

SALE

Tampa Investment Property-NNN Leased Stonewood Grill

17050 PALM POINTE DR

Tampa, FL 33647

PRESENTED BY:

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FL #BK3068067



PROPERTY SUMMARY

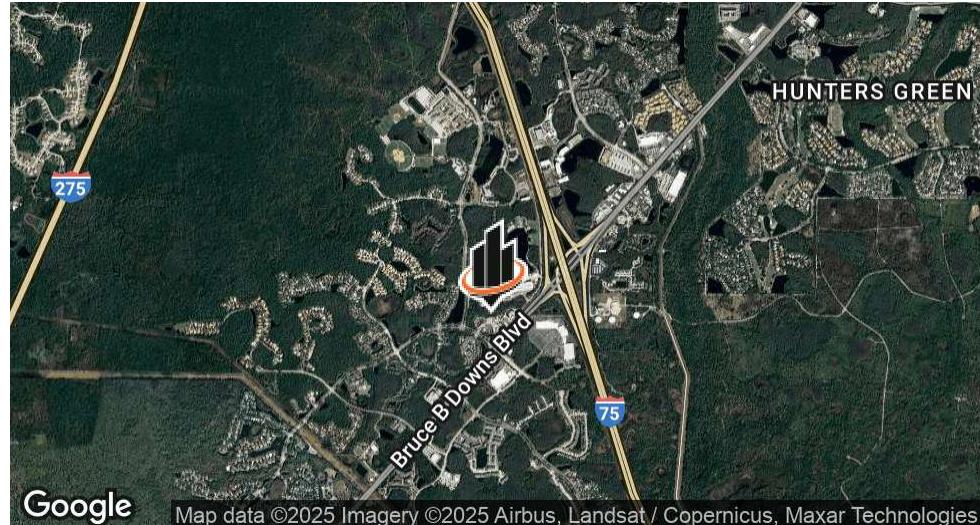


LOCATION DESCRIPTION

Just off I-75 at Bruce B Downs Blvd

OFFERING SUMMARY

| | |
|-----------------------|--------------|
| SALE PRICE: | \$3,782,433 |
| LOT SIZE: | 115,266 SF |
| BUILDING SIZE: | 6,969 SF |
| NOI: | \$226,946.00 |
| CAP RATE: | 6.0% |



PROPERTY DESCRIPTION

Stonewood Grill & Tavern - NNN Sale Leaseback

Tenant Will Execute a New 10 Year Lease Agreement

NOI - \$226,946 Increases to \$249,629 on 9/1/27

10% Increases Every 5 Years - 2 Extension Options - 5 Years Each

Stonewood Was Founded in 1998 With 7 Florida Locations

Well Performing Location With Strong Rent to Sales

Landlord Responsibilities Limited to Roof and Structure

6,969 SF Stand Alone Building Located at The Pointe at Tampa Palms

100+ Parking Spaces - 2.48 Acres

Less Than 1 Mile West of I-75

Surrounded by Big Box Retailers and Large Office Complexes

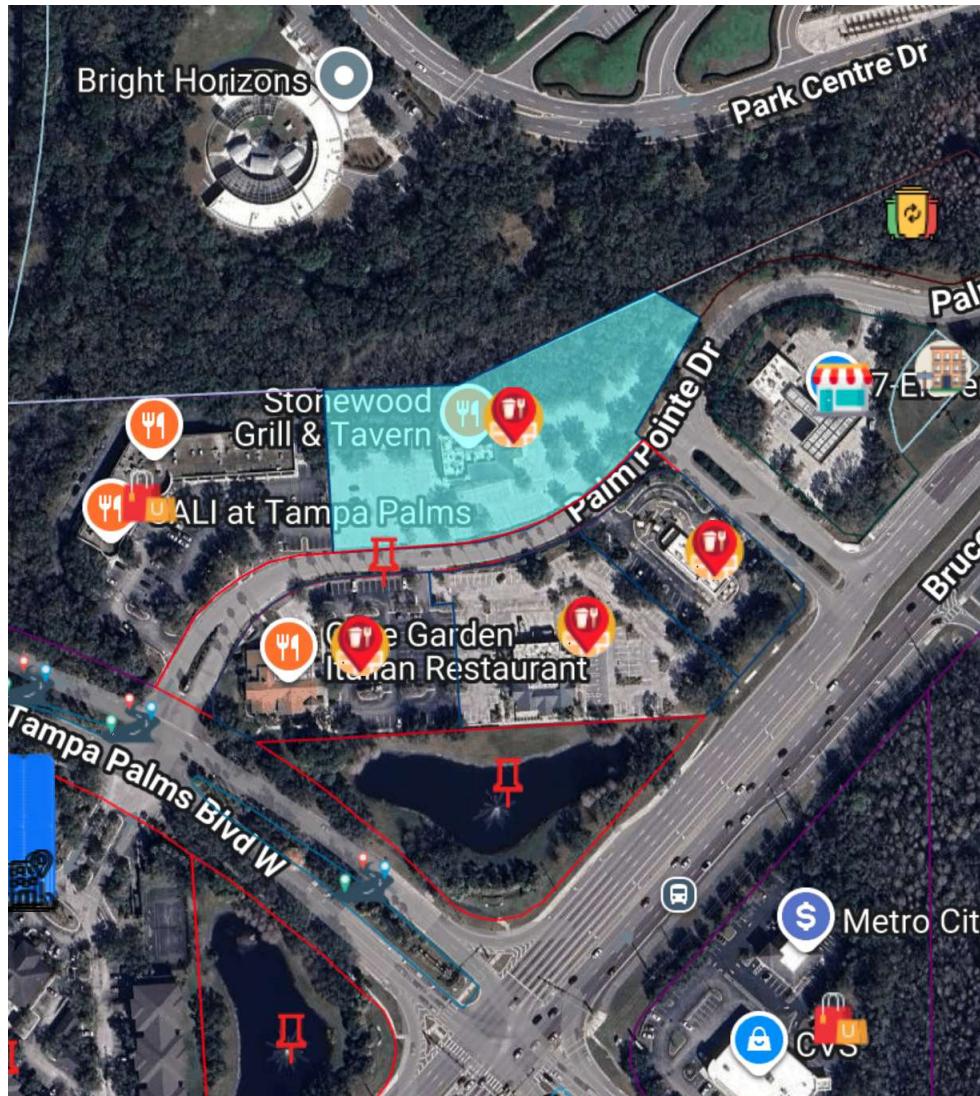
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ADDITIONAL PHOTOS



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TENANT PROFILES



TENANT HIGHLIGHTS

- Tenant is Stonewood Tampa Palms, LLC dba Stonewood Grill & Tavern
- 7 Locations in Florida-Ormond Beach, Daytona Beach, Heathrow, Jacksonville, Brandon, Sarasota, Tampa Palms
- Founded in 1998, Florida's Neighborhood Restaurant
- Strong Rent to Sales Ratio

TENANT OVERVIEW

| | |
|----------------------|---|
| COMPANY: | -Stonewood Grill & Tavern |
| FOUNDED: | -1998 |
| LOCATIONS: | -7 |
| LEASE RATE: | -32.57 / SF |
| HEADQUARTERS: | -Daytona Beach, FL |
| WEBSITE: | https://www.stonewoodgrill.com |

RENT SCHEDULE

LEASE YEARS

ANNUAL RENT

| | |
|---------------|---------|
| -1-5 | 226946 |
| -6-10 | -249641 |
| -11-15 | -274605 |
| -16-20 | -303065 |

