

FOR SALE

MULTI-TENANT RETAIL AT WATERS CROSSING



S.L. NUSBAUM
REALTY CO.



- Great value-add opportunity
- Situated between Target and Lowe's.
- Direct access off Veterans Expressway.
- 81,593 VPD on Waters Ave

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6277-6285 West Waters Avenue
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OFFERING PROCEDURE

Offers should be submitted in the form of a standard non-binding Letter of Intent and must specify the following:

- Price
- Length of Inspection Period
- Length of Closing Period
- Amount of earnest money deposit at execution of a Purchase and Sale Contract
- Amount of additional deposit upon expiration of Inspection Period



ABOUT THE ASSET

SLN Capital Markets, a division of S.L. Nusbaum Realty Co., is pleased to present to qualified investors a value-add retail center located at 6277-6285 Waters Avenue in Tampa, FL.

This 49,594 SF property sits on 7.17 acres and is sandwiched between Target and Lowe's at the Water's Crossing Shopping Center in Northwest Tampa, about six miles north of Tampa International Airport.

The center was built in 1999. The owner has made recent capital improvements including roof repairs, HVAC replacements and parking lot resealing and restriping. Most tenants, including anchor Office Depot, are on short-term leases, allowing a future owner to re-tenant or redevelop the property.

PRICE:
Subject to Offers



RENT SCHEDULE

| TENANTS | SUITE | SF | ANNUAL RENT | MONTHLY RENT | RENT PSF | START DATE | END DATE | OPTIONS | NOTES |
|--|-------|--------|--------------|--------------|------------|------------|----------------|-------------|-------------------|
|  | A-1 | 20,503 | \$205,030.00 | \$17,085.83 | \$10.00/SF | 9/1/2002 | 8/31/2026 | None | NNN |
|  | A-2 | 23,741 | \$213,669.00 | \$17,805.75 | \$9.00/SF | 2/1/2018 | Month-to-Month | None | Tenant in Arrears |
|  | B | 1,600 | \$31,200.00 | \$2,600.00 | \$19.50/SF | 10/1/1999 | 9/30/2026 | One, 5-year | NNN |
| SUN'S NAIL & SPA | C | 1602 | \$30,000.00 | \$2,500.00 | \$18.73/SF | 2/15/2006 | Month-to-Month | N/A | Gross |
|  | D | 2148 | \$38,664.00 | \$3,222.00 | \$18.00/SF | 9/1/2024 | 8/31/2027 | Two, 3-year | NNN |



CAPITAL IMPROVEMENTS



| IMPROVEMENT | COST | YEAR COMPLETED |
|--|-----------|----------------|
| Roof Replacement | \$660,000 | 2023 |
| HVAC updates | \$82,832 | 2018 |
| Parking Lot Milling, Overlay, Markings | \$184,440 | 2022 |



