

TWO TENANT DRIVE-THRU EQUIPPED

Investment Opportunity

chevy VetCare™
FRESH KITCHEN

New 10-Year Leases | Cypress Ranch: 164-Acre Mixed-Use Development | 69,000+ Combined Vehicles



17637 Harpers Run | Lutz, Florida

TAMPA MSA

ACTUAL SITE

 **SRS** | CAPITAL MARKETS

EXCLUSIVELY MARKETED BY



PATRICK NUTT

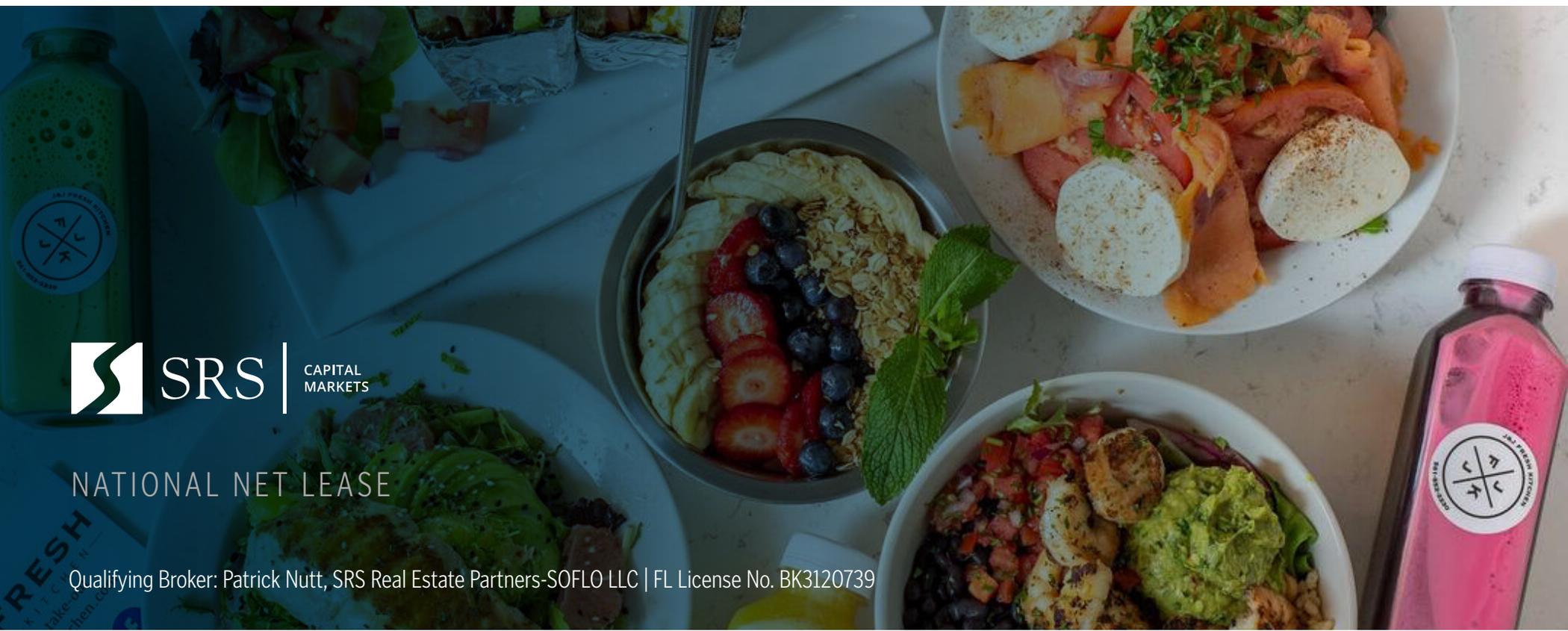
**Senior Managing Principal &
Co-Head of National Net Lease**

patrick.nutt@srsre.com
D: 954.302.7365 | M: 703.434.2599
1501 W. Cleveland Street, Suite 300
Tampa, FL 33606
FL License No. BK3120739

