

MULTI-TENANT

Investment Opportunity



100% Occupied | 4+ Years WALT | Steps From Coral Landings Shopping Plaza (2M Annual Visits)



33160 U.S. Highway 19 N | Palm Harbor, Florida

TAMPA MSA

ACTUAL SITE



EXCLUSIVELY MARKETED BY



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National Net Lease**

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MULTI-TENANT INVESTMENTS

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





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Brand Profiles

PROPERTY PHOTO





SRS Multi-Tenant Investments is pleased to present the opportunity to acquire the fee simple interest (land & building ownership) in a 100% occupied, multi-tenant retail center located in Palm Harbor, Florida. The property features a strong and diverse tenant mix with over 4 years of remaining weighted average lease term (WALT), offering stable in-place income. Nearly all tenants benefit from renewal options and scheduled rental increases, supporting long-term income growth and built-in inflation protection. A synergistic mix of uses encourages cross-shopping activity, enhancing tenant performance and overall consumer draw.

Strategically positioned along US Highway 19, the property boasts prime frontage on one of the region's most heavily trafficked thoroughfares, with 93,000 vehicles per day. The site benefits from multiple points of access, providing excellent visibility and convenient ingress/egress for customers. Located in the heart of a dense retail corridor, the center is directly adjacent to national brands such as Starbucks, CAVA, and Chipotle, and is just steps from Coral Landings Shopping Plaza, a Publix-anchored center generating approximately 2 million annual visits and ranking in the 73rd percentile nationally per Placer.ai. The asset also enjoys proximity to several other major shopping destinations, including Highland Lakes Plaza (1.5M visits), East Lake Woodlands (2.4M), and The Shoppes of Boot Ranch (3.4M), further reinforcing the location's regional draw. The 5-mile trade area is supported by a robust demographic base of more than 179,400 residents and 63,000 employees, with an average household income of \$114,917, indicating strong consumer spending power and continued demand for retail and service-oriented tenancy.

PROPERTY PHOTOS



PROPERTY PHOTOS



OFFERING SUMMARY



OFFERING

Price \$8,496,000

Net Operating Income* \$522,488

Cap Rate 6.15%

Tenants Aspen Dental | Wingstop | More Space Place |
Jersey Mike's | Bodies By Design |
Totally Unique Nail Salon | T-Mobile

Occupancy 100%

WALT 4+ Years

* Note: NOI reflects Aspen Dental's rental rate effective 8/1/2026, the commencement of the first option period, which has been exercised

PROPERTY SPECIFICATIONS

Total Rentable Area 17,000 SF

Land Area 1.93 Acres

Property Address 33160 U.S. Highway 19 N
Palm Harbor, Florida 34684

Year Built 1985

Parcel Number 06-28-16-00000-340-0400

Ownership Fee Simple (Land & Building Ownership)

INVESTMENT HIGHLIGHTS



100% Occupied | 4+ Years WALT | Options To Extend | Rental Increases | Strong Tenant Mix

- The property is fully occupied with over 4 years of remaining weighted average lease term (WALT), ensuring stable in-place income
- Nearly all tenants benefit from renewal options and scheduled rental increases
- A diverse mix of uses supports strong tenant synergy and promotes consistent cross-shopping activity

Frontage On US Highway 19 (93,000 VPD) | Excellent Visibility & Access

- Prominent frontage along US Highway 19, a major north-south artery with 93,000 vehicles passing daily
- Multiple points of access ensure excellent visibility and convenient customer ingress/egress

Dense Retail Corridor | Steps From Coral Landings Shopping Plaza (2M Annual Visits)

- Situated in a dense retail corridor alongside national brands including Starbucks, CAVA, and Chipotle, all directly adjacent to the property
- Just steps from Coral Landings Shopping Plaza, a Publix-anchored center with 2 million annual visits, ranking in the 73rd percentile nationally and 78th percentile in Florida (Placer.ai)
- Close proximity to major retail destinations including Highland Lakes Plaza (1.5M annual visits), East Lake Woodlands (2.4M), and The Shoppes of Boot Ranch (3.4M)
- This concentration of national retailers and shopping centers drives consistent consumer traffic and promotes additional cross-shopping at the subject property

