



CIA commercial
investment
advisors
OFFERING MEMORANDUM

VERIZON & T-MOBILE
43384-43386 US-27 | DAVENPORT, FLORIDA 33837

HIGHLIGHTS



D POINTS OF INTEREST

Retailers | Entertainment: Nearby retailers include Target, BJ's Wholesale Club, Publix, Burlington, Hobby Lobby, Marshalls & HomeGoods, Dick's Sporting Goods, JCPenney, Ross Dress for Less, Bealls Outlet, Best Buy, Dollar General, Dollar Tree, Family Dollar, Ashley, Cato, rue21, Sally Beauty, Books-A-Million, Michaels, Five Below, Staples, PetSmart, Walgreens, AutoZone, Cinepolis

Higher Education: 17 miles from **Florida Polytechnic University Lakeland** - a public university offering graduate & undergraduate degrees with 1,606 students; 17½ miles from **Polk State College Winter Haven** - a public college offering a variety of degrees & certificates with a total enrollment of 13,916

Healthcare: 4½ miles from **AdventHealth Heart of Florida ER** - a licensed 202-bed acute care hospital

PRICE
\$2,123,000

CAP RATE
5.00%

NOI
\$106,128

D STRONG TENANCY | ABSOLUTE NNN LEASES

100% occupied by Verizon and T-Mobile - 10-year leases with attractive rental escalations

D LARGE PARCEL | TRAFFIC COUNTS

Located in dominant retail corridor (across the street from a Dick's Sporting Goods/Ross Dress for Less Anchored Shopping Center) with great visibility/access on US-27 with **traffic counts of 76,327 CPD!** (*½ mile south of I-4 with traffic counts of 130,755 CPD*)

D 2024 DEMOGRAPHICS (5-MI)

Population	73,883
2029 Projected Population	88,239
Households	26,829
Average Household Income	\$100,821

FLORIDA IS AN "INCOME TAX-FREE" STATE

PROPERTY OVERVIEW

WELCOME TO

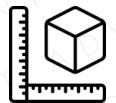
Davenport

Nestled in Central Florida just off I-4 & Hwy 27, Davenport has easy access to nearby entertainment, activities, dining, both Golf Coast and Atlantic beaches - located minutes from Disney Parks & Orlando! Less than 3 miles from **Omni Orlando Resort at ChampionsGate** - a Four Diamond-rated luxury resort with two (2) championship golf courses, the Mokara Spa, sparkling resort pools & a lazy river, spread across 15 acres of lush palms & sparkling water.



LOCATION

On Hwy 27, 1/2 mile south of I-7 in Davenport, Florida



LOT SIZE

±0.4316 acre (According to Polk County Assessor)



GROSS LEASABLE AREA

±3,300 SF



YEAR BUILT

2018



OWNERSHIP

Fee Simple (Building & Land)



EXPENSE REIMBURSEMENT

These are Absolute NNN leases. Tenants are responsible for all expenses.



LEASE TERMS

10 years

FINANCIAL ANALYSIS

LIST PRICE \$2,123,000

LIST CAP RATE 5.00%

ACTUAL OCCUPANCY 100%

GROSS LEASABLE AREA ±3,300 SF (\$643.33 PSF)

YEAR BUILT 2018

LOT SIZE ±0.4316 acre

2025 ANNUALIZED OPERATING DATA

INCOME

	ACTUAL
2025 Scheduled Gross Income	\$108,900
Expense Reimbursement	\$20,007
Admin Income	\$990
Gross Annual Income	\$129,897

EXPENSES

Operating Expenses	(\$20,007)
Management (3.0%)	(\$3,267)
Reserves (\$0.15 PSF)	(\$495)
Total Expenses	(\$23,769)

NET OPERATING INCOME \$106,128

FINANCING SUMMARY

All Cash or Buyer to obtain new financing at Close of Escrow.

2024 ANNUALIZED ESTIMATED OPERATING EXPENSES

Property Taxes	\$7,057
Insurance	\$4,950
Irrigation	\$3,500
Lawn Care	\$3,500
Repair & Maintenance	\$1,000
TOTAL OPERATING EXPENSES	\$20,007



RENT ROLL

STE #	TENANT NAME	SQ FT	% OF GLA	2024 ANNUAL RENT	RENT PSF	TYPE	LEASE STARTS	LEASE ENDS	RENT INCREASES
43384	RXP Holdings, LLC dba Verizon	1,367	41.42%	\$45,111	\$33.00	NNN	05/24/18	09/30/28	<u>One 5-Year Renewal Option</u> 10/01/28: \$49,622 (\$36.29 PSF)
43386	GP Mobile 2, LLC dba T-Mobile	1,933	58.58%	\$63,789	\$33.00	NNN	11/06/18	10/31/28	<u>Three 5-Year Renewal Options</u> 11/01/28: \$70,168 (\$36.30 PSF) 11/01/33: \$77,185 (\$39.93 PSF) 11/01/38: \$84,903 (\$43.92 PSF)
Grand Total		3,300	100%	\$108,900	\$33.00 (AVG)				
Occupied		3,300	100%						
Vacant		0	0%						