WILLIAM WAMBLE

**EVP & Principal
National Net Lease**

william.wamble@srsre.com
D: 813.371.1079 | M: 813.434.8278
1501 W. Cleveland Street, Suite 300
Tampa, FL 33606
FL License No. SL3257920



NATIONAL NET LEASE

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





Charles S. Rushe Middle School

Sunlake High School

BayCare
FIRST WATCH THE DAYTIME CAFE
MISSION BBQ

Publix

TCH URGENT CARE FAST TRACK

HCA Florida Healthcare

KIDDIE ACADEMY

Domino's Pizza
TACO BELL
DQ

DUNKIN'

FIVE GUYS

KFC

Valvoline Instant Oil Change

CIRCLE K

54

SPINDA EXPRESS

ALDI

Honest1 AUTOCARE

DUTCH BROS

CAVA

OUTBACK STEAKHOUSE

McDonald's

Bojangles

Wendy's

Planned Independent Living Facility

LEARNING EXPRESS

BALLANTRAE BLVD
3,400 VPD



CYPRESS RANCH BLVD

HARPERS RUN

chewy VetCare
FRESH KITCHEN





HOTWORX
PINCH-A-PENNY
 POOL-PATIO-SPA
STARBUCKS
MCDONALD'S
JJ'S
SMOOTHIE KING
CHIPOTLE

Northpointe Village Shopping Center
Quest
CARRABBA'S
 ITALIAN GRILL

The Preserve Marketplace
Publix
CVS pharmacy
SportClips
Panera BREAD
PAPA JOHN'S

Residence Inn
Hilton Garden Inn

AdventHealth

SPRINGHILL SUITES
 BY MARRIOTT

Cypress Ranch Mixed-Use Center
 (598 Residential Units + 100,000 SF of Office Space)

Azora at Cypress Ranch

Mystic Pointe Apartments

chewy VetCare
FRESH KITCHEN

Woodley's
 WASH SERVICE
BURGER KING
CIRCLE K



CYPRESS RANCH BLVD

BALLANTRAE BLVD

3,400 VPD

E6S FITNESS
 BETTER GYM BETTER PRICE

THE LEARNING EXPERIENCE
 Academy of Early Education

HARPERS RUN

Honest 1
 AUTO CARE

69,000 VPD

CIRCLE K

Valvoline
 Instant Oil Change

FIVE GUYS

KFC

Planned Independent Living Facility



SITE OVERVIEW



OFFERING SUMMARY



[CLICK HERE FOR A FINANCING QUOTE](#)

JORDAN YAROSH

Vice President, Debt & Equity

jordan.yarosh@srsre.com | M: 516.382.1873

OFFERING

Pricing	\$4,859,000
Net Operating Income	\$291,514
Cap Rate	6.00%

PROPERTY SPECIFICATIONS

Property Address	17637 Harpers Run, Lutz, Florida 33558
Tenants	Fresh Kitchen Lutz, LLC (dba Fresh Kitchen) Chewy Vet Care Florida, LLC (dba Chewy Vet Care)
Rentable Area	Fresh Kitchen: 2,729 SF Chewy Vet Care: 2,982 SF Total: 5,711 SF
Total Land Area	1.02 AC
Year Built	2024
Guarantors	Fresh Kitchen: Fresh Kitchen Management, LLC East Coast FK Management, LLC FK Central Management, LLC Chewy Vet Care: Chewy, Inc.
Lease Type	Fresh Kitchen: NNN Chewy Vet Care: NNN
Landlord Responsibilities	Fresh Kitchen: None Chewy Vet Care: Structure and select exterior & mechanical elements
Lease Term	Fresh Kitchen: 10 Years (8+ Yrs. Remaining) Chewy Vet Care: 10 Years