Strong Demographics In 5-Mile Trade Area

- More than 179,400 residents and 63,000 employees support the trade area
- \$114,917 average household income



PROPERTY OVERVIEW



LOCATION



Palm Harbor, Florida
Pinellas County
Tampa-St. Petersburg-Clearwater MSA

PARKING



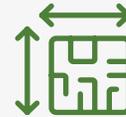
There are approximately 69 parking spaces on the owned parcel.
The parking ratio is approximately 4.1 stalls per 1,000 SF of leasable area.

ACCESS



U.S. Highway 19: 2 Access Points

PARCEL



Parcel Number: 06-28-16-00000-340-0400
Acres: 1.93
Square Feet: 83,897

TRAFFIC COUNTS



U.S. Highway 19: 93,000 VPD
State Highway 595: 19,900 VPD

CONSTRUCTION



Year Built: 1985

IMPROVEMENTS



There is approximately 17,000 SF of existing building area

ZONING



Commercial Parkway District (CP)



Publix
W

Walmart
Supercenters

Pep Boys
Auto Service & Tires
Advance Auto Parts
Goodyear AUTO PARTS

JJ
BANKERS

verizon
W

Speedway

KFC

CARRABBA'S
ITALIAN GRILLS
REGIONS

BANK OF AMERICA

Highland Lakes Plaza
Michael's
TRADER JOE'S
BARNES & NOBLE
Orangetheory
FAMOUS footwear

Coral Landings Shopping Plaza
Publix
SportClips
Banfield PET HOSPITAL
edible
PLATON'S CLOSET
bhere
EINSTEIN BEES BAGELS
H&R BLOCK

19

93,000 VPD

WELLS FARGO

DUNKIN'

