

# SHOPPES AT CYPRESS CREEK

24791 STATE ROAD 54, LUTZ, FL 33559 (TAMPA BAY MSA)



**ONE OF THE NATIONS FASTEST GROWING SUBMARKETS SINCE 2010**

2024 CONSTRUCTION 100% OCCUPIED RETAIL/MEDICAL CENTER WITH DRIVE-THRU  
EXCELLENT LOCATION ON STATE ROAD 54 (72,000 AADT)

AVAILABLE FOR SALE  
ASKING PRICE **\$5,035,000**

**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

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INVESTMENT HIGHLIGHTS

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CONSOLIDATED RENT ROLL

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FINANCIAL SNAPSHOT

## INVESTMENT OVERVIEW




RIPCO Real Estate is pleased to offer for sale Shoppes at Cypress Creek, a three-unit newly constructed retail center on the northwest corner of SR 54 and Old Cypress Creek Rd in Lutz, FL. The property contains 3 tenants including Fazoli's Italian Restaurant, Lightning Orthodontics and Los Chapos Tacos with a weighted average lease term of just under 10 years. Adjacent to the property are multiple newly constructed pads, including a Woodie's Wash Shack and a Take 5 Oil Change, providing additional traffic to the retail center. This stretch of SR 54, where the property is located, has an AADT of 72,000. Within 3 miles of Shoppes at Cypress Creek, there is a population of 46,938 and an average household income of \$134,959.

The asset would be an attractive investment opportunity for investors looking for a newly-constructed, stabilized retail center with long term leases with national tenants, located on a primary thoroughfare in Pasco County.

### PROPERTY SUMMARY

Address	24791 State Road 54, Lutz, FL 33559
Size	±7,153 SF
Land Area	±1.02 AC
Occupancy	100%
Year Built	2024
Traffic Counts	72,000 AADT on State Road 54
Parking	44 parking spaces, 2 handicap spaces (6.43:1000)
Population <i>within a 3-mile radius</i>	46,938
Average Household Income <i>within a 3-mile radius</i>	\$134,959

### THE OFFERING

 <b>LISTING PRICE</b> <b>\$5,035,000</b>	 <b>NOI</b> <b>\$302,118</b>	 <b>CAPITALIZATION RATE</b> <b>6.00%</b>
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## INVESTMENT HIGHLIGHTS

#1

### NEW CONSTRUCTION

- New 2024 construction lowers the likelihood of the need for landlord capital expenditures over the next several years
- New construction minimizes challenges regarding obtaining insurance
- All three executed leases have 10 years of term with two of the leases having two 5-year options and one having one 5-year option, providing long term stability for the center.

#2

### STRONG TENANT MIX

- Fazoli's operates over 200 locations throughout 26 states, making it America's largest fast-casual Italian restaurant chain
- Fazoli's has been recognized and awarded as one of the top fast-casual chains in the United States. They were listed as one of the New York Post's five breakout fast-casual restaurants and a Fastcasual.com Brand of the Year award winner
- Fazoli's occupies Suite 101, a 2,678 SF space with a dedicated drive thru
- Lightning Orthodontics operates 4 dental/orthodontics offices in central Florida
- Los Chapos Tacos has three other locations within the Tampa MSA

#3

### HIGHLY DESIRABLE LOCATION

- The property is located on State Road 54, a primary thoroughfare in Lutz, FL with an AADT of 72,000
- Located adjacent to other new construction, including a Woodie's Wash Shack and a Take 5 Oil Change, providing additional traffic to the retail center
- The property has multiple points of access including two on the State Road 54 west bound lane, and one on Old Cypress Creek Road which can be accessed from either the east or west bound lanes on State Road 54

#4

### DESIRABLE DEMOGRAPHICS

- 17,545 households within a 3-mile radius
- 46,938 population within a 3-mile radius
- \$134,959 average household income within a 3-mile radius

## CONSOLIDATED RENT ROLL

SUITE	TENANT	SF	% OF TOTAL SF	LEASE START	LEASE END	YEARS REMAINING (1)	OPTIONS REMAINING	EXPENSE RECOVERY TYPE	YEAR 1 BASE RENT	BASE RENT PSF	EXPENSE RECOVERY	EXPENSE RECOVERY PSF
101	Fazoli's Italian Restaurant	2,678	37.4%	6/14/2024	6/30/2034	9.4	Two 5-Year	NNN	\$109,798	\$41.00	\$22,693	\$8.47
102	Lightning Orthodontics	2,675	37.4%	7/8/2024	7/31/2034	9.5	Two 5-Year	NNN	\$111,320	\$41.61	\$22,667	\$8.47
103	Los Chapos Tacos	1,800	25.2%	12/9/2024	12/31/2034	9.9	One 5-Year	NNN	\$81,000	\$45.00	\$15,253	\$8.47
<b>TOTAL</b>		<b>7,153</b>	<b>100.0%</b>						<b>\$302,118</b>		<b>\$60,613</b>	