RENT ROLL

Suite #	Tenant Name	Size SF	Pro					Pro Rata (\$)	Increase Date	Increase Inc.	Rental Increases				Lease Start Date	Lease End Date	Options Remaining		
			Rata (SF)	Rent Monthly	Rent \$/SF/Mo	Rent Annual	Rent \$/SF/Yr				Rent Monthly	Rent \$/SF/Mo	Rent Annual	Rent \$/SF/Yr					
01	Chewy Vet Care Florida, LLC (dba Chewy Vet Care) (Guarantor: Chewy, Inc.)	2,982	52%	\$12,922	\$4.33	\$155,064	\$52.00	53%	Sep-29	10.0%	\$14,214	\$4.77	\$170,570	\$57.20	Q3-26	Q3-36	2 (5-Year)		
											10% rental increases at the start of each option period				(Estimated) (Estimated)				
02	Fresh Kitchen Lutz, LLC (dba Fresh Kitchen) (Guarantors: Fresh Kitchen Management, LLC East Coast FK Management, LLC FK Central Management, LLC)	2,729	48%	\$11,371	\$4.17	\$136,450	\$50.00	47%	Oct-31	10.0%	\$12,508	\$4.58	\$150,095	\$55.00	Aug-24	Aug-34	2 (5-Year)		
											10% rental increases at the start of each option period								
Total Occupied		5,711	100%	\$24,293	\$4.25	\$291,514	\$51.04	100%									Weighted Term Remaining (Years)		9.3
Total Vacant		0	0%	\$0		\$0		0%											
Total / Wtd. Avg:		5,711	100%	\$24,293	\$4.25	\$291,514	\$51.04	100%											



New 10-Year Leases | Options To Extend | 10% Rental Increases | 2024 Construction

- Both tenants have recently executed new 10-year leases, each with two (2) additional 5-year renewal options, demonstrating their long-term commitment to the site
- Scheduled 10% rental increases every 5 years during the primary term and at the start of each option period drive NOI growth and provide a built-in hedge against inflation
- The building was constructed in 2024 using high-quality materials and modern finishes, minimizing future capital expenditures

Cypress Ranch: 164-Acre Mixed-Use Development | 598 Residential Units & 100,000 SF Office

- The property is located at the entrance of Cypress Ranch, a 164-acre mixed-use development
- Cypress Ranch will feature 598 residential units and 100,000 SF of office space, supporting daily traffic and long-term economic stability
- The development will include 11 freestanding outparcels with tenants such as Chick-fil-A, ALDI, Circle K, The Learning Experience, Panda Express, and more

Prime Retail Corridor | Strong Tenant Synergy

- Positioned along a prime retail corridor with national brands such as Circle K, Jersey Mike's, and Dunkin', all within walking distance
- Minutes from other retail destinations including The Preserve Marketplace and Shoppes at Sunlake Centre, both Publix-anchored shopping centers
- Shoppes at Sunlake Centre ranks in the top 87% of all U.S. neighborhood centers, while its Publix ranks in the top 89% (142nd out of 1,370 nationwide), per Placer.ai
- This retail density drives consistent traffic to the area and promotes cross-shopping at the subject site

Signalized, Hard Corner Intersection | 69,000+ Combined Vehicles

- Strategically located at the signalized, hard corner intersection of Cypress Ranch Blvd & State Highway 54 averaging a combined 69,000+ VPD
- Outstanding visibility along a high-traffic corridor supports consistent consumer exposure and enhances tenant performance

Planned Moffitt Cancer Center | Major Economic Driver

- Moffitt Cancer Center recently began work on Phase 1 of its new 775-acre "Speros FL" innovation campus, located just a few miles north of the subject property
- Phase 1 will feature various facilities comprising 650,000 SF, including at least 300,000 SF dedicated to research space
- The full development is expected to total 16 million square feet and generate approximately 14,500 new jobs, serving as a significant economic driver supporting long-term growth and demand in the area

Demographics In 5-Mile Radius | Tampa/St. Pete MSA | Annual Population Growth

- More than 90,700 residents and 21,200 employees support the trade area
- Features an average household income of \$160,103
- The asset is located within the popular Tampa/St. Pete MSA
- **Lutz is currently growing at a rate of 1.81% annually, and has increased its population by 3.68% since the most recent census**

