

SALE

Tampa Investment Property-NNN Leased Stonewood Grill

17050 PALM POINTE DR

Tampa, FL 33647

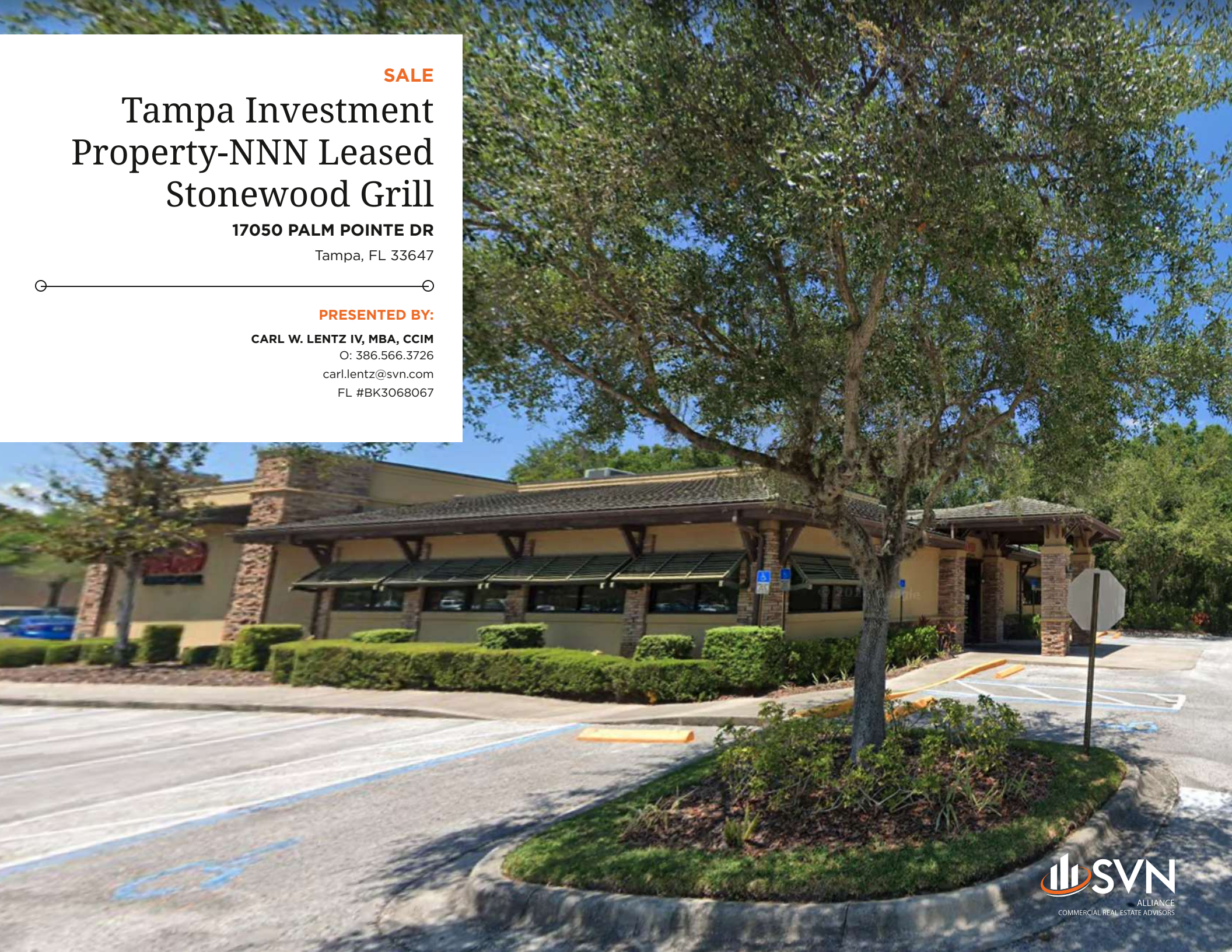
PRESENTED BY:

