

SINGLE TENANT ABSOLUTE NNN

Ground Lease Investment Opportunity



(NYSE: AZO | S&P: BBB)

Hard Corner Intersection (Combined 57,400 VPD) | Part of Larger 13.4 AC Mixed-Use Development



12015 US-301 | Parrish, Florida

SARASOTA MSA

REPRESENTATIVE PHOTO



EXCLUSIVELY MARKETED BY



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CAPITAL
MARKETS

NATIONAL NET LEASE

Qualifying Broker: Patrick Nutt, SRS Real Estate Partners-SOFL0 LLC | FL License No. BK3120739

OFFERING SUMMARY



7,650+
LOCATIONS
GLOBALLY

\$18.9B
2025
REVENUE

S&P: BBB
CREDIT
RATING

OFFERING

Pricing	\$1,906,000
Net Operating Income	\$81,000
Cap Rate	4.25%

PROPERTY SPECIFICATIONS

Property Address	12015 US-301, Parrish, Florida 34219
Rentable Area	5,000 SF (est)
Land Area	0.87 AC
Year Built	2026
Tenant	AutoZone
Guaranty	Corporate
Lease Type	Ground Lease
Landlord Responsibilities	None
Lease Term	15 Years
Increases	10% Every 5 Years
Options	4 (5-Year)
Rent Commencement	April 1, 2026
Lease Expiration	April 30, 2041

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RENT ROLL & INVESTMENT HIGHLIGHTS



LEASE TERM						RENTAL RATES			
Tenant Name	Square Feet	Lease Start	Lease End	Begin	Increase	Monthly	Annually	Options	
AutoZone	5,000	April 2026	April 2041	Current	-	\$6,750	\$81,000	4 (5-Year)	
(Corporate Guaranty)	(est)			Year 6	10%	\$7,425	\$89,100		
				Year 11	10%	\$8,168	\$98,010		
1) Tenant shall have a 15-day Right of First Refusal (ROFO).						10% Increase Beg. of Each Option			

Corporate Guaranty (NYSE: AZO | S&P: BBB) | New 15-Year Lease | Options To Extend | Scheduled 10% Rental Increases

- Brand new 15-year lease with four (4) additional five-year renewal options
- Lease includes 10% rental increases every five years, driving NOI growth and providing a built-in hedge against inflation
- Guaranteed by AutoZone, Inc. (NYSE: AZO), one of the nation's largest auto parts retailers with more than 7,650 locations and investment-grade credit (S&P: BBB)

Absolute NNN Ground Lease | Zero Landlord Responsibilities

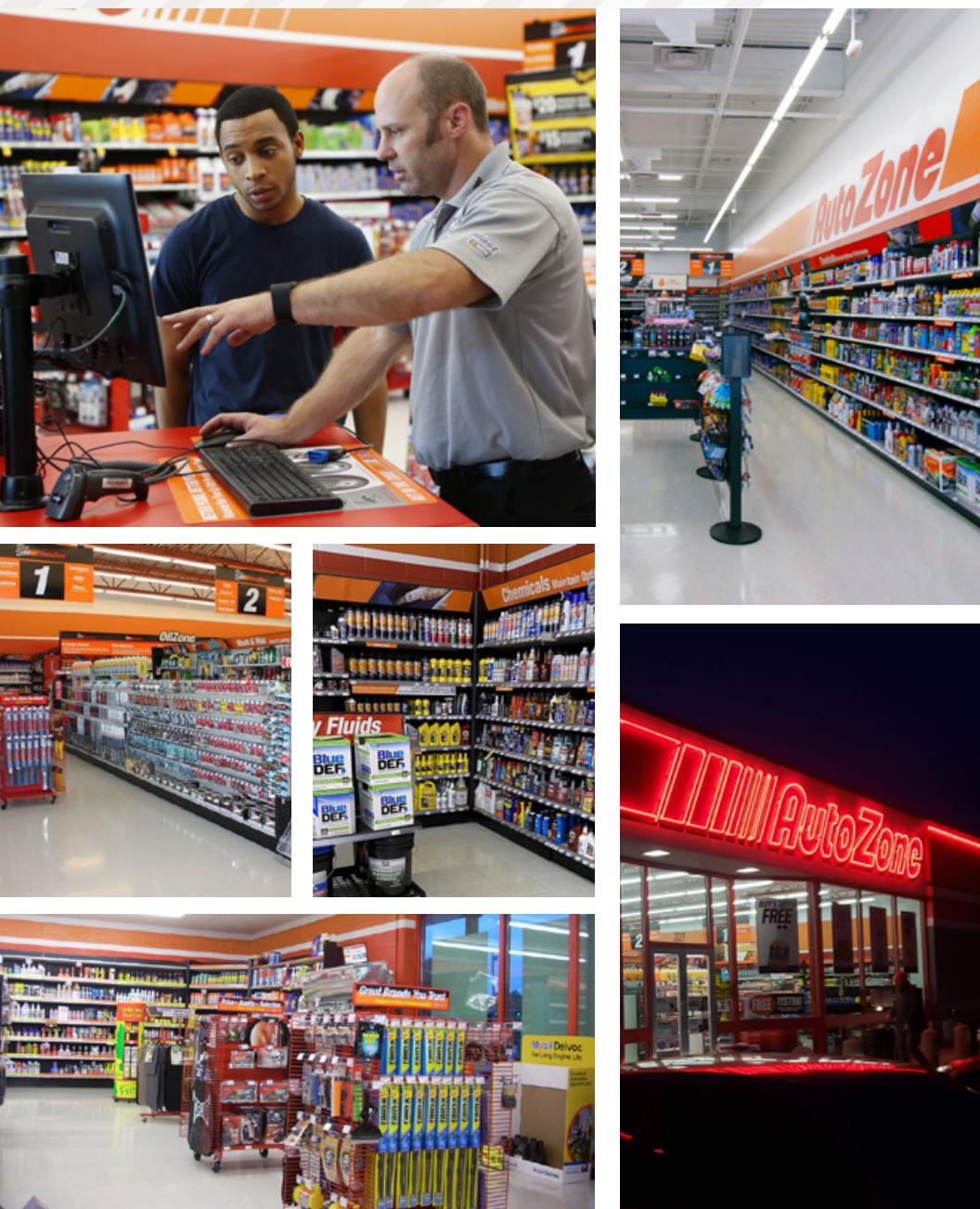
- Tenant responsible for CAM, taxes, insurance, and maintenance
- No landlord responsibilities, making this a truly passive, management-free investment ideal for out-of-state or hands-off investors