PROPERTY PHOTOS



BRAND PROFILE

chewy VetCare[®]
FRESH KITCHEN



CHEWY VET CARE

chewy.com

Company Type: Public (NYSE: CHWY)

Locations: 18+

2025 Employees: 18,000

2025 Revenue: \$11.86 Billion

2025 Net Income: \$392.74 Million

2025 Assets: \$3.01 Billion

2025 Equity: \$261.46 Million

chewy VetCare[®]

Chewy Vet Care's mission is to be the most trusted and convenient destination for pet parents and partners everywhere. They believe that they are the preeminent online source for pet products, supplies, and prescriptions as a result of their broad selection of high-quality products and services, which they offer at competitive prices and deliver with an exceptional level of care and a personal touch to build brand loyalty and drive repeat purchasing.

Source: investor.chewy.com, finance.yahoo.com



FRESH KITCHEN

eatfreshkitchen.com

Company Type: Subsidiary

Locations: 16

Parent: Ciccio Restaurant Group

FRESH KITCHEN

Fresh Kitchen (FK) is committed to providing a distinctive quick-service experience, grounded in a commitment to high-quality food and exceptional hospitality. With a focus on sustainability and health-conscious practices, FK redefines healthy eating by allowing guests to create chef-inspired bowls customized to their preferences.

Source: accessnewswire.com, eatfreshkitchen.com

PROPERTY OVERVIEW

LOCATION



Lutz, Florida
Pasco County
Tampa-St. Petersburg-Clearwater MSA

PARKING



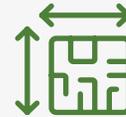
There are approximately 51 parking spaces on the owned parcel.
The parking ratio is approximately 8.9 stalls per 1,000 SF of leasable area.

ACCESS



Harpers Run: 1 Access Point

PARCEL



Parcel Number: 29-26-18-0070-00000-0040
Acres: 1.02
Square Feet: 44,541

TRAFFIC COUNTS



State Highway 54: 69,000 VPD

CONSTRUCTION



Year Built: 2024

IMPROVEMENTS



There is approximately 5,711 SF of existing building area

ZONING



Master Planned Unit Development (MPUD)

LOCATION MAP



CLEARWATER
30 miles

TAMPA
25 miles

ST. PETERSBURG
40 miles

2025 Estimated Population	
1 Mile	5,711
3 Miles	52,790
5 Miles	90,754
2025 Average Household Income	
1 Mile	\$148,602
3 Miles	\$164,598
5 Miles	\$160,103
2025 Estimated Total Employees	
1 Mile	1,467
3 Miles	6,773
5 Miles	21,254

NEIGHBORHOOD MAP

Angeline Project
 which includes homebuilders such as Lennar, Metro Development Group, Newland Communities, and The Bexley Family. At full buildout, the development will consist of 10,000+ residential units

Ridge Road Extension
 Approved plans to extend Ridge Road from US 41 to Suncoast Parkway as part of a larger project costing \$150M intended to improve traffic flows and further connect areas in Pasco County

Connerton at full build-out will include:
 1,800 acres (already entitled)
 5,000+ residential units
 730,000 SF of retail
 \$1.4M of office space
 77 bed hospital
 765 student charter school

Planned Moffitt Cancer Center
 775 acres
 16 Million SF
 14,500 New Jobs

Starkey Ranch
 Where life takes root.