(1) - Based on analysis start date of February 1, 2025

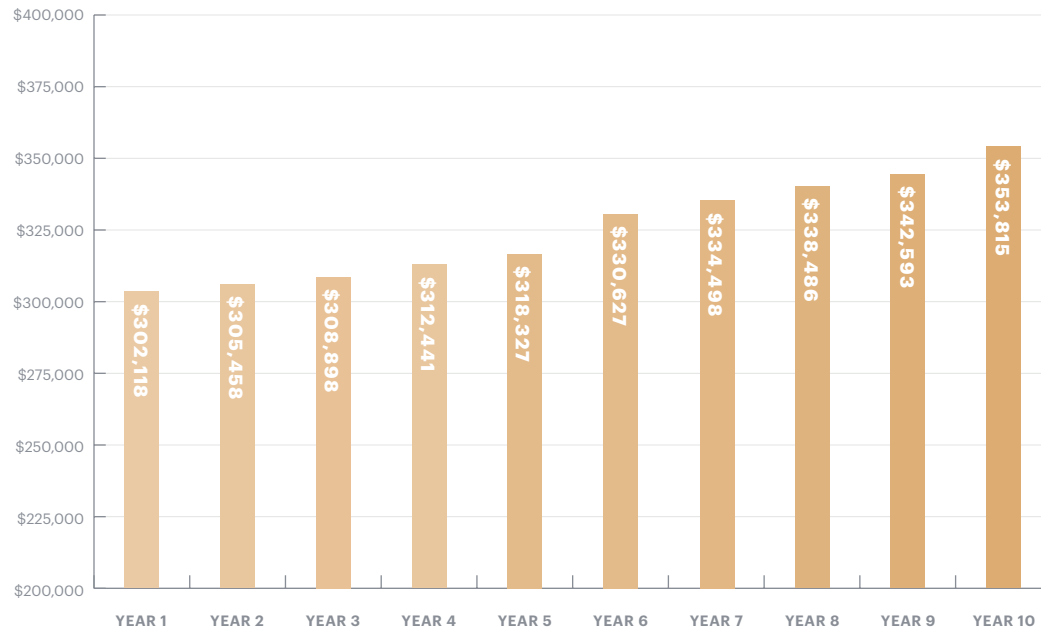


## FINANCIAL SNAPSHOT

### PROJECTED CASH FLOW

ANALYSIS YEAR	YEAR 1 JAN-2026	YEAR 4 JAN-2029	YEAR 7 JAN-2032	YEAR 10 JAN-2035
Effective Gross Revenue	\$362,731	\$434,114	\$467,240	\$498,503
Total Operating Expenses	(\$60,613)	(\$121,673)	(\$132,742)	(\$144,688)
Net Operating Income	\$302,118	\$312,441	\$334,498	\$353,815
Total Leasing and Capital Costs	(\$1,431)	(\$1,563)	(\$1,708)	(\$1,867)
Cash Flow Before Debt Service	\$300,688	\$310,877	\$332,790	\$351,948

### NET OPERATING INCOME GROWTH



### INVESTMENT AT A GLANCE



**LISTING PRICE**

**\$5,035,000**



**NOI**

**\$302,118**



**GROSS LEASABLE AREA**

**±7,153 SF**



**LOT SIZE**

**±1.02 AC**



**OCCUPANCY**

**100%**



**YEAR BUILT**

**2024**

SECTION 2

# PROPERTY INFORMATION

REGIONAL MAP

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PROPERTY DETAILS

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RETAIL AERIAL

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SITE PLAN

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ACCESS MAP



## REGIONAL MAP

 [Google Maps Click Here](#)



## PROPERTY DETAILS

### PROPERTY SUMMARY

Address	24791 State Road 54, Lutz, FL 33559
County	Pasco County
Parcel ID	28-26-19-0010-00000-0370
Parking	44 parking spaces, 2 handicap spaces (6.43:1000)
Frontage	±170' on State Route 54
Land Area	±1.02 AC

### BUILDING SUMMARY

Number of Buildings	1
Drive-thru	1
Gross Leasable Area	±7,153 SF
Year Built	2024
Signage	Monument Sign

### ZONING INFORMATION

Zoning	C2 - Commercial General - Pasco County
Flood Zone	X - Outside the 0.2% annual chance floodplain