Demographics 5-Mile Trade Area | Population Growth | Six-Figure Incomes

- More than 74,000 residents and 7,000 employees support the trade area
- \$134,120 average household income within a 1-mile radius
- Parrish's population is projected to see a 49% increase from 2020-2030, and Manatee County has an annual growth rate of 2.63%**

Signalized, Hard Corner Intersection | Part of Larger Development | Surrounding Retailers | US-301 - Major FL Highway

- Located near signalized, hard corner intersection of US-301 and Fort Hamer Rd averaging a combined 57,400 VPD
- AutoZone is part of a larger 13.4-acre mixed-use development that features Wawa, Wendy's, Suncoast Credit Union, a car wash, and a self storage facility
- Located at a major intersection in Parrish, connecting Fort Hamer Road/Bridge to the south and Lakewood Ranch**
- The surrounding residential developments such as North River Ranch (5,000-homes), Seaire (600-acre master-planned community), Nexus (10,000-housing units), and more will provide a steady, consistent consumer base from which to draw
- The 7-Eleven directly across the street ranks in the 99th percentile (8 out of 8,400) out of all nationwide locations via Placer.ai**



AUTOZONE

autozone.com

Company Type: Public (NYSE: AZO)

Locations: 7,657+

2025 Employees: 78,000

2025 Revenue: \$18.94 Billion

2025 Net Income: \$2.50 Billion

2025 Assets: \$19.36 Billion

Credit Rating: S&P: BBB

AutoZone is the leading retailer and distributor of automotive replacement parts and accessories in the Americas. Each store carries an extensive product line for cars, sport utility vehicles, vans and light duty trucks, including new and remanufactured automotive hard parts, maintenance items, accessories, and non-automotive products. The majority of stores have a Commercial sales program that provides prompt delivery of parts and other products and Commercial credit to local, regional and national repair garages, dealers, service stations, fleet owners and other accounts. AutoZone also sells automotive hard parts, maintenance items, accessories and non-automotive products through www.AutoZone.com, and our Commercial customers can make purchases through www.AutoZonePro.com. As of August 30, 2025, the Company had 6,627 stores in the U.S., 883 in Mexico and 147 in Brazil for a total store count of 7,657.

Source: about.autozone.com, finance.yahoo.com

PROPERTY OVERVIEW



LOCATION



Parrish, Florida
Manatee County
Sarasota-Bradenton MSA

ACCESS



U.S. Highway 301/State Highway 43: Right in/Right out
Access Point
Fort Hamer Road: 2 Access Points

TRAFFIC COUNTS



U.S. Highway 301/State Highway 43: 42,500 VPD
Fort Hamer Road: 19,400 VPD
Interstate 75/State Highway 93: 131,000 VPD

IMPROVEMENTS



There is approximately 5,000 SF of existing building area

PARKING



There are approximately 33 parking spaces on the owned parcel.
The parking ratio is approximately 6.6 stalls per 1,000 SF of leasable area.