THE LUCKY DOLL

CAVA

AT&T

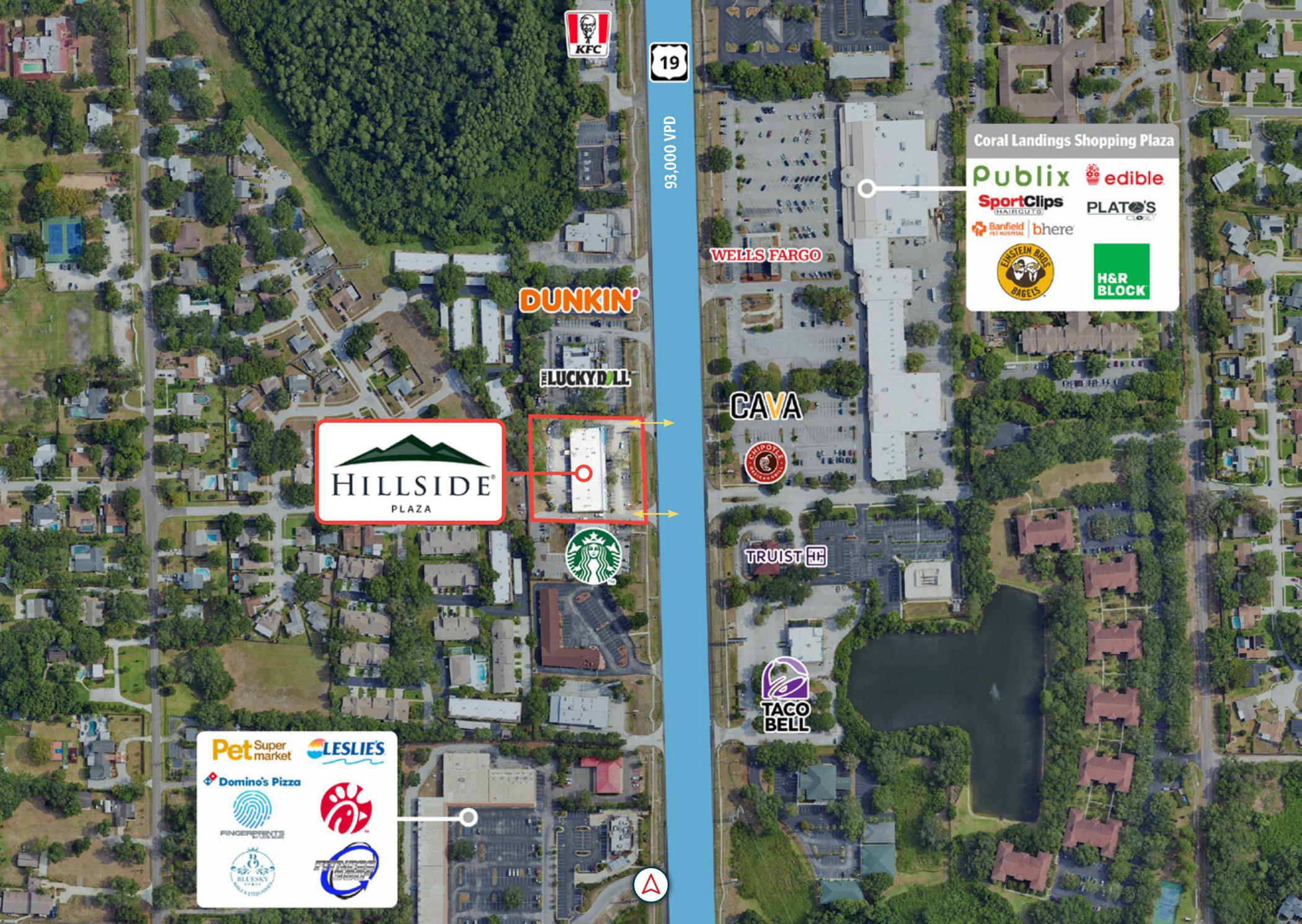
HILLSIDE
PLAZA

CORAL LANDINGS BLVD

TRUIST

Starbucks

Compass



93,000 VPD

DUNKIN'