### STRUCTURE

Exterior	Concrete block stucco
Roof Structure	Steel frame or truss



RETAIL AERIAL

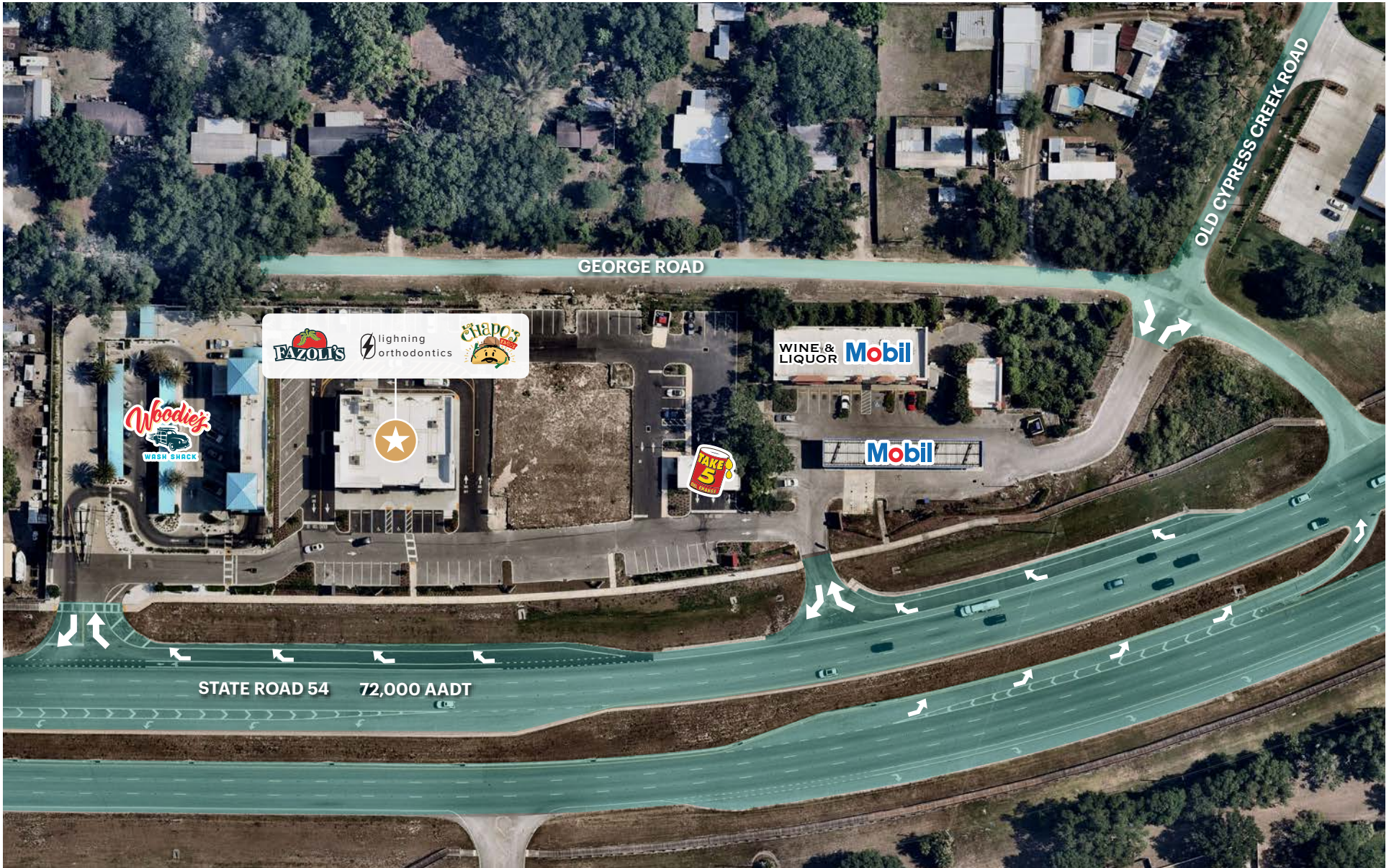


**SITE PLAN**

SUITE	TENANT	SF
101	Fazoli's	2,678
102	Lightning Orthodontics	2,675
103	Los Chapos Tacos	1,800



ACCESS MAP



SECTION 3

# OCCUPANCY

TENANT DESCRIPTIONS

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DETAILED RENT ROLL

## TENANT DESCRIPTIONS

### FAZOLI'S



#### FAZOLI'S

<b>US Locations</b>	211
<b>Leased SF / % of GLA</b>	2,678 SF / 37.44%
<b>Lease Start</b>	06.14.2024
<b>Years Remaining</b>	9.4
<b>Rental Income</b>	Annually: \$109,798
	Per Square Foot: \$41.00

#### LIGHTNING ORTHODONTICS

<b>US Locations</b>	4
<b>Leased SF / % of GLA</b>	2,675 SF / 37.40%
<b>Lease Start</b>	07.08.2024
<b>Years Remaining</b>	9.5
<b>Rental Income</b>	Annually: \$111,320
	Per Square Foot: \$41.61

#### LOS CHAPOS TACOS

<b>US Locations</b>	4
<b>Leased SF / % of GLA</b>	1,800 SF / 25.16%
<b>Lease Start</b>	12.09.2024
<b>Years Remaining</b>	9.9
<b>Rental Income</b>	Annually: \$81,000
	Per Square Foot: \$45.00

