

The town is famous for its quirky landmarks, such as a giant carousel horse statue and a sign that reads "Gibsonton: World's Circus Capital." Visitors can explore the Gibsonton Pirate Museum, which shows artifacts and stories from the town's past. While the circus and carnival presence has evolved over the years, Gibsonton retains a distinctive charm, offering a glimpse into a fascinating and often overlooked aspect of American popular culture. Gibsonton is located at the mouth of the Alafia River and alongside Hillsborough Bay, both of which offer opportunities for outdoor recreation. Visitors can visit the Jeanie and Pete Johnson Nature Preserve, J.B. Gibson Park, or Gardenville Beach to explore nature. Gibsonton is close to a lot of other fun activities. It's an easy drive to Tampa as well as many Gulf beaches.

### #4 TAMPA-ST. PETERSBURG

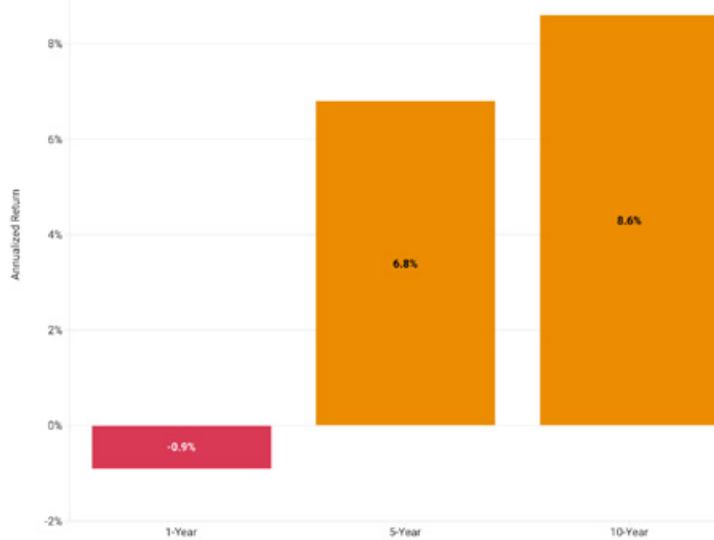
Though Tampa-St. Petersburg might fly under the radar compared to its neighbors—the colorful Miami and heavily touristed Orlando—the metro area is no slouch amid Florida's formidable peers. Tampa's sunny climate, year-round sports, no state income tax, and booming economy have created a longtime draw 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 moved up 14 spots in Emerging Trends' U.S. Markets to Watch over the past year.**

#### 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](#)



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