PARCEL



Acres: 0.87
Square Feet: 37,897

CONSTRUCTION



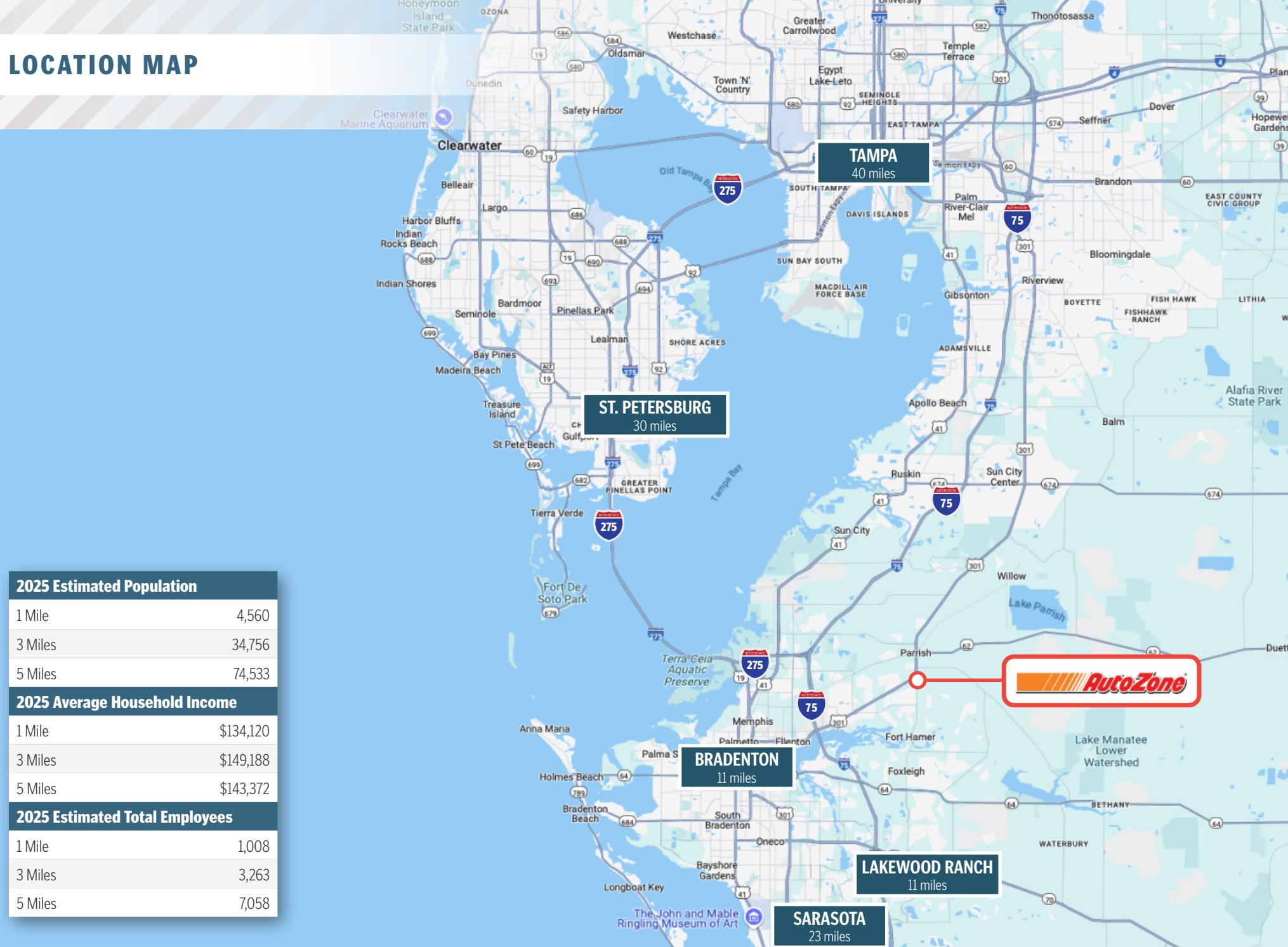
Year Built: 2026

ZONING

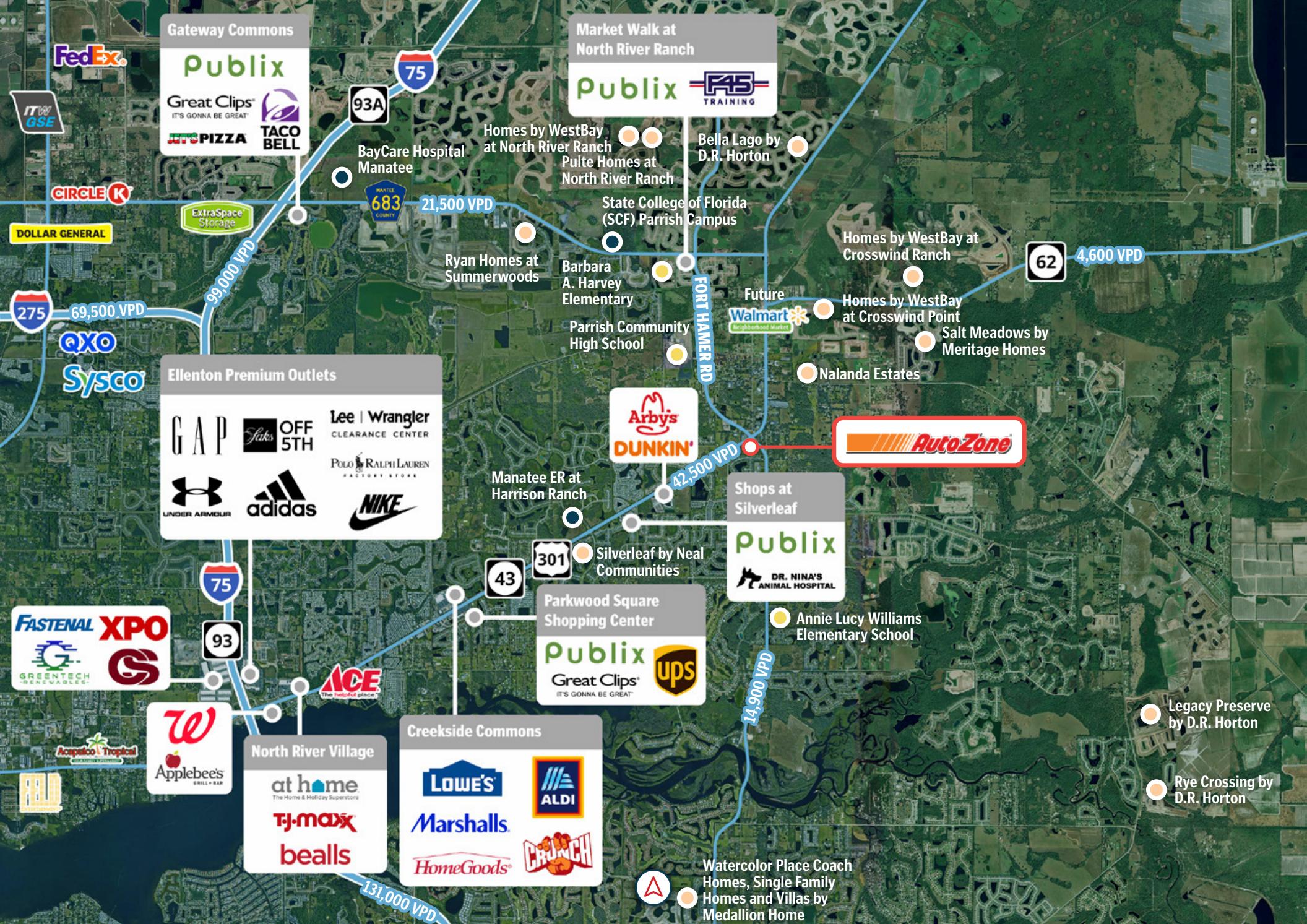


PD-C

LOCATION MAP







Construction is active across several major institutional and retail sites in Parrish, Florida. As of 2026, the key developments under construction or in planning near AutoZone are as follows:

Hospitals & Medical Facilities

There are two major medical developments currently under construction or newly opened in the Parrish area:

- BayCare Hospital Manatee: Located at 6730 Moccasin Wallow Road within the Robinson Gateway development (near the I-75 and I-275 interchange). This \$548 million, 154-bed acute care hospital broke ground in early 2025 and is slated to open its full facilities by 2027–2028. An adjacent 45,000-square-foot medical office building (HealthHub) is anticipated to be completed sooner, in 2026.
- Manatee ER at Harrison Ranch: This freestanding emergency department is under construction at the corner of Harrison Ranch Boulevard and US 301. Ground was broken in November 2025, and it is expected to open in fall 2026.
- HCA Florida North River Ranch Emergency, recently opened its doors in October 2025 at 12145 Little River Way to serve the growing population in that corridor.