TENANT PROFILE

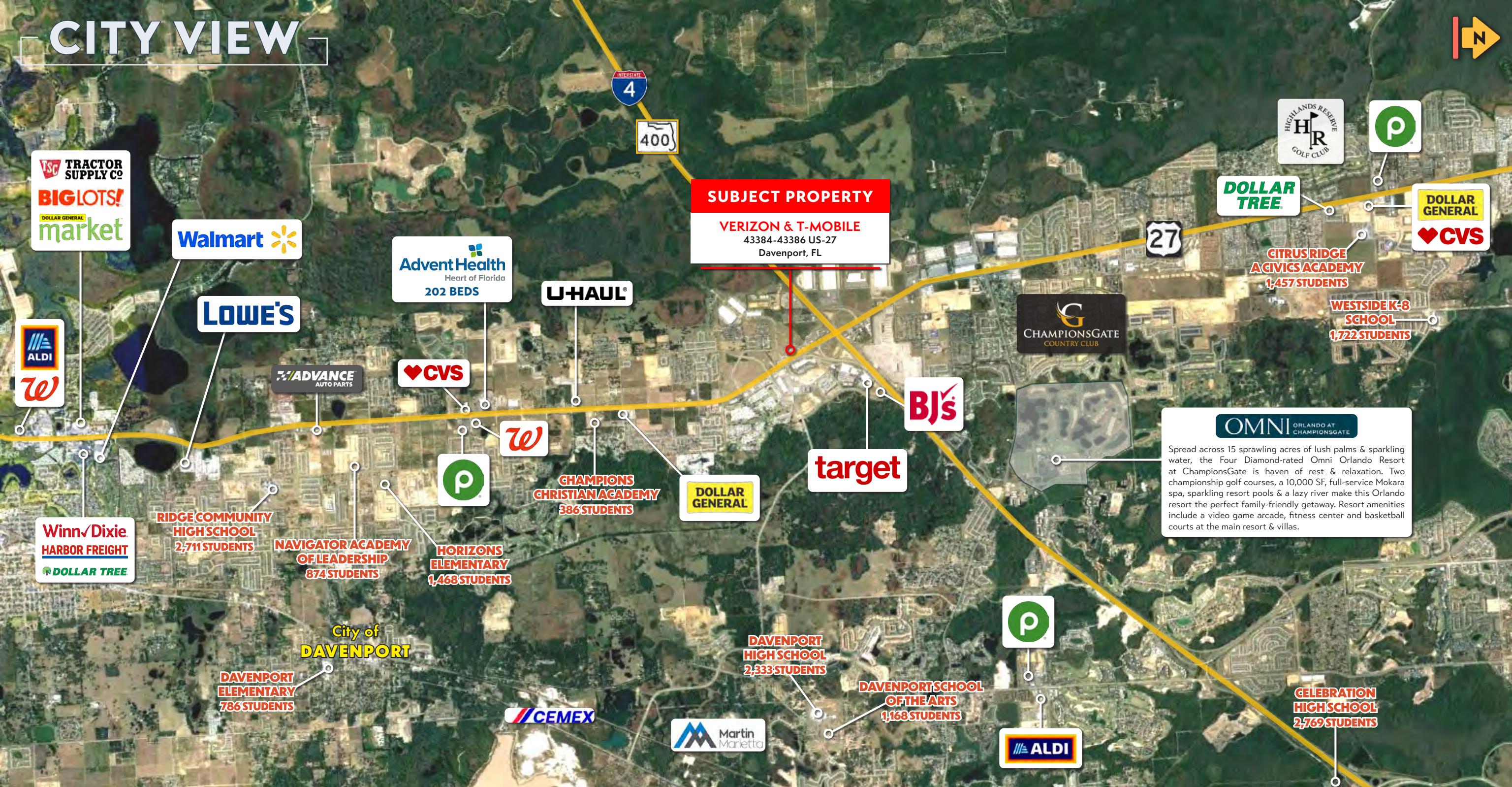


T-Mobile US, Inc. (NASDAQ: TMUS), together with its subsidiaries, provides mobile communications services in the United States, Puerto Rico, and the United States Virgin Islands. The company offers voice, messaging, and data services to customers in the postpaid, prepaid, and wholesale and other services. It also provides wireless devices, including smartphones, wearables, tablets, home broadband routers, and other mobile communication devices, as well as wireless devices and accessories. **Currently, there are over 5,000 retail locations nationwide.** The company was founded in 1994 and is headquartered in Bellevue, Washington. T-Mobile US, Inc. operate as a subsidiary Deutsche Telekom AG.



Verizon Communications Inc. (NYSE, Nasdaq: VZ) was formed on June 30, 2000 and is one of the world's leading providers of technology and communications services. Headquartered in New York City, the company offers voice, data and video services and solutions on its award-winning networks and platforms, delivering on customers' demand for mobility, reliable network connectivity, security and control. Verizon was the first company in the world to launch commercial 5G for mobility, fixed wireless and mobile edge computing. Currently, there are more than 6,000 retail locations in the U.S.