Fazoli's is a fast-casual Italian-American restaurant chain known for offering affordable, high-quality Italian dishes. Founded in 1988 and headquartered in Lexington, Kentucky, Fazoli's serves a variety of pasta, pizzas, subs, salads, and desserts, with their signature unlimited breadsticks being a customer favorite. The brand positions itself as a family-friendly dining option, blending quick service with the comfort of casual dining. Fazoli's emphasizes value-driven meals and has incorporated modern touches like drive-thru services and online ordering to cater to changing customer needs. With over 200 locations across the U.S., the chain continues to grow by focusing on franchise partnerships and menu innovation, including limited-time offers and plant-based options.

[Fazoli's Website](#)

Lightning Orthodontics offers advanced orthodontic care with a focus on personalized service. Led by Dr. Isis El Ghannam, this practice provides a variety of treatment options, including clear aligners, metal braces, and early interceptive orthodontics. Their modern office emphasizes patient comfort, combining high-tech solutions with amenities to create a positive experience. The team is trilingual, making services accessible to a diverse community, and they are dedicated to ensuring every patient enjoys their journey to a better smile. Lightning Orthodontics also offers convenient scheduling, including virtual consultations and flexible hours, to fit patients' busy lives.

[Lightning Orthodontics Website](#)

Los Chapos Tacos is a fast-casual Mexican restaurant known for serving authentic street-style cuisine, including tacos, burrito bowls, quesadillas, and nachos. With 4 locations in the Tampa Bay area, the restaurant offers a vibrant dining experience alongside convenient options like online ordering and delivery via Uber Eats and Grubhub. The menu focuses on fresh, high-quality ingredients, cooked to order for optimal flavor. Known for its laid-back ambiance, Los Chapos Tacos has become a popular spot for locals seeking flavorful, traditional Mexican fare with a modern twist.

[Los Chapos Tacos Website](#)

## DETAILED RENT ROLL

SUITE	TENANT	SF	% OF			ANNUAL	ANNUAL	% RENT	OPTION	EXPENSE RECOVERY		
101	MFH Properties, Inc. dba Fazoli's	2,678	37.44%	6/14/24	6/30/29	\$41.00	\$109,798		Two 5-Year	Tenant pays pro-rata share of CAM, Real Estate Taxes, and Insurance		
				7/1/29	6/30/34	\$42.00	\$112,476	2%				
				<b>RENEWAL OPTION 1</b>		7/1/34	6/30/39	\$46.00	\$123,188	10%		First year Additional Rent not to exceed \$7.50/SF
				<b>RENEWAL OPTION 2</b>		7/1/39	6/30/44	\$48.00	\$128,544	4%		Controllable CAM capped at +4% annually

**Comments**

Exclusive Use: Tenant will have exclusive rights to operate an Italian restaurant, including no more than 15% of their gross sales related to pasta or pizza.  
Financial Reporting: Tenant shall, within 30 days of Landlord's request, provide a financial statement for its most recent completed fiscal year (maximum of 1 request per 12 months).  
Guaranty: Lease is personally guaranteed for the initial term. Guaranty after the initial 3rd year becomes limited to 12 months of rent.  
HVAC Repairs/Maintenance: Tenant responsible for in HVAC repairs/maintenance/replacement, which shall include maintaining an HVAC service contract.  
Sublease: Tenant may sublease with Landlord's consent, but will still be liable for lease.

102	iSmile Bright, LLC dba Lightning Orthodontics	2,675	37.40%	7/8/24	7/31/25	\$41.02	\$109,716		Two 5-Year	Tenant pays pro-rata share of CAM, Real Estate Taxes, and Insurance
				8/1/25	7/31/26	\$42.25	\$113,007	3%		
				8/1/26	7/31/27	\$43.52	\$116,406	3%		
				8/1/27	7/31/28	\$44.83	\$119,912	3%		
				8/1/28	7/31/29	\$46.17	\$123,497	3%		
				8/1/29	7/31/30	\$47.55	\$127,190	3%		
				8/1/30	7/31/31	\$48.98	\$131,017	3%		
				8/1/31	7/31/32	\$50.45	\$134,951	3%		
				8/1/32	7/31/33	\$51.96	\$138,991	3%		
				8/1/33	7/31/34	\$53.52	\$143,166	3%		
<b>RENEWAL OPTION 1</b>		8/1/34	7/31/39	\$55.10	\$147,394	3%	Market			
<b>RENEWAL OPTION 2</b>		8/1/39	7/31/44	\$63.85	\$170,870	16%	Market			

**Comments**

Exclusive Use: Tenant will have exclusive rights to operate an orthodontic office.  
Guaranty: Lease is personally guaranteed.  
HVAC Repairs/Maintenance: Tenant responsible for in HVAC repairs/maintenance/replacement, which shall include maintaining an HVAC service contract.  
Sublease: Tenant may sublease with Landlord's consent, but will still be liable for lease.