CARL W. LENTZ IV, MBA, CCIM

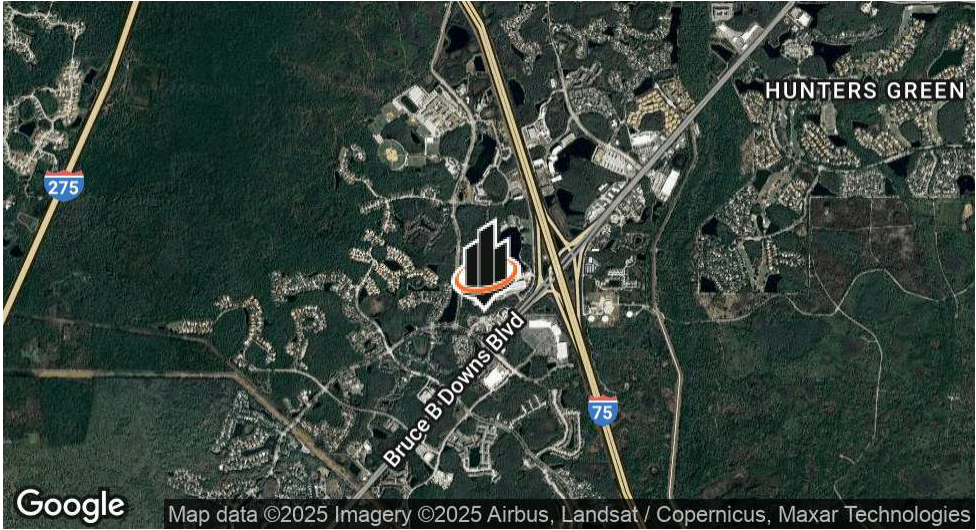
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FL #BK3068067



PROPERTY SUMMARY



LOCATION DESCRIPTION

Just off I-75 at Bruce B Downs Blvd

OFFERING SUMMARY

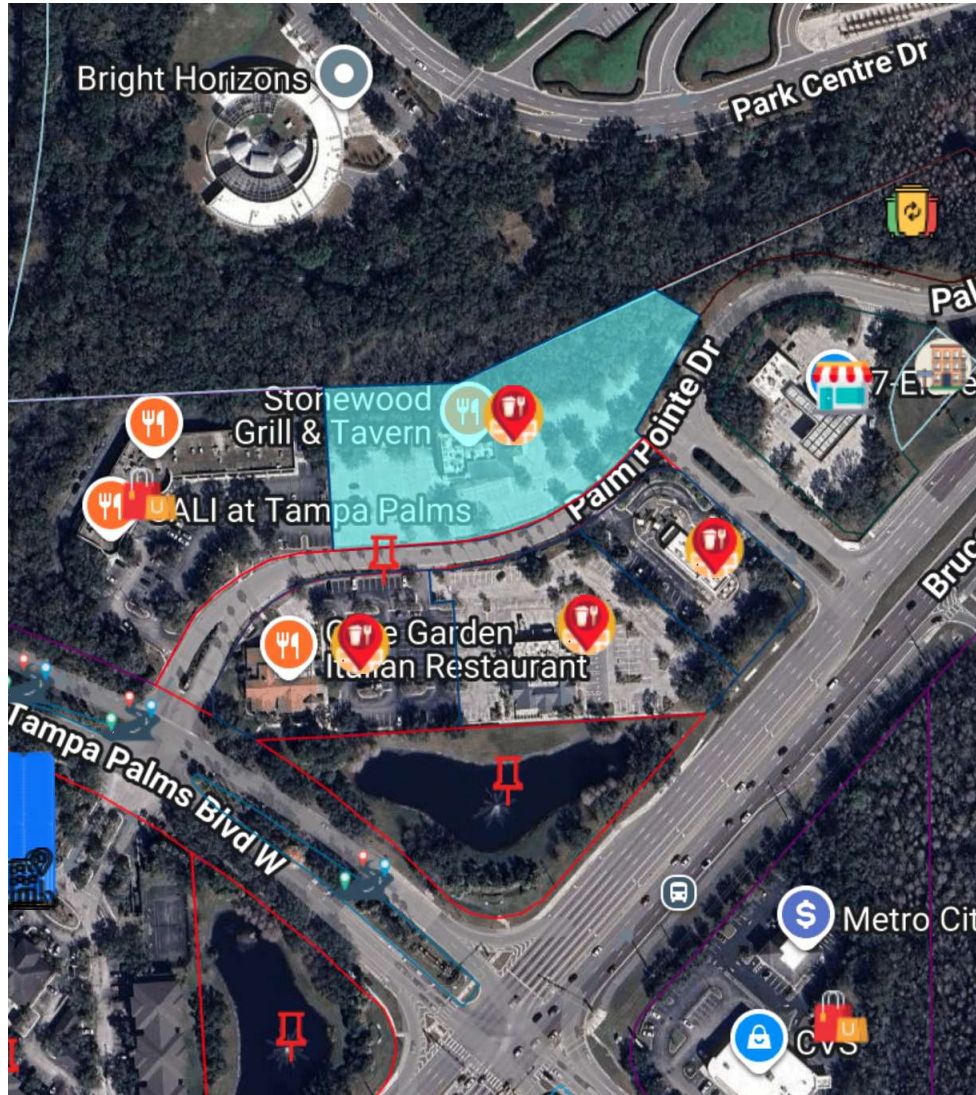
SALE PRICE:	\$3,782,433
LOT SIZE:	115,266 SF
BUILDING SIZE:	6,969 SF
NOI:	\$226,946.00
CAP RATE:	6.0%