THE LUCKY DOLL

HILLSIDE
PLAZA



WELLS FARGO

CAVA



TRUIST FC

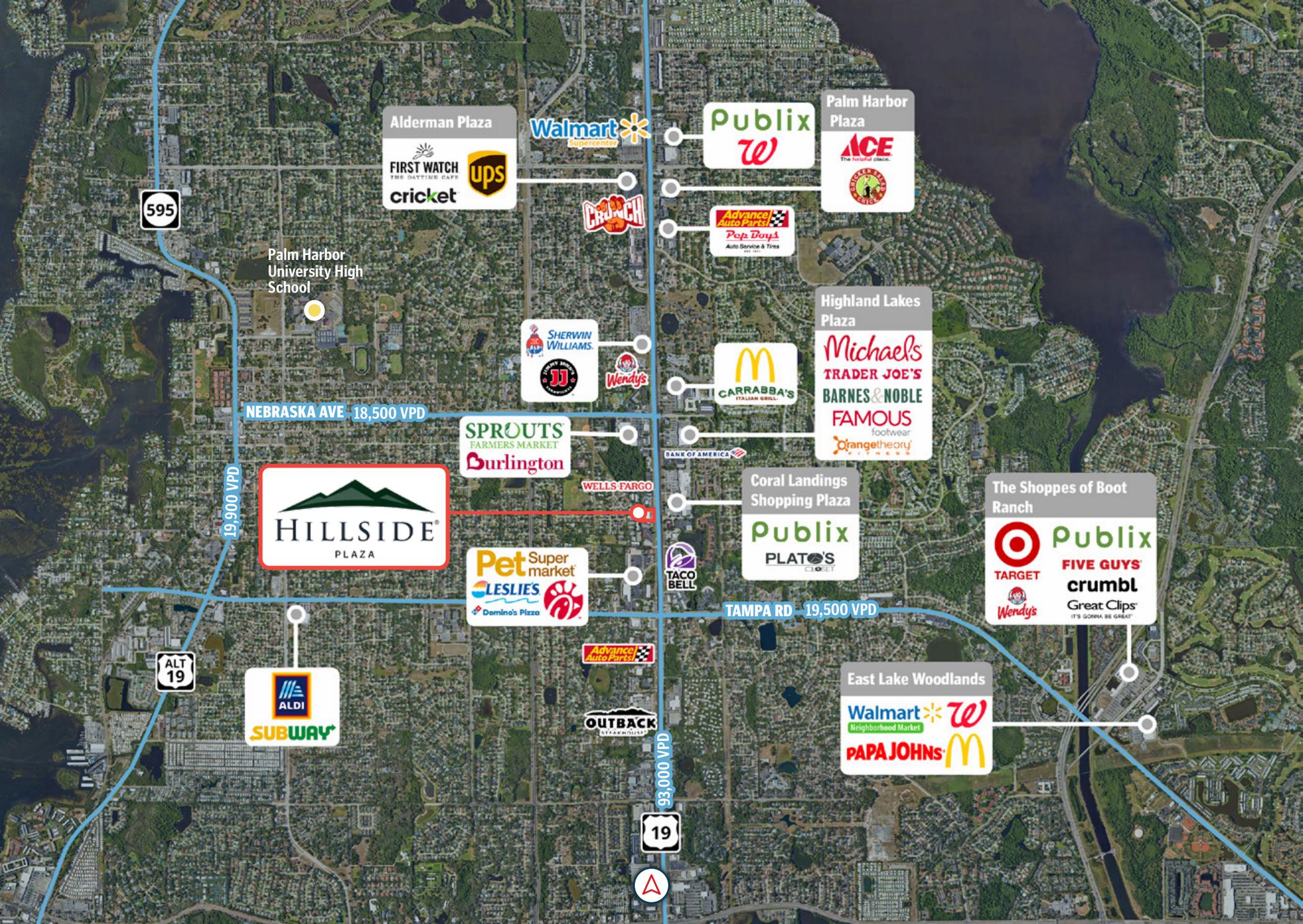
TACO BELL

Coral Landings Shopping Plaza

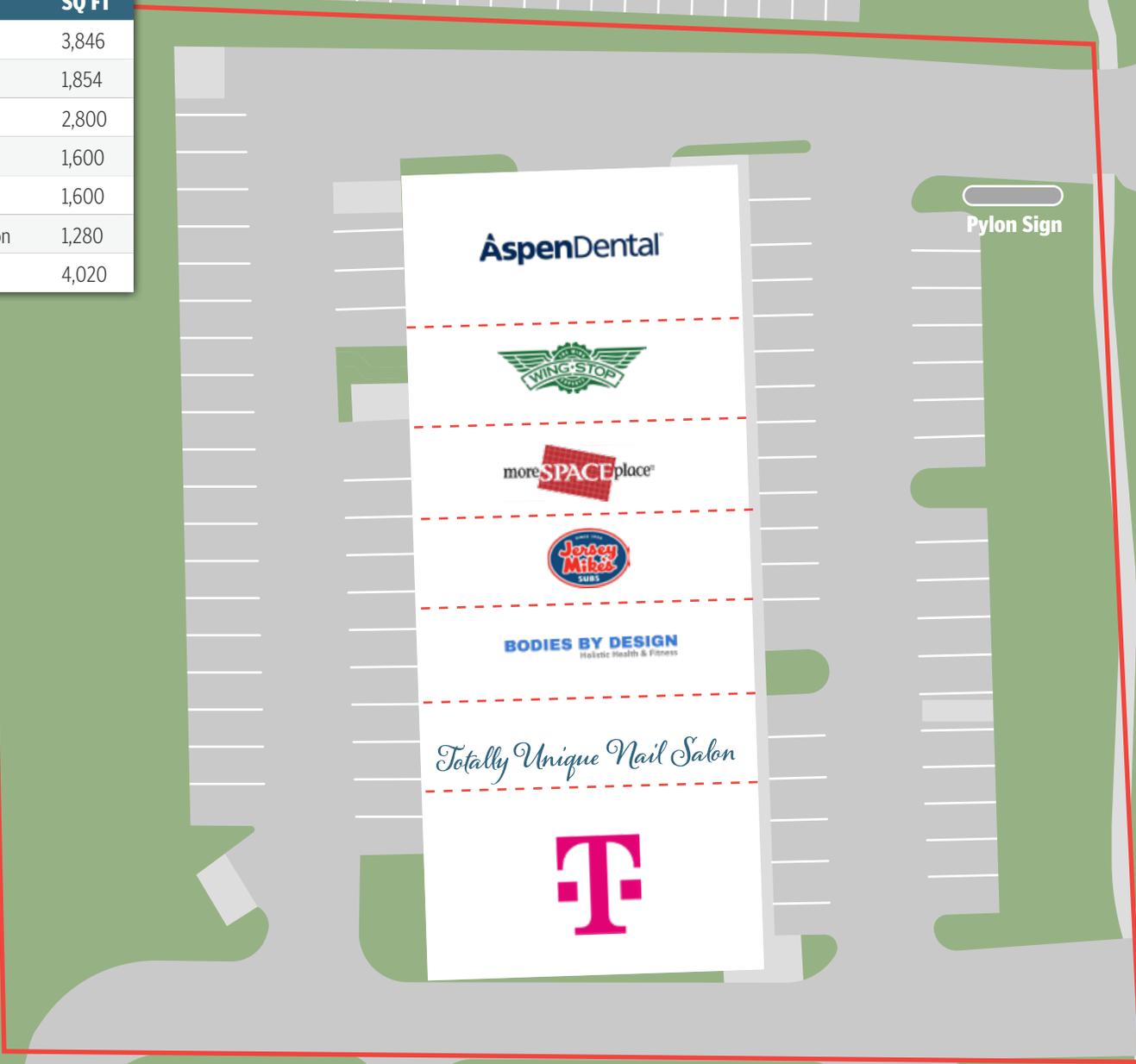
Publix edible
SportClips HAIRCUTS PLATO'S CLOSET
Banfield PET HOSPITAL bhere
EINSTEIN BROS BAGELS H&R BLOCK

Pet Supermarket LESLIE'S
Domino's Pizza
FINGERPRINTS
BLESEY





Suite	Tenant	SQ FT
01	Aspen Dental	3,846
02	Wingstop	1,854
03	More Space Place	2,800
04	Jersey Mike's	1,600
05	Bodies By Design	1,600
06	Totally Unique Nail Salon	1,280
07	T-Mobile	4,020



LOCATION MAP



CLEARWATER
10 miles

TAMPA
22 miles

ST. PETERSBURG
26 miles

2025 Estimated Population

1 Mile	11,825
3 Miles	86,615
5 Miles	179,475

2025 Average Household Income

1 Mile	\$97,190
3 Miles	\$115,193
5 Miles	\$114,917

2025 Estimated Total Employees

1 Mile	5,961
3 Miles	28,257
5 Miles	63,018



PALM HARBOR, FLORIDA

Palm Harbor is an unincorporated community located in the northern part of Pinellas County, Florida. It is situated on Florida's Gulf Coast, about 23 miles northwest of Tampa and 25 miles north of St. Petersburg. Surrounding communities include Tarpon Springs (to the north), Dunedin and Clearwater (to the south), Oldsmar (to the east) and Ozona (to the west). Palm Harbor has a 2026 population of 62,381.

Palm Harbor is a largely residential community with several concentrations of commerce. Downtown Palm Harbor, north of Tampa Road between U.S. Highway 19 Alternate and Omaha Street, hosts many small shops and eateries along with a handful of historic buildings. U.S. Highway 19, a mile or two east of downtown, offers access to higher concentrations of commerce, with an array of national chain restaurants and retailers.