103	Los Chapos Tacos Lutz, LLC dba Los Chapos Tacos	1,800	25.16%	12/9/24	12/31/29	\$45.00	\$81,000		One 5-Year	Tenant pays pro-rata share of CAM, Real Estate Taxes, and Insurance
				1/1/30	12/31/34	\$49.50	\$89,100	10%		
				<b>RENEWAL OPTION 1</b>		1/1/35	12/31/39	\$54.45	\$98,010	10%

**Comments**

Financial Reporting: Tenant shall, within 30 days of the end of the calendar year, provide a financial statement for its most recent completed fiscal year.  
Guaranty: Lease is personally guaranteed.  
HVAC Repairs/Maintenance: Tenant responsible for in HVAC repairs/maintenance.  
Sublease: Tenant may sublease, but will still be liable for lease.



SECTION 4

# FINANCIAL ANALYSIS

CASH FLOW SUMMARY

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UNDERWRITING ASSUMPTIONS

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MARKET LEASING ASSUMPTIONS

## CASH FLOW SUMMARY

ANALYSIS YEAR	"AS IS" \$ PSF	YEAR 1 JAN-2026 (1)	YEAR 2 JAN-2027	YEAR 3 JAN-2028	YEAR 4 JAN-2029	YEAR 5 JAN-2030	YEAR 6 JAN-2031	YEAR 7 JAN-2032	YEAR 8 JAN-2033	YEAR 9 JAN-2034	YEAR 10 JAN-2035
<b>POTENTIAL GROSS REVENUE</b>											
Potential Base Rental Revenue (1)	\$42.24	\$302,118	\$305,458	\$308,898	\$312,441	\$318,327	\$330,627	\$334,498	\$338,486	\$342,593	\$353,815
Scheduled Base Rental Revenue	\$42.24	\$302,118	\$305,458	\$308,898	\$312,441	\$318,327	\$330,627	\$334,498	\$338,486	\$342,593	\$353,815
Expense Reimbursement Revenue	\$8.47	\$60,613	\$115,027	\$118,301	\$121,673	\$125,215	\$129,057	\$132,742	\$136,537	\$140,446	\$144,688
Effective Gross Revenue	\$50.71	\$362,731	\$420,485	\$427,199	\$434,114	\$443,542	\$459,683	\$467,240	\$475,022	\$483,039	\$498,503
<b>OPERATING EXPENSES</b>											
CAM	(\$3.70)	(\$26,466)	(\$27,260)	(\$28,078)	(\$28,920)	(\$29,788)	(\$30,681)	(\$31,602)	(\$32,550)	(\$33,526)	(\$34,532)
Real Estate Taxes (2)	(\$2.25)	(\$16,112)	(\$67,785)	(\$69,819)	(\$71,913)	(\$74,070)	(\$76,293)	(\$78,581)	(\$80,939)	(\$83,367)	(\$85,868)
Insurance	(\$1.00)	(\$7,153)	(\$7,368)	(\$7,589)	(\$7,816)	(\$8,051)	(\$8,292)	(\$8,541)	(\$8,797)	(\$9,061)	(\$9,333)
Management Fee (3% of EGR)	(\$1.52)	(\$10,882)	(\$12,615)	(\$12,816)	(\$13,023)	(\$13,306)	(\$13,790)	(\$14,017)	(\$14,251)	(\$14,491)	(\$14,955)
Total Operating Expenses	(\$8.47)	(\$60,613)	(\$115,027)	(\$118,301)	(\$121,673)	(\$125,215)	(\$129,057)	(\$132,742)	(\$136,537)	(\$140,446)	(\$144,688)
Net Operating Income	\$42.24	\$302,118	\$305,458	\$308,898	\$312,441	\$318,327	\$330,627	\$334,498	\$338,486	\$342,593	\$353,815
<b>LEASING &amp; CAPITAL COSTS</b>											
Tenant Improvements	\$0.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Leasing Commissions	\$0.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Capital Reserves (3)	(\$0.20)	(\$1,431)	(\$1,474)	(\$1,518)	(\$1,563)	(\$1,610)	(\$1,658)	(\$1,708)	(\$1,759)	(\$1,812)	(\$1,867)
Total Leasing and Capital Costs	(\$0.20)	(\$1,431)	(\$1,474)	(\$1,518)	(\$1,563)	(\$1,610)	(\$1,658)	(\$1,708)	(\$1,759)	(\$1,812)	(\$1,867)
Cash Flow Before Debt Service	\$42.04	\$300,688	\$303,984	\$307,380	\$310,877	\$316,717	\$328,968	\$332,790	\$336,726	\$340,781	\$351,948