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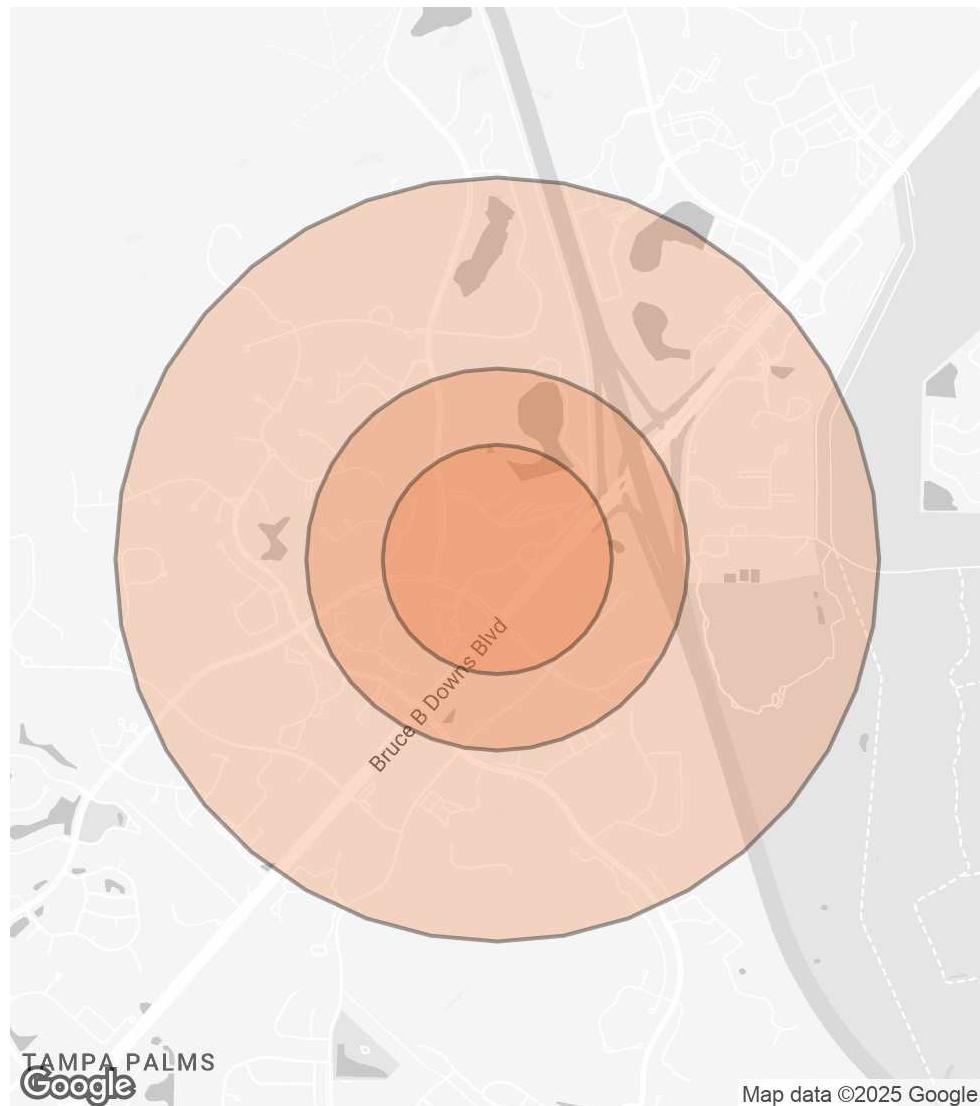
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DEMOGRAPHICS MAP & REPORT

| POPULATION | 0.3 MILES | 0.5 MILES | 1 MILE |
|-----------------------------|-----------|-----------|--------|
| TOTAL POPULATION | 820 | 2,125 | 7,577 |
| AVERAGE AGE | 36 | 36 | 36 |
| AVERAGE AGE (MALE) | 35 | 35 | 35 |
| AVERAGE AGE (FEMALE) | 36 | 36 | 36 |

| HOUSEHOLDS & INCOME | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------------|-----------|-----------|-----------|
| TOTAL HOUSEHOLDS | 343 | 873 | 2,947 |
| # OF PERSONS PER HH | 2.4 | 2.4 | 2.6 |
| AVERAGE HH INCOME | \$112,717 | \$123,918 | \$133,343 |
| AVERAGE HOUSE VALUE | \$420,050 | \$456,964 | \$502,074 |