Palm Harbor's economy is supported by a variety of industries, including healthcare, retail, and professional services. The area's scenic beauty and coastal location also make tourism and hospitality significant contributors to the local economy, with numerous resorts, restaurants, and leisure facilities serving residents and visitors alike. Its proximity to major employment hubs such as Clearwater, St. Petersburg, and Tampa provides residents access to a broad job market while maintaining a strong suburban commercial base. The most common jobs held by residents of Palm Harbor, FL, are Office & Administrative Support Occupations, Management Occupations, and Sales Occupations.

One of Palm Harbor's defining characteristics is its nautical setting. Portions of the community feature historic waterfront areas that border the Gulf, inlets, and bays. As a result, both residents and visitors frequently enjoy these scenic waterfront locations for their views and recreational activities.

Palm Harbor is also served by highly rated public schools. Top public schools serving the area include St. Petersburg Collegiate High School, Palm Harbor University High School, East Lake High School, and Tarpon Springs Fundamental Elementary School. The nearest major airport is St. Petersburg-Clearwater International Airport.

AREA DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population			
2025 Estimated Population	11,825	86,615	179,475
2030 Projected Population	11,640	85,618	177,440
2010 Census Population	11,246	83,271	171,887
Historical Annual Growth 2010 to 2020	0.50%	0.49%	0.48%
Households & Growth			
2025 Estimated Households	5,604	40,219	84,356
2030 Projected Households	5,576	40,166	84,321
2010 Census Households	5,361	38,346	79,200
Historical Annual Growth 2010 to 2020	0.27%	0.39%	0.47%
Income			
2025 Estimated Average Household Income	\$97,190	\$115,193	\$114,917
2025 Estimated Median Household Income	\$68,171	\$82,632	\$79,844
2025 Estimated Per Capita Income	\$46,008	\$53,433	\$53,997
Businesses & Employees			
2025 Estimated Total Businesses	598	3,497	7,550
2025 Estimated Total Employees	5,961	28,257	63,018



RENT ROLL



Suite #	Tenant Name	Size SF	Pro					Rental Increases					Lease End Date	Options Remaining		
			Rata (SF)	Rent Monthly	Rent \$/SF/Mo	Rent Annual	Rent \$/SF/Yr	Rata (\$)	Increase Date	Inc.	Rent Monthly	Rent \$/SF/Mo			Rent Annual	Rent \$/SF/Yr
01	Aspen Dental	3,846	22.6%	\$14,349	\$3.73	\$172,185	\$44.77	32.4%	Option 2	10%	\$15,784	\$4.10	\$189,404	\$49.25	Jul-31	1 (5-Year)
02	Wingstop	1,854	10.9%	\$3,255	\$1.76	\$39,060	\$21.07	7.3%	Jun-27	10%	\$3,581	\$1.93	\$42,966	\$23.17	May-32	2 (5-Year)
									Option 1	10%	\$3,939	\$2.12	\$47,263	\$25.49		
									Option 2	10%	\$4,332	\$2.34	\$51,989	\$28.04		
03	More Space Place	2,800	16.5%	\$5,099	\$1.82	\$61,193	\$21.85	11.5%	Jun-26	3%	\$5,252	\$1.88	\$63,028	\$22.51	May-27	None
04	Jersey Mike's	1,600	9.4%	\$3,600	\$2.50	\$43,200	\$29.96	8.1%	Jan-28	10%	\$3,960	\$2.48	\$47,520	\$29.70	Jan-33	2 (5-Year)
									Option 1	10%	\$4,356	\$2.72	\$52,272	\$32.67		
									Option 2	10%	\$4,792	\$2.99	\$57,499	\$35.94		
05	Bodies By Design	1,600	9.4%	\$2,901	\$1.81	\$34,808	\$21.75	6.5%	Jun-26	2%	\$2,959	\$1.85	\$35,504	\$22.19	May-27	1 (5-Year)
										2% annual increases thereafter throughout the option						
06	Totally Unique Nail Salon	1,280	7.5%	\$2,321	\$1.81	\$27,846	\$21.75	5.2%	Jun-26	2%	\$2,367	\$1.85	\$28,403	\$22.19	May-32	2 (5-Year)
										2% annual increases thereafter throughout the primary term and options						
07	T-Mobile	4,020	23.6%	\$12,818	\$3.19	\$153,812	\$38.26	28.9%	Option 1	10%	\$14,099	\$3.51	\$169,193	\$42.09	Feb-29	2 (5-Year)
									Option 2	10%	\$15,509	\$3.86	\$186,113	\$46.30		
Total Occupied		17,000	100.0%	\$44,342	\$2.61	\$532,104	\$31.30	100.0%								
Total Vacant		0	0.0%	\$0		\$0		0.0%								
Total / Wtd. Avg:		17,000	100.0%	\$44,342	\$2.61	\$532,104	\$31.30	100.0%						Weighted Term Remaining (Years)	4.1	