(1) - Year 1 means the current, in-place income, expenses, and net operating income for February 2025 - January 2026, including scheduled rent increases

(2) - The Cash Flow Model assumes Real Estate Taxes are reassessed Year 2 due to a transaction

(3) - Capital Reserves of \$0.20 PSF included

## UNDERWRITING ASSUMPTIONS

### GLOBAL ASSUMPTIONS

#### ANALYSIS PERIOD

Commencement Date	2/1/25
End Date	1/31/35
Term	10 years

#### AREA MEASURES

Gross Leasable Area (SF)	7,153
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#### OCCUPANCY

Total Available SF	0
Total Leased SF	7,153
Total Leased %	100%

#### GROWTH RATES

Market Rent Inflation	3.00%
General Inflation	3.00%
Expense Inflation	3.00%

Management Fee 3% of EGR

Operating Expense Source Pro-forma

Year One Capital Reserves/SF \$0.20 PSF

### NEW ACQUISITION FINANCING

Below are financing terms used for the financial analysis of the property

<b>Lender Type:</b>	<b>Bank</b>
<b>Loan Amount:</b>	<b>65% LTV</b>
<b>Loan Term:</b>	<b>5 Years</b>
<b>Interest Rate:</b>	<b>6.00%</b>
<b>Amortization:</b>	<b>25 Years</b>
<b>Recourse:</b>	<b>Yes</b>

### 2024 PASCO COUNTY PROPERTY APPRAISER DETAIL

<b>Folio Number:</b>	<b>28-26-19-0010-00000-0370</b>
<b>Total Assessed Value</b>	<b>\$1,173,233</b>
<b>Millage Rate:</b>	<b>15.9517</b>
<b>Ad-Valorem:</b>	<b>\$15,814.53</b>
<b>Non Ad-Valorem:</b>	<b>\$15,814.53</b>
<b>Total Taxes Due March</b>	<b>\$16,111.53</b>
<b>Less 4% Early-Payment Discount</b>	<b>(\$644)</b>
<b>Discounted Taxes Due November</b>	<b>\$15,467.07</b>



SECTION 5

# MARKET OVERVIEW

DRONE RETAIL AERIALS

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MARKET OVERVIEW

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DEMOGRAPHICS



**Dodge Jeep**



**AVIDITY LIVING APARTMENTS  
(252 UNITS)**

**RICE N BEANS  
RX COMPOUNDING PHARMACY**

**SHOPPES AT OLD CYPRESS CREEK**

**FIRST KOREAN PRESBYTERIAN  
CHURCH OF TAMPA**



**RISE BEAUTY SUITES  
SUGARDARLING CUPCAKES**



**WINE & LIQUOR** **Mobil**



STATE ROAD 54 AADT 72,000



Total Wine  
Burlington  
HomeGoods  
five BEL'W  
HOBBY LOBBY

SILVERSAW APARTMENTS  
(300 UNITS)

HYATT PLACE  
(132 ROOMS)

TAMPA PREMIUM OUTLETS<sup>®</sup>  
A SIMON CENTER



at home  
The Home Décor Superstore

KOHL'S

TAPESTRY AT CYPRESS CREEK  
APARTMENTS (341 UNITS)

SHOPPES AT OLD CYPRESS CREEK



lightning  
orthodontics



STATE ROAD 54 AADT 72,000

NE

## 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





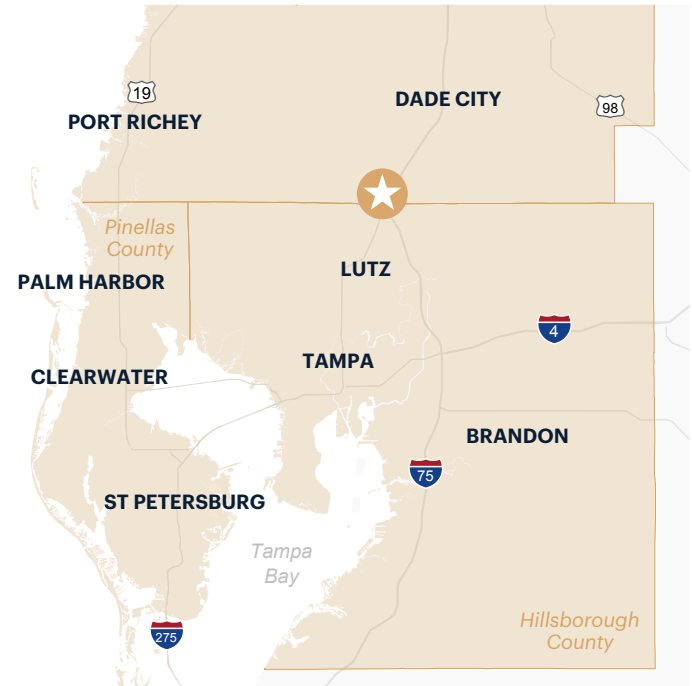
**ECONOMY**  
**TAMPA BAY MSA**

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.