MODEL HOME PARKING TRAILS

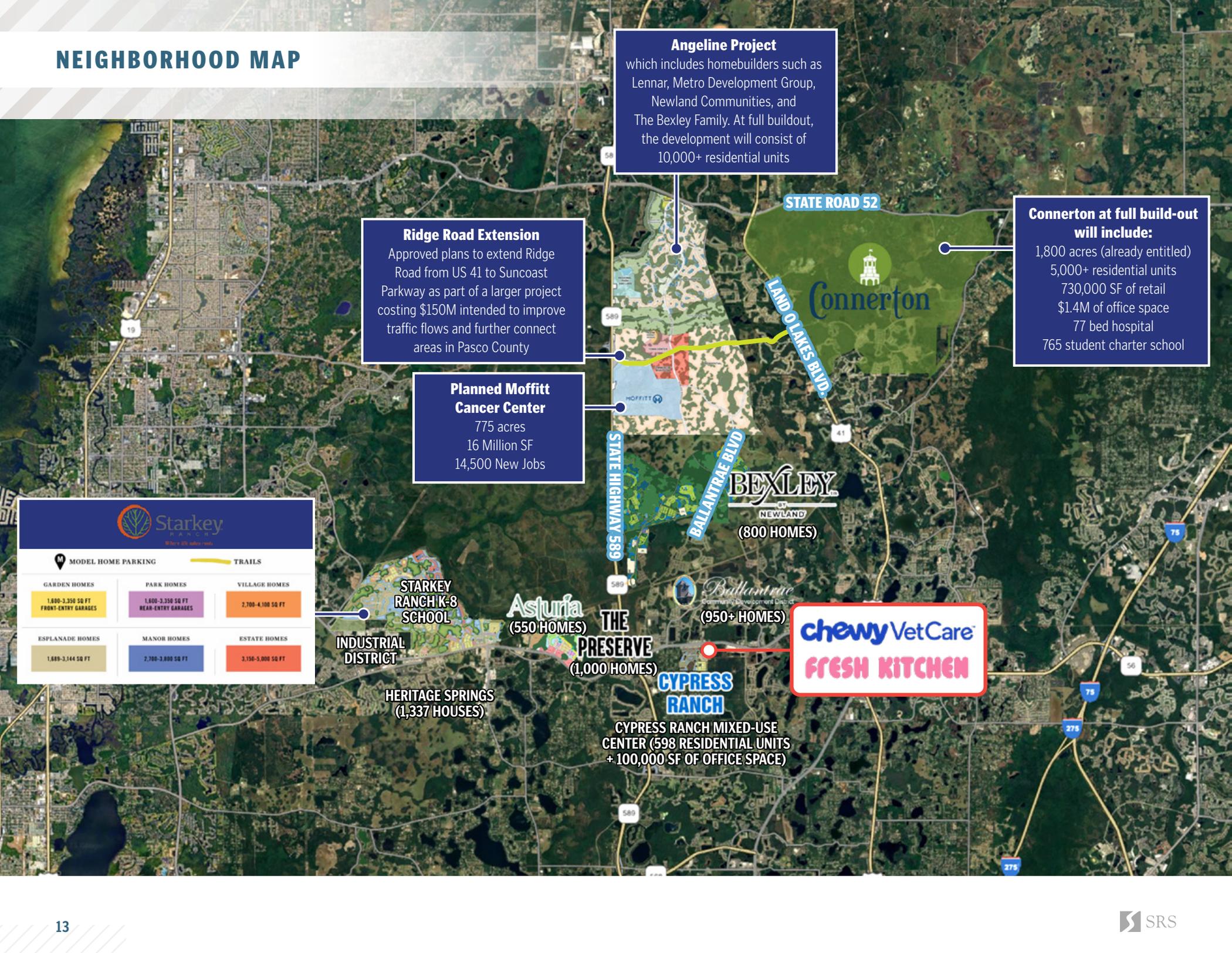
GARDEN HOMES 1,890-3,350 SQ FT FRONT-ENTRY GARAGES	PARK HOMES 1,800-3,350 SQ FT REAR-ENTRY GARAGES	VILLAGE HOMES 2,700-4,100 SQ FT
ESPLANADE HOMES 1,889-3,144 SQ FT	MANOR HOMES 2,700-3,800 SQ FT	ESTATE HOMES 3,150-5,000 SQ FT

STARKEY RANCH K-8 SCHOOL
INDUSTRIAL DISTRICT
HERITAGE SPRINGS (1,337 HOUSES)

Astoria (550 HOMES)
THE PRESERVE (1,000 HOMES)