CITY VIEW



METRO VIEW



This airport sits on over 1,740 acres with 3 runways. Annually, LAL hosts the Sun 'n Fun Aerospace Expo and the annual Aerospace Discovery at the Florida Air Museum. LAL is home to the southeast regional air cargo hub for Amazon Air.

City of
LAKELAND



1,618 STUDENTS



892 BEDS

City of
WINTER HAVEN

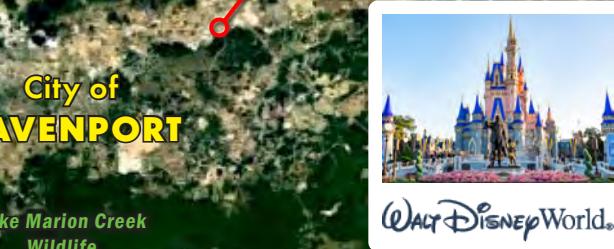


14,772 STUDENTS

SUBJECT PROPERTY

VERIZON & T-MOBILE

43384-43386 US-27
Davenport, FL



94 BEDS



This airport covers 11,605 acres with 3 runways. In 2023, MCO was served by 21 airlines & handled nearly 56 million passengers.



ORLANDO
HEALTH

South Lake
Hospital

235 BEDS



**VALENCIA
COLLEGE**

46,704 STUDENTS IN ALL 7 CAMPUSES THROUGHOUT CENTRAL FLORIDA



FULL SAIL UNIVERSITY

OFFERING CAMPUS & ONLINE DEGREE PROGRAMS DESIGNED FOR THE WORLD OF ENTERTAINMENT MEDIA & EMERGING TECHNOLOGIES W/ 24,627 STUDENTS



2,247 BEDS



UNIVERSITY OF
CENTRAL FLORIDA

69,320 STUDENTS IN ALL LOCATIONS THROUGHOUT CENTRAL FLORIDA



2,729 STUDENTS



164 BEDS



9

Great Swamp
Wilderness
Preserve

Richloam
Wildlife

Sharon Rose
Wiechens Preserve

Lake
Weir

Lake
Denham

Lake
Griffin

Sunnyhill
Restoration Area

Emeralda Marsh
Conservation
Area

Lake
Harris

Lake
Eustis

Lake
Yulee

Lake
Minneola

Lake
Louisa

Lake
Apopka

North Shore

Lake
Dora

Lake
Dorr

Lake
Norris

Conservation
Area

Seminole
Forest

Seminole
State Forest

Forest

Wildlife

City of
DAVENPORT

Lake Marion Creek
Wildlife

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Reedy
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DAVENPORT SYNOPSIS

Davenport is a city in Florida's Polk County. While its a very small city, the area north of the city close to Interstate 4 & US-27 is experiencing explosive growth! Davenport is part of the Lakeland-Winter Haven Metropolitan Statistical Area.

Davenport may not be as well-known as some of Orlando's other districts, but it's a promising city thanks to its proximity to the attractions that have made Florida so desirable. It is 20 miles from *World Disney World*, 30 miles from *Universal Studios Florida* & 25 miles from *SeaWorld Orlando*.

Spread across 15 sprawling acres of lush palms & sparkling water, the Four Diamond-rated **Omni Orlando Resort at ChampionsGate** is haven of rest & relaxation. 36 holes of championship golf, "Champions 9" (a lighted nine-hole, par 3 pitch & putt); "Cranes Adventure Golf" (18-hole miniature golf course), a 10,000 SF, full-service Mokara spa, sparkling resort pools & a lazy river make this Orlando resort the perfect family-friendly getaway. Other resort amenities include a video game arcade, fitness center and basketball courts at the main resort & villas.

Davenport's Warehouse & Distribution Centers include **Amazon.com**, **Walmart**, **FedEx Ground**, **CVS**, **Daltile**, **Mohawk Industries** & **Ford Motor**.

Polk County's Top 5 Employers: **Publix Super Markets** - 15,361 employees, **Polk County School Board** - 13,459 employees, **Lakeland Regional Health** - 6,942 employees, **Walmart** - 5,523 employees, **Amazon.com** - 5,500 employees



2024 DEMOGRAPHICS

POPULATION	1-MI	3-MI	5-MI
Population	3,195	23,323	73,883
Est. Population (2029)	3,798	28,285	88,239
Census Population (2020)	2,190	18,457	51,936
HOUSEHOLDS	1-MI	3-MI	5-MI
Households	1,345	8,792	26,829
Projected Households (2029)	1,595	10,736	32,202
Census Households (2020)	913	6,803	19,549
AVERAGE HOUSEHOLD INCOME	1-MI	3-MI	5-MI
Average Household Income	\$81,161	\$97,424	\$100,821
Projected Avg HH Income (2029)	\$83,447	\$100,572	\$104,539

CONFIDENTIALITY AGREEMENT

ADVISORY TEAM

JESSICA GIBSON

Owner

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BROKER OF RECORD

Broker of Record
Bang Realty-Naples, Inc.
LIC # BK3327646



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