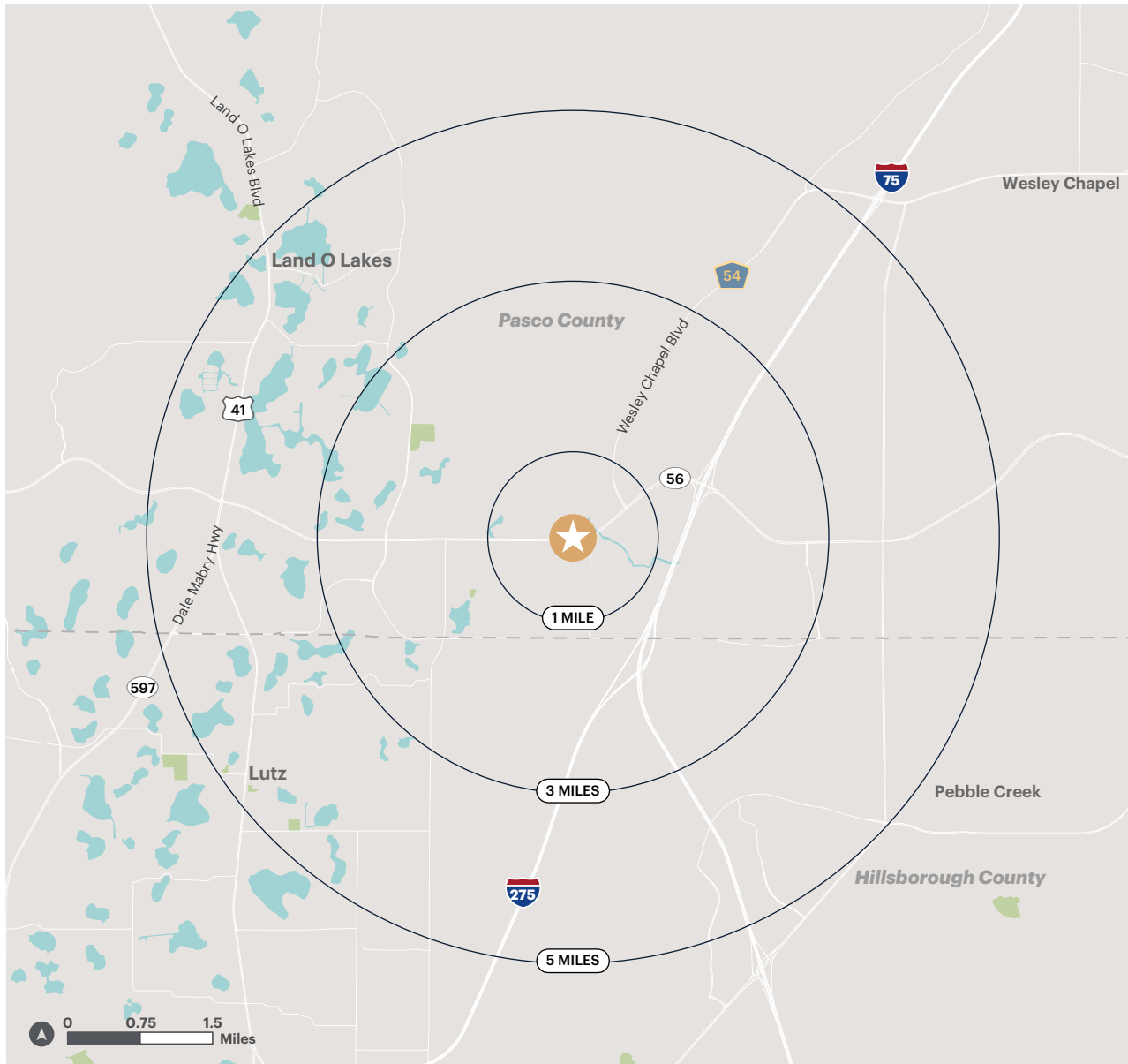
Bioscience and other high-tech industries are expanding. Local Fortune 500 companies include Mosaic, Raymond James Financial and Jabil.

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	7,970
3 miles	46,938
5 miles	120,639