Higher Education

- State College of Florida (SCF) Parrish Campus: Located at 11680 Erie Road, this new 74-acre campus officially broke ground on October 30, 2025. Phase 1 of the project, which includes a 40,000-square-foot mixed-use building for academic programs and offices, is under construction and expected to open in fall 2027.

Retail Development

- Walmart Neighborhood Market: Plans have been established for a future Walmart Neighborhood Market at the southeast corner (SEC) of US 301 and CR 62 (Saffold Road/Moccasin Wallow Road vicinity) in Parrish. This site is part of the broader commercial expansion intended to support the thousands of new homes in communities like North River Ranch.



	1 Mile	3 Miles	5 Miles
Population			
2025 Estimated Population	4,560	34,756	74,533
2030 Projected Population	5,277	44,708	92,094
2025-2030 Growth Rate: Population	1.99%	2.41%	3.38%
2025 Median Age	42.7	42.9	46.7
Households & Growth			
2025 Estimated Households	1,866	13,293	29,782
2030 Projected Households	2,197	17,147	36,867
Income			
2025 Estimated Average Household Income	\$134,120	\$149,188	\$143,372
2025 Estimated Median Household Income	\$113,384	\$117,139	\$109,785
Businesses & Employees			
2025 Estimated Total Businesses	78	350	878
2025 Estimated Total Employees	1,008	3,263	7,058



PARRISH, FLORIDA

Parrish is an unincorporated community in northwestern Manatee County, Florida, United States. The community is located near the intersection of U.S. 301 and State Road 62 and is part of the North Port–Sarasota–Bradenton Metropolitan Statistical Area. The city of Parrish, Florida, has a population of around 52,821 as of 2022.

Parrish is a vibrant community brimming with charm and a warm, welcoming atmosphere. Known for its lush landscapes and peaceful, rural ambiance, Parrish offers a refreshing alternative to the hustle and bustle of city life. As a place where the streets are lined with a mix of historical buildings and modern homes, it presents an appealing blend of old and new, creating a perfect backdrop for residents from all walks of life.

While it may be quieter than its bustling neighbors like Tampa and Sarasota, Parrish is far from isolated. It boasts a strategic location that ensures residents can enjoy the serenity of a small town while benefiting from the amenities and opportunities found in larger cities. The area has been experiencing growth, driven by people seeking a community that offers safety, beauty, and a high quality of life without the steep prices often found in Florida's coastal cities.

One solid point about living in Parrish is the employment opportunities. There is year-round golf, dining and shopping here, and there are a couple of state parks to stay close to nature, such as Lake Manatee State Park and Beker State Park. For many years, Prime Outlets Ellenton, a significant shopping destination for shoppers from all around Tampa Bay and Southwest Florida, has been one of the key drivers for growth in the Parrish area.

#4 TAMPA-ST. PETERSBURG

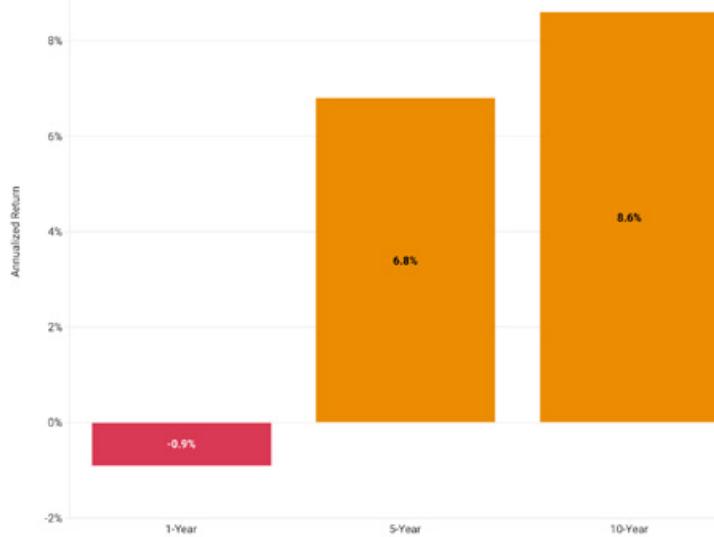
Though Tampa-St. Petersburg might fly under the radar compared to its neighbors—the colorful Miami and heavily touristed Orlando—the metro area is no slouch amid Florida's formidable peers. Tampa's sunny climate, year-round sports, no state income tax, and booming economy have created a longtime draw 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 2024 Q2

Source: NCREIF NPI Database, accessed 2024 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 2024. 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 2024 peak. But with house prices up 66 percent in the four years ending July 2024, 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.

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