Bexley or Newland (800 HOMES)
Ballantree Community Development District (950+ HOMES)
CYPRESS RANCH
CYPRESS RANCH MIXED-USE CENTER (598 RESIDENTIAL UNITS + 100,000 SF OF OFFICE SPACE)

chewy VetCare FRESH KITCHEN





54

69,000 VPD

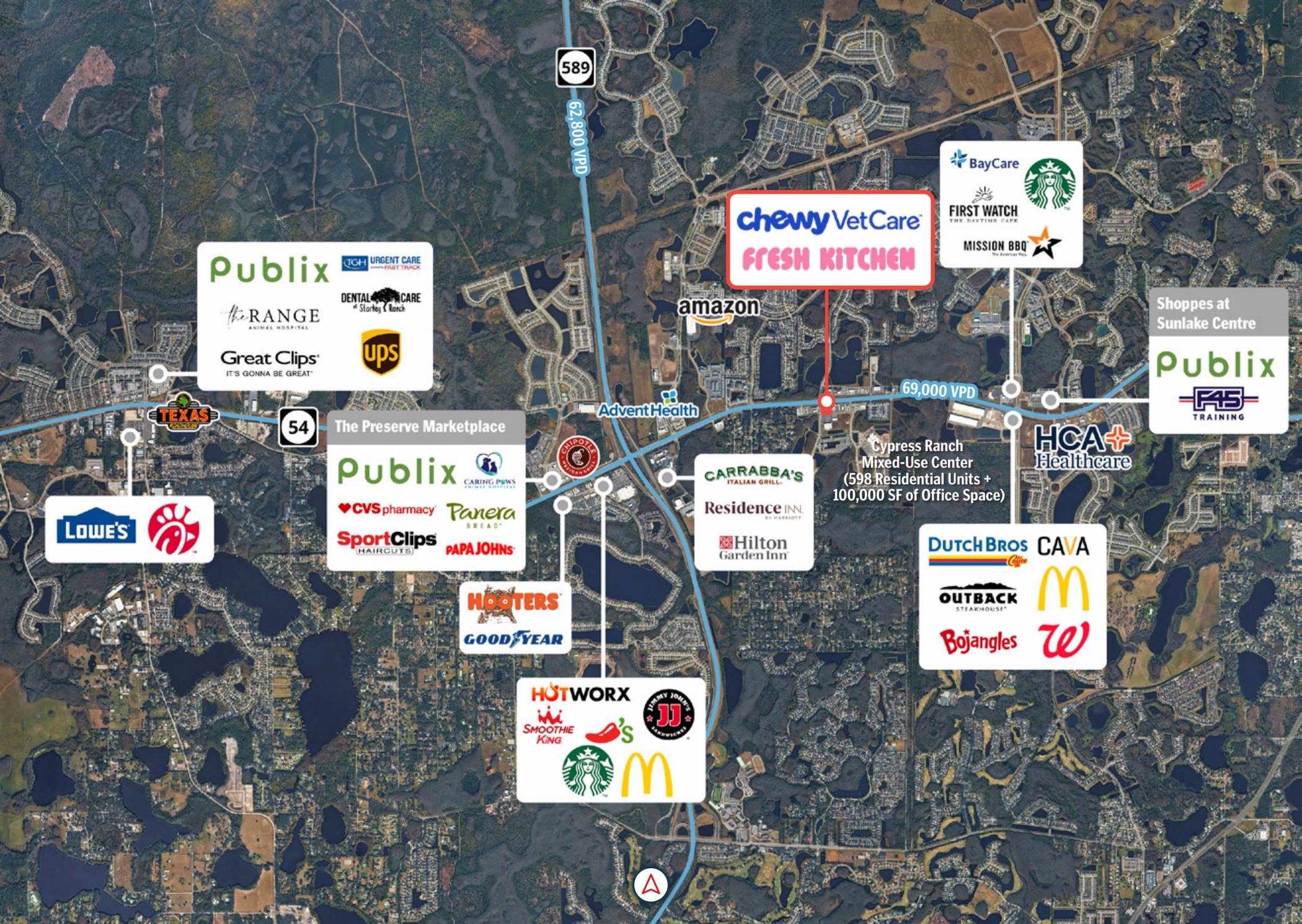
chewy VetCare
FRESH KITCHEN

ALDI

Cypress Ranch
Mixed-Use Center
(598 Residential Units +
100,000 SF of Office Space)