**POPULATION DENSITY**  
(POPULATION PER SQ. MILE)

1 mile	2,539
3 miles	1,661
5 miles	1,536



**PER CAPITA INCOME**

1 mile	\$42,911
3 miles	\$50,491
5 miles	\$52,603



**HOUSEHOLDS**

1 mile	3,138
3 miles	17,545
5 miles	44,923



**MEDIAN HOUSEHOLD INCOME**

1 mile	\$101,667
3 miles	\$113,739
5 miles	\$113,502



**AVERAGE HOME VALUE**

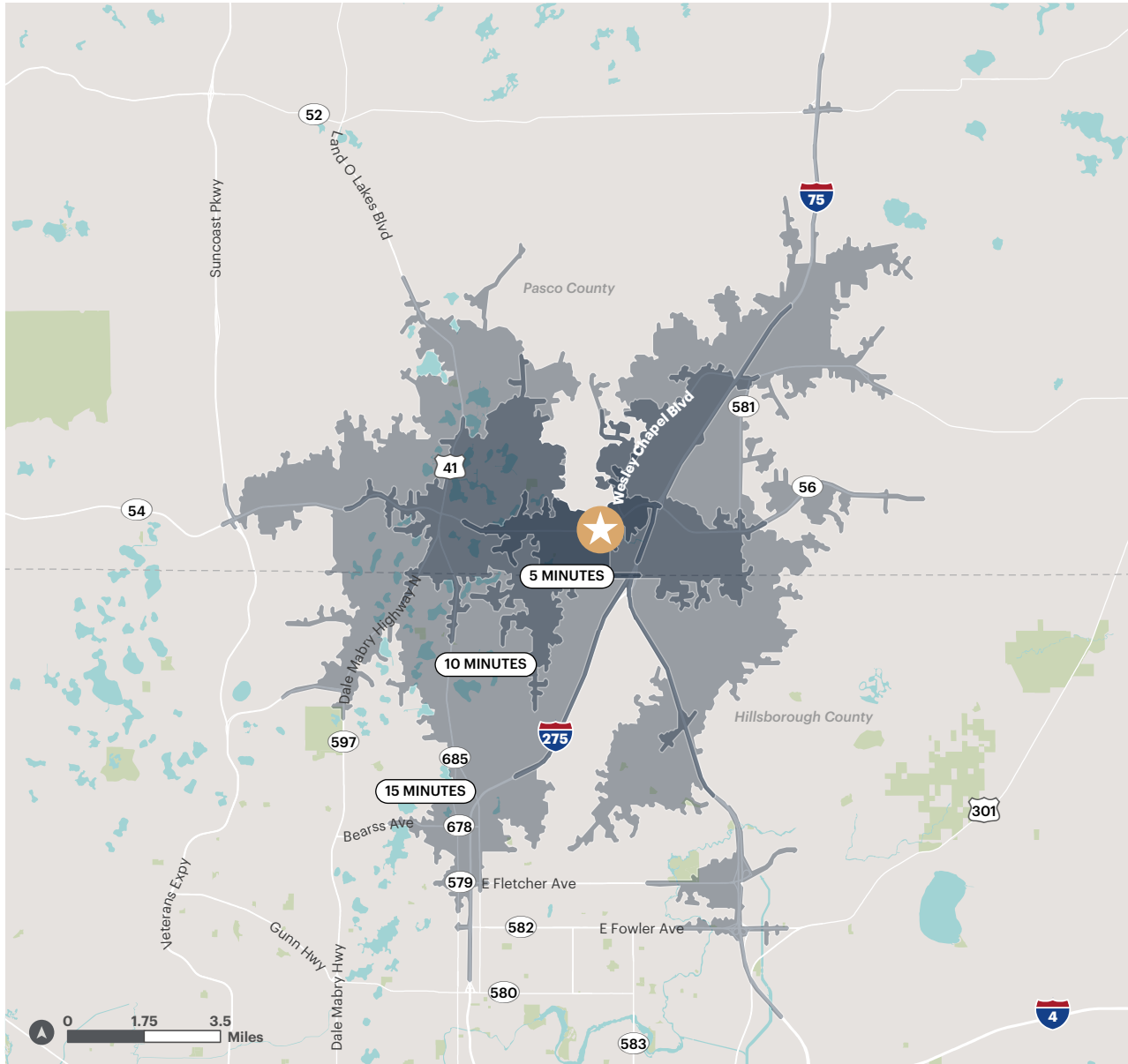
1 mile	\$414,479
3 miles	\$471,031
5 miles	\$477,812



**TOTAL BUSINESSES**

1 mile	374
3 miles	1,955
5 miles	5,005

## DRIVETIME DEMOGRAPHICS 2024



**POPULATION**

5 minute	10,170
10 minute	44,103
15 minute	172,988



**POPULATION DENSITY**  
(POPULATION PER SQ. MILE)

5 minute	2,130
10 minute	1,490
15 minute	1,671



**PER CAPITA INCOME**

5 minute	\$43,183
10 minute	\$48,599
15 minute	\$51,260



**HOUSEHOLDS**

5 minute	3,911
10 minute	16,794
15 minute	64,606



**MEDIAN HOUSEHOLD INCOME**

5 minute	\$102,849
10 minute	\$109,359
15 minute	\$105,651



**AVERAGE HOME VALUE**

5 minute	\$417,675
10 minute	\$436,554
15 minute	\$472,279



**TOTAL BUSINESSES**

5 minute	515
10 minute	2,363
15 minute	7,420

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