* Note: Rental income reflects Aspen Dental's rental rate effective 8/1/2026, the commencement of the first option period, which has been exercised

REIMBURSEMENT SUMMARY



Suite #	Tenant Name	Size SF	Pro		Ins.	CAM	Mngmt.	Admin Fee	Reimbursement PSF	Reimbursement Annual	Notes
			Rata (SF)	Prop. Taxes							
01	Aspen Dental	3,846	22.6%	Net	Net	Net	MG	-	\$9.65	\$37,133	Tenant reimburses its pro rata share of taxes, insurance, and CAM expenses, as well as a flat \$1,024 annual fee for management expenses
02	Wingstop	1,854	10.9%	Net	Net	Net	MG	-	\$10.35	\$19,197	Tenant reimburses its pro rata share of taxes, insurance, and CAM expenses, along with a management fee equal to 10% of the total tax, insurance, and CAM reimbursements
03	More Space Place	2,800	16.5%	Net	Net	Net	MG	-	\$10.35	\$28,992	Tenant reimburses its pro rata share of taxes, insurance, and CAM expenses, along with a management fee equal to 10% of the total tax, insurance, and CAM reimbursements
04	Jersey Mike's	1,600	9.4%	Net	Net	Net	MG	-	\$10.35	\$16,567	Tenant reimburses its pro rata share of taxes, insurance, and CAM expenses, along with a management fee equal to 10% of the total tax, insurance, and CAM reimbursements
05	Bodies By Design	1,600	9.4%	Net	Net	Net	MG	-	\$10.35	\$16,567	Tenant reimburses its pro rata share of taxes, insurance, and CAM expenses, along with a management fee equal to 10% of the total tax, insurance, and CAM reimbursements
06	Totally Unique Nail Salon	1,280	7.5%	Net	Net	Net	MG	-	\$10.35	\$13,254	Tenant reimburses its pro rata share of taxes, insurance, and CAM expenses, along with a management fee equal to 10% of the total tax, insurance, and CAM reimbursements
07	T-Mobile	4,020	23.6%	Net	Net	Net	MG	-	\$9.80	\$39,377	Tenant reimburses its pro rata share of taxes, insurance, and CAM expenses, along with a management fee equal to 10% of CAM reimbursements
Total Occupied		17,000	100.0%			Total Occupied		\$10.06	\$171,087	95.2%	
Total Vacant		0	0.0%			Total Vacant		\$0.00	\$0	0.0%	
Total / Wtd. Avg:		17,000	100.0%			Total Reimbursement		\$10.06	\$171,087	95.2%	
						Total Operating Expenses		\$10.57	\$179,648	100.0%	

PRICING SUMMARY



Operating Cash Flow	In-Place
Potential Rental Revenue	\$532,104
Potential Reimbursement Revenue	\$171,087
Effective Gross Revenue	\$703,191
Less Expenses	(\$180,702)
Net Operating Income	\$522,488

Operating Expenses	In-Place	PSF/Yr
Taxes	\$50,876	\$2.99
Insurance	\$39,293	\$2.31
CAM	\$69,447	\$4.09
Management	\$21,096	\$1.24
Total	\$180,702	\$10.63

Pricing Summary	
Price	\$8,496,000
PSF	\$500
Net Operating Income*	\$522,488
Cap Rate	6.15%

* Note: NOI reflects Aspen Dental's rental rate effective 8/1/2026, the commencement of the first option period, which has been exercised

Notes	
1.	Taxes, insurance, CAM expenses, and reimbursements are provided by the seller
2.	Management reimbursements are provided by the seller
3.	Analysis assumes a management expense equal to 3% of effective gross revenue (EGR)



ASPEN DENTAL

[aspendental.com](https://www.aspendental.com)

Company Type: Subsidiary

Locations: 1,100+

Parent: The Aspen Group

Aspen Dental was founded in 1998 with a simple goal in mind: to break down the barriers that doctors and patients face when it comes to dental care. Today, more than 25 years later, with a network of 1,100+ Aspen Dental locations nationwide, the mission of the company remains the same – to bring better care to more people. Aspen Dental is the largest group of branded dental offices in the world.

Source: [businesswire.com](https://www.businesswire.com)



BODIES BY DESIGN

[bodiesbydesignfitness.com](https://www.bodiesbydesignfitness.com)

Company Type: Private

Locations: 1

Bodies By Design Fitness is a luxury functional training gym that brings catalysts for change in their clients lives through functional fitness training, nutrition & lifestyle coaching, holistic weight loss, corrective exercise, and life coaching. Their mission is to provide a personalized approach to fitness and wellness, helping their clients achieve their health and fitness goals. They take pride in offering a comprehensive range of services tailored to individual needs, and their team is dedicated to supporting their clients every step of the way.

Source: [bodiesbydesignfitness.com/about](https://www.bodiesbydesignfitness.com/about)



JERSEY MIKE'S

[jerseymikes.com](https://www.jerseymikes.com)

Company Type: Private

Locations: 3,200+



Founded in 1956, Jersey Mike's has grown into a premier franchisor with more than 3,200 locations in the U.S. and Canada. The Company has been recognized as one of the fastest-growing fast-casual restaurant chains in America, ranking #2 on Entrepreneur's 2025 Franchise 500 and #6 on Yelp's 2025 List of Fastest Growing Brands. Jersey Mike's has also been ranked as the #1 Best Sandwich Chain in America in 2025 by Eat This, Not That!

Source: [jerseymikes.com/news](https://www.jerseymikes.com/news)



MORE SPACE PLACE

morespaceplace.com

Company Type: Subsidiary

Locations: 30+

Parent: Closets Unlimited



More Space Place offers an extensive array of custom built furniture specifically designed with your home and organizational needs in mind. As America's #1 Murphy bed distributor, More Space Place retail stores offer the widest selection of space-saving wall beds and folding beds. With their innovative technology their professional designers help you create furniture solutions to organize every room in your house.

Source: morespaceplace.com/about-us

T-MOBILE

t-mobile.com

Company Type: Public (NASDAQ: TMUS)

Locations: 6,223+

2024 Revenue: \$81.4 Billion

2024 Net Income: \$11.34 Billion

Credit Rating: S&P: BBB



As the supercharged Un-carrier, T-Mobile US, Inc. (NASDAQ: TMUS) is powered by an award-winning 5G network that connects more people, in more places, than ever before. With T-Mobile's unique value proposition of best network, best value and best experiences, the Un-carrier is redefining connectivity and fueling competition while continuing to drive the next wave of innovation in wireless and beyond.

Source: businesswire.com/new, locationscloud.com, finance.yahoo.com

WINGSTOP

wingstop.com

Company Type: Public (NASDAQ: WING)

Locations: 3,000+

2024 Revenue: \$625.81 Million

2024 Assets: \$716.25 Million



Founded in 1994 and headquartered in Dallas, TX, Wingstop Inc. (NASDAQ: WING) operates and franchises more than 3,000 restaurants worldwide. Dedicated to Serving the World Flavor, the Flavor Experts offer cooked-to-order and hand sauced-and-tossed classic and boneless wings, tenders and chicken sandwiches, in fans' choice of 12 bold, distinctive flavors, with signature sides and iconic housemade ranch and bleu cheese dips.

Source: ir.wingstop.com, finance.yahoo.com



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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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