Azora at Cypress Ranch

Skybrooke K-8





54

69,000 VPD

CYPRESS RANCH BLVD

Monument Sign

FRESH KITCHEN

chewy VetCare

LUTZ DENTIST OFFICE



HARPERS RUN



	1 Mile	3 Miles	5 Miles
Population			
2025 Estimated Population	5,711	52,790	90,754
2030 Projected Population	6,396	59,827	101,339
2025 Median Age	37.9	38.9	40.7
Households & Growth			
2025 Estimated Households	2,170	18,842	33,684
2030 Projected Households	2,466	21,587	37,860
Income			
2025 Estimated Average Household Income	\$148,602	\$164,598	\$160,103
2025 Estimated Median Household Income	\$116,281	\$132,501	\$125,884
Businesses & Employees			
2025 Estimated Total Businesses	188	867	2,418
2025 Estimated Total Employees	1,467	6,773	21,254



LUTZ, FLORIDA

Lutz is an unincorporated census-designated place in Hillsborough County, located directly north of Tampa. Known for its family-friendly environment and shopping options, Lutz had a population of 26,065 as of 2025. The area offers a blend of country living and modern conveniences, with numerous lakes, parks, and golf courses providing residents with a true Florida lifestyle. Most residents own their homes, and the community maintains a sparse suburban feel.

The largest industries in Lutz include Health Care & Social Assistance, Educational Services, and Retail Trade. The highest-paying sectors are Utilities, Public Administration, and Professional, Scientific, & Technical Services.

Tampa International Airport, located just 22 miles from Lutz, provides both domestic and international flights, offering convenient access for residents and businesses.

Hillsborough County has a rich, diverse history and promotes community prosperity through support for agriculture, manufacturing, health sciences, technology, innovation, small businesses, and entrepreneurship. Economic growth in the region is broad-based, led by professional and business services, education and health services, finance, leisure, and hospitality. Tourism in the Tampa Bay area has also seen exceptional strength in recent years.

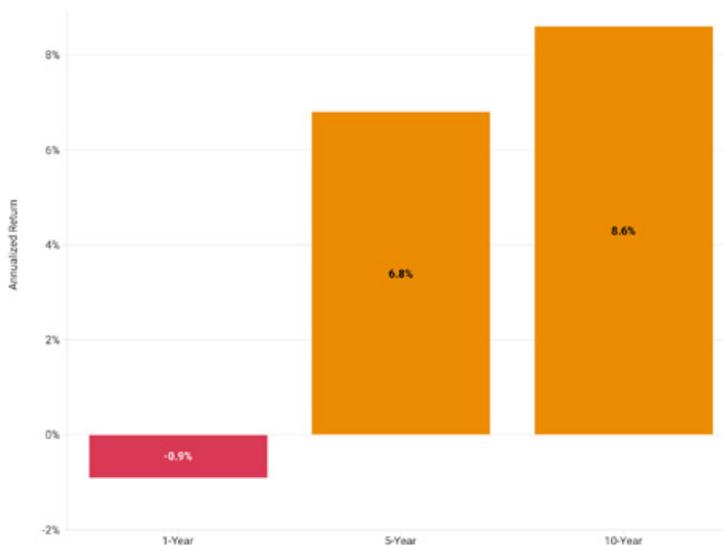
#4 TAMPA-ST. PETERSBURG

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

29

OFFICES

\$6.5B+

TRANSACTION
VALUE
company-wide
in 2025

930+

CAPITAL MARKETS
PROPERTIES
SOLD
in 2025

\$3.5B+

CAPITAL MARKETS
TRANSACTION
VALUE
in 2025



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