ADDITIONAL PHOTOS



AERIAL MAP



MARKET OVERVIEW

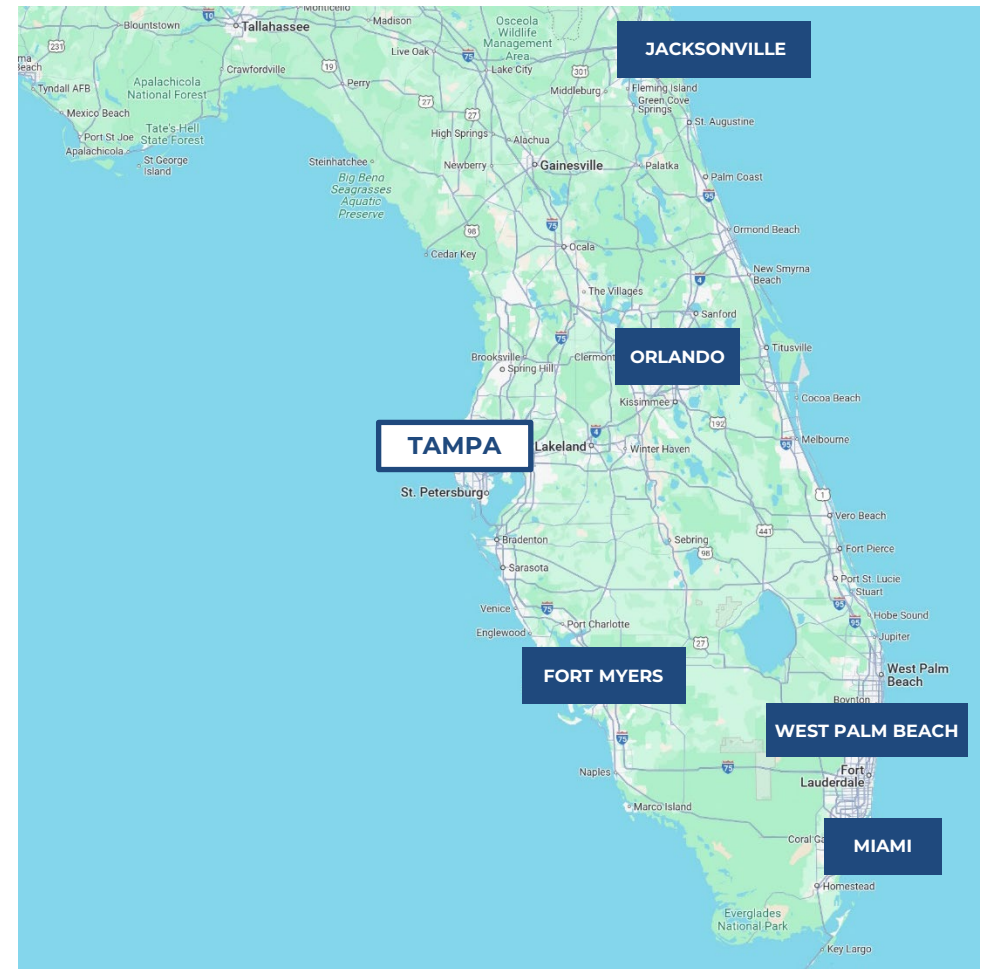
TAMPA, FLORIDA

Tampa, with nearly 400,000 people, is one of the largest cities in Florida and is the biggest city in the Tampa-St. Petersburg-Clearwater MSA (pop. 3.1 million).

Tampa's economy is founded on a diverse base that includes tourism, agriculture, construction, finance, health care, government, technology, professional sports and the Port of Tampa which is the largest port in the State of Florida.

The city of Tampa is home to a number of attractions including Busch Gardens Tampa Bay, Adventure Island, Zoo Tampa and the Florida Aquarium. The city has also hosted five Super Bowls.

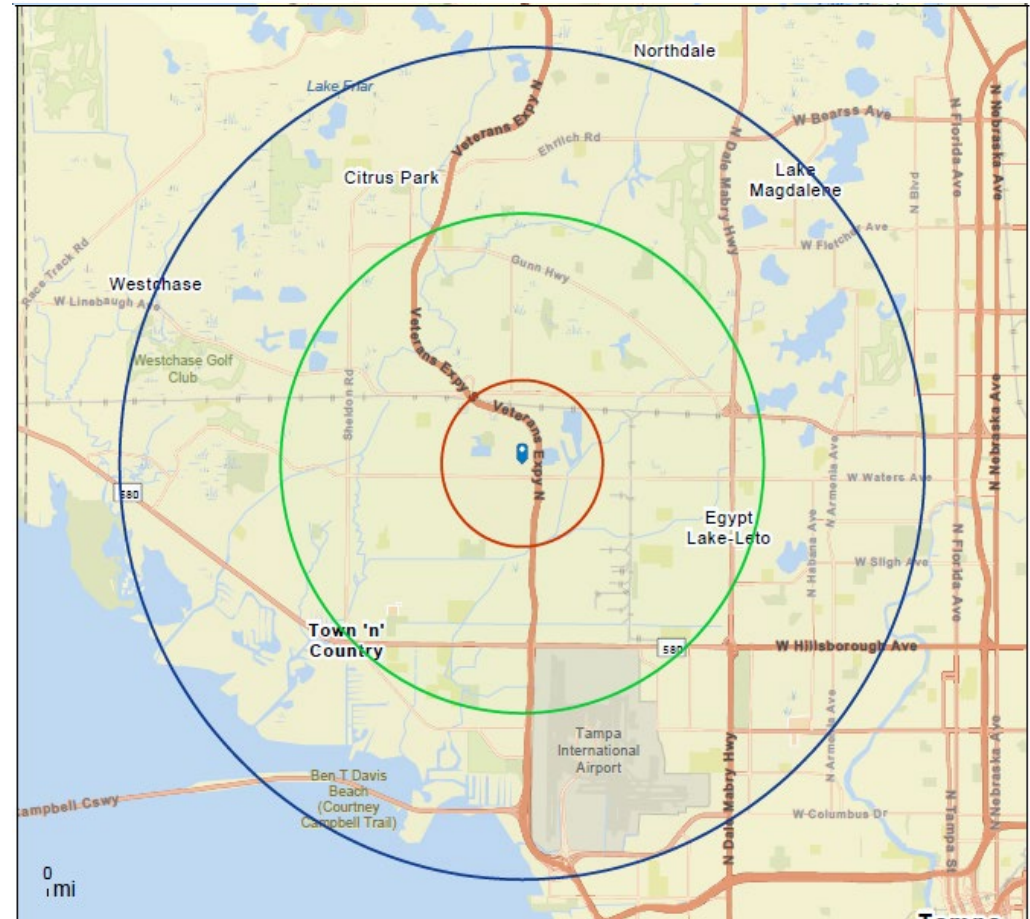
| LOCATION | DISTANCE | DRIVE TIME |
|-----------------|-----------|--------------------|
| Orlando | 115 Miles | 1 hour 52 minutes |
| Fort Myers | 132 Miles | 2 hours 3 minutes |
| Jacksonville | 200 Miles | 3 hours 28 minutes |
| West Palm Beach | 214 Miles | 4 hours 10 minutes |
| Miami | 283 Miles | 4 hours 13 minutes |