Demographics data derived from AlphaMap



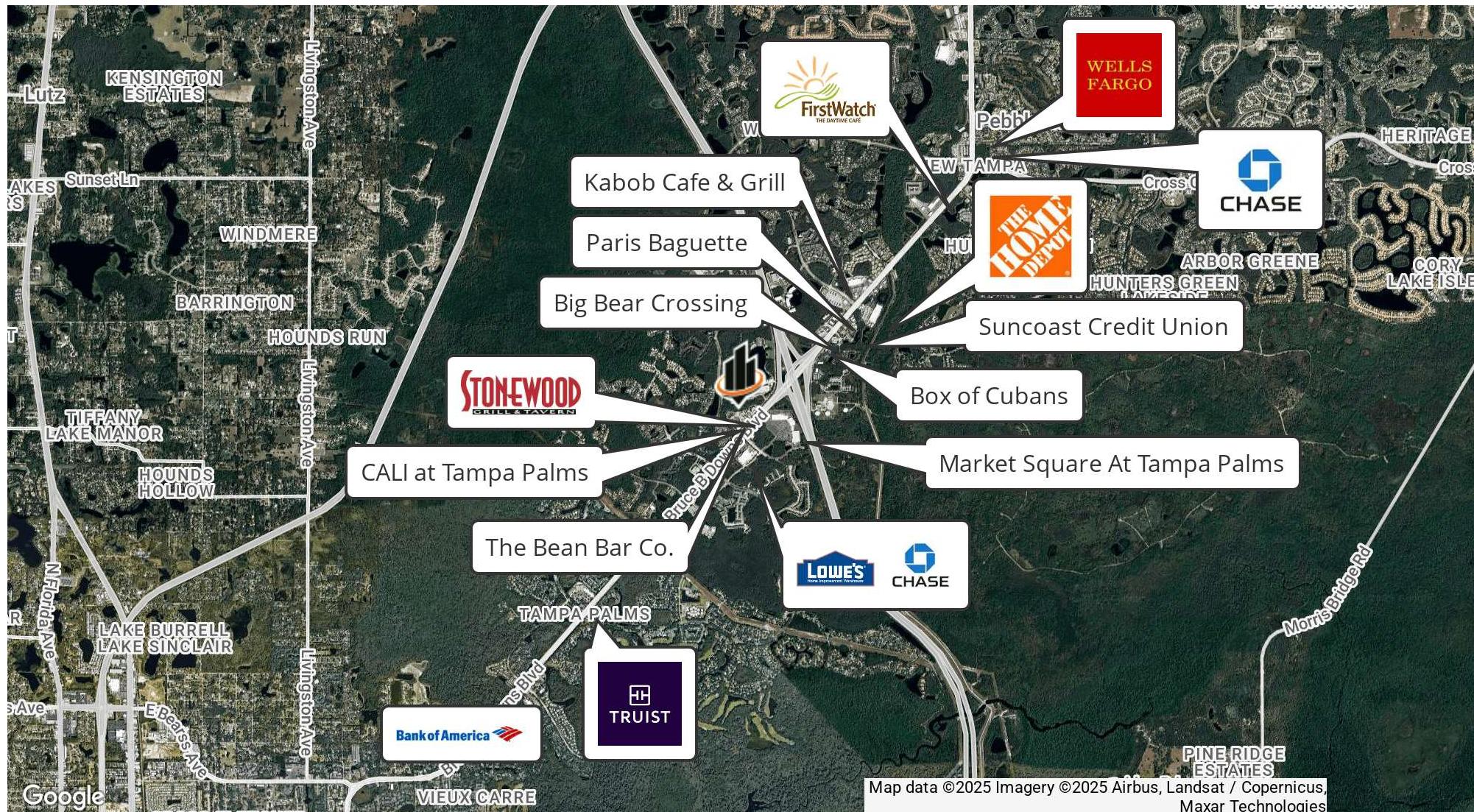
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LOCATION MAP



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