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

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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

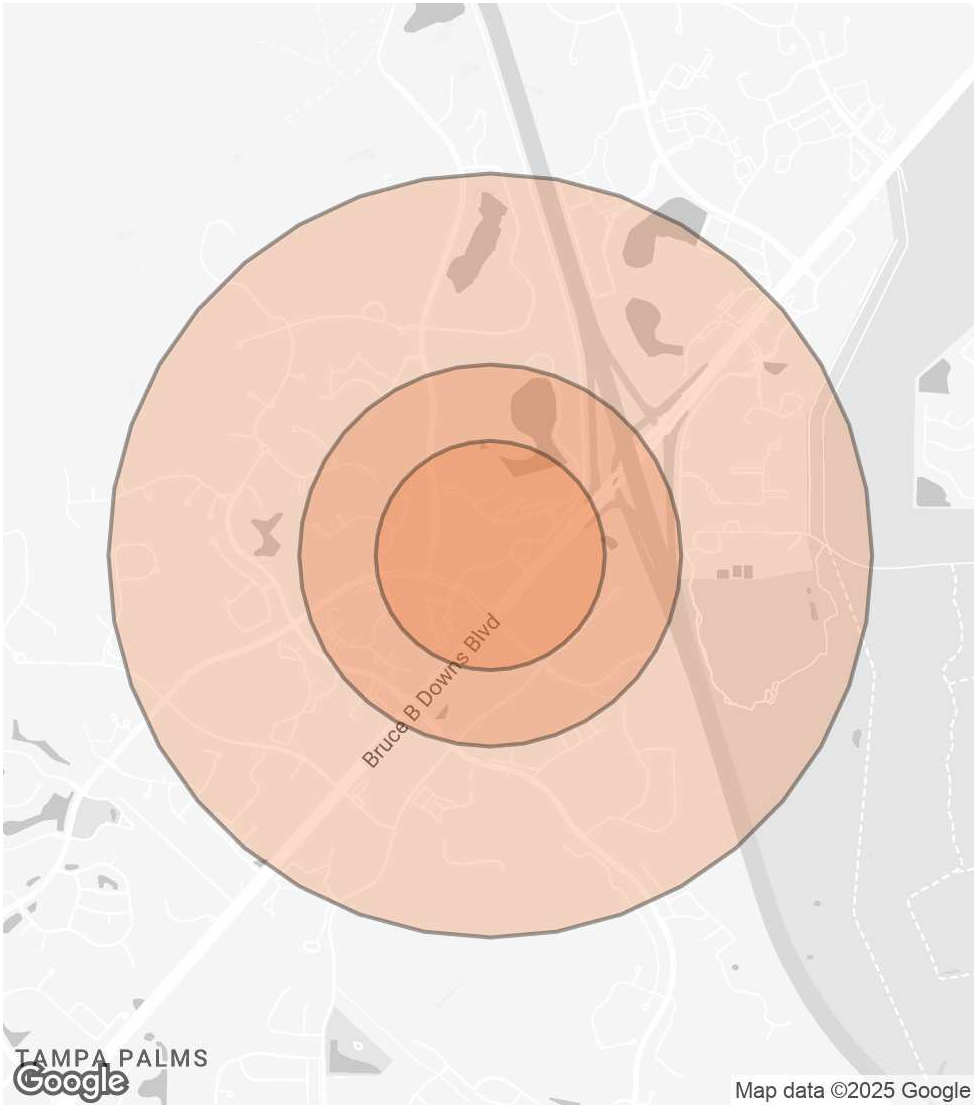
LEASE YEARS	ANNUAL RENT
-1-5	226946
-6-10	-249641
-11-15	-274605
-16-20	-303065

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

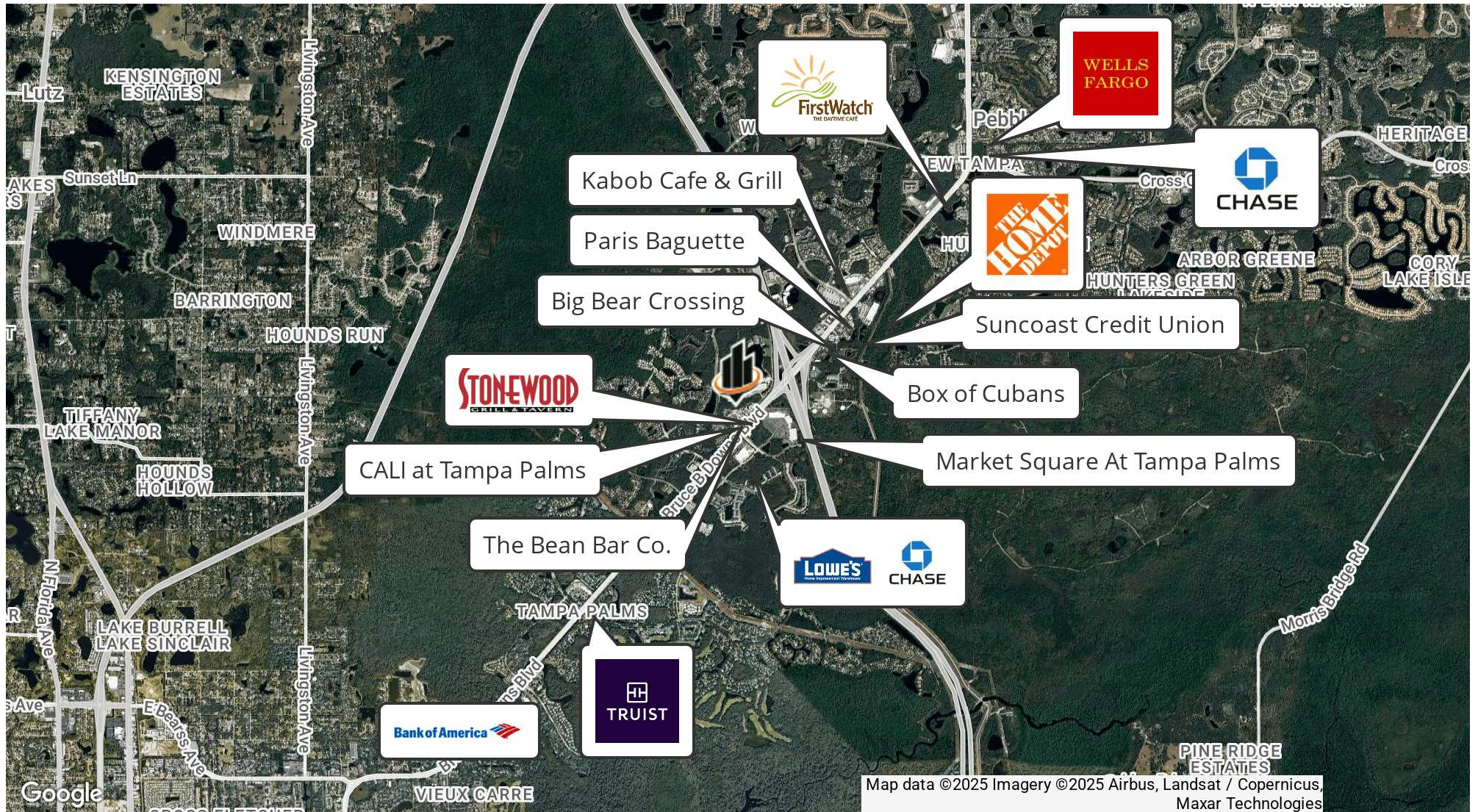
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	343	873	2,947
# OF PERSONS PER HH	2.4	2.4	2.6
AVERAGE HH INCOME	\$112,717	\$123,918	\$133,343
AVERAGE HOUSE VALUE	\$420,050	\$456,964	\$502,074

Demographics data derived from AlphaMap



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LOCATION MAP



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