DEMOGRAPHICS

1,3,5 MILES

| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|------------------------------------|-----------|----------|-----------|
| 2023 Population | 7,244 | 113,395 | 250,918 |
| 2028 Population | 7,154 | 112,787 | 250,151 |
| 2023 Median Age | 41.3 | 38.8 | 39.7 |
| 2028 Median Age | 41.4 | 39.2 | 40.2 |
| AVERAGE HOUSEHOLD INCOME | | | |
| 2023 Average Household Income | \$100,997 | \$81,064 | \$94,697 |
| 2028 Average Household Income | \$118,620 | \$94,069 | \$109,556 |
| HOUSEHOLDS | | | |
| 2023 Total Households | 2,616 | 42,946 | 100,379 |
| 2028 Total Households | 2,589 | 42,886 | 100,476 |
| OWNER OCCUPIED HOUSING UNITS | | | |
| 2023 Owner Occupied Housing Units | 1,947 | 25,046 | 58,734 |
| 2028 Owner Occupied Housing Units | 1,966 | 25,577 | 59,875 |
| RENTER OCCUPIED HOUSING UNITS | | | |
| 2023 Renter Occupied Housing Units | 669 | 17,900 | 41,645 |
| 2028 Renter Occupied Housing Units | 624 | 17,309 | 40,602 |



SLN CAPITAL MARKETS

ABOUT SLN CAPITAL MARKETS

SLN Capital Markets, a division of S.L. Nusbaum Realty Co., specializes in the sale and purchase of single and multi-tenant net leased (NNN) properties, primarily leased long term to national and creditworthy tenants. We work with both private and institutional investors in the acquisition and disposition of their assets and advise and counsel accordingly based on their needs. We employ the latest technology and provide up-to-date research to effectively market properties both nationally and internationally.

SLN Capital Markets is a one-stop source for:

- Sellers looking to effectuate 1031 Exchanges.
- Owners and Franchisees requiring Sale-Leaseback structures.
- Buyers requiring best loan rates and terms from reputable Debt & Equity sources.

ABOUT S.L. NUSBAUM REALTY CO.

Founded in 1906, S.L. Nusbaum Realty Co. is one of the largest real estate development companies in the southeastern United States.

S.L. Nusbaum Realty Co. offers the full spectrum of real estate services, including mixed-use development, commercial development, multifamily development, property management, leasing, sales and brokerage, and full menu of financial service.

In total, we currently manage and lease over 5 million square feet of commercial space, more than 200 apartment communities with over 26,000 residential units.

S.L. NUSBAUM REALTY CO. SERVICE LINES

REAL ESTATE DEVELOPMENT

Mixed-Use Development
Commercial Development
Multifamily Development

LEASING

Retail/Shopping Centers
Office/Industrial
Multifamily

ACCOUNTING

Corporate Accounting and Payroll
Third Party Management/Accounting
Third Party Accounting/Bookkeeping

PROPERTY MANAGEMENT

Retail
Office/Industrial
Multifamily

SALES

Capital Markets/Investment
Retail
Office/Industrial
Multifamily
Land

OFFICE LOCATIONS

S.L. Nusbaum Realty Co. is headquartered in Norfolk, VA with offices in Richmond, VA and Boca Raton, FL (Capital Markets/Investment Only)



THE TEAM



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