

FOR SALE

MULTI-TENANT RETAIL AT WATERS CROSSING



S.L. NUSBAUM REALTY CO.



Doug Aronson

Senior Managing Director
SLN Capital Markets
757.282.6510 (Virginia)
561.220.5750 (Florida)
daronson@slnusbaum.com

6277-6285 West Waters Avenue
Tampa, FL 33634

CONTACT US

S.L. NUSBAUM Realty Co.

1700 Wells Fargo Center
440 Monticello Avenue
Norfolk, VA 23510
757.627.8611

slnusbaum.com

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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

**PRICE:
Subject to Offers**

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.



RENT SCHEDULE

TENANTS	SUITE	SF	ANNUAL RENT	MONTHLY RENT	RENT PSF	START DATE	END DATE	OPTIONS	NOTES
Office DEPOT	A-1	20,503	\$205,030.00	\$17,085.83	\$10.00/SF	9/1/2002	8/31/2026	None	NNN
 LASEROPS MOBILE GAMING	A-2	23,741	\$213,669.00	\$17,805.75	\$9.00/SF	2/1/2018	Month-to-Month	None	Tenant in Arrears
T-Mobile	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
 TAMPA TILE SOLUTIONS INC.	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

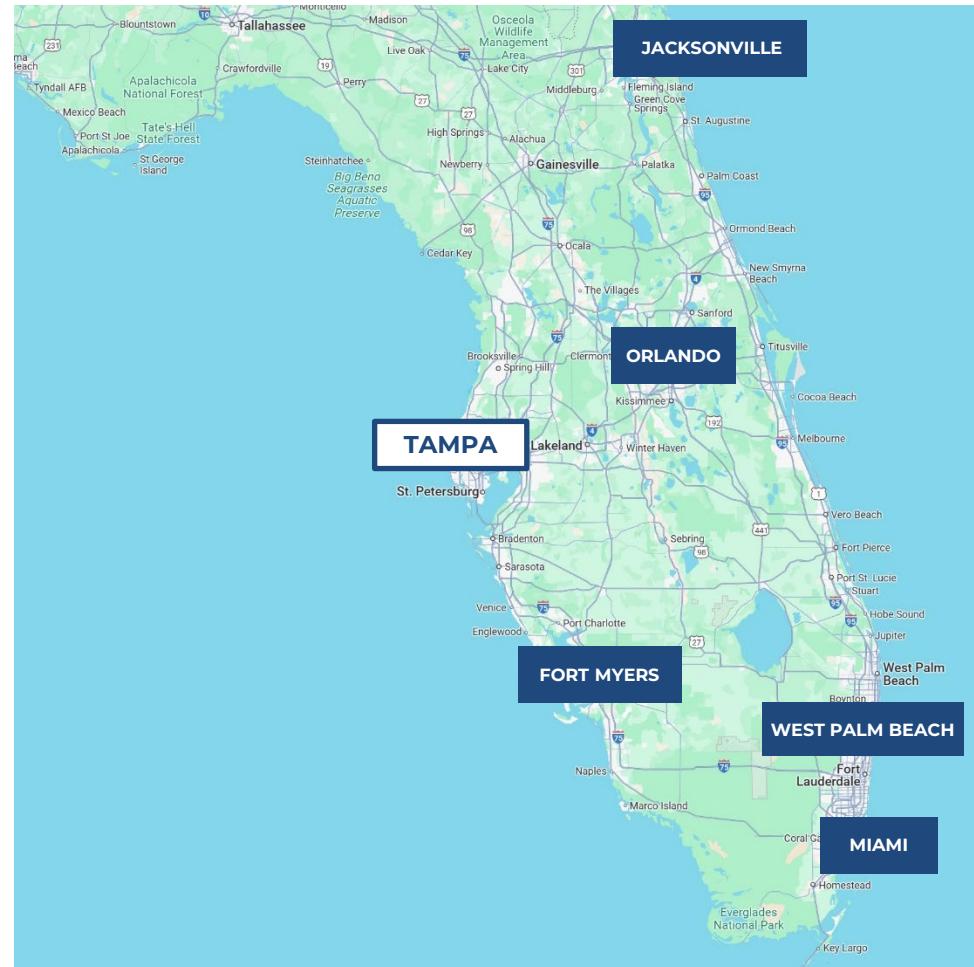
TAMPA, FLORIDA

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.

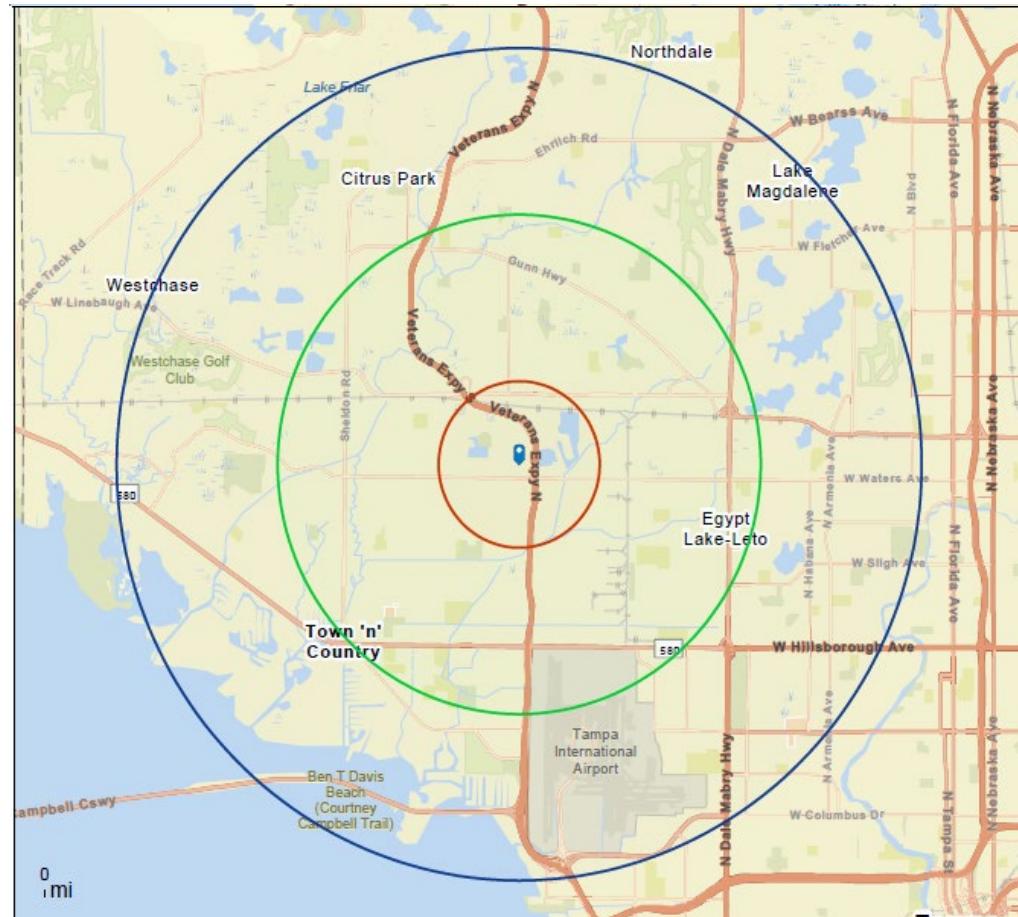
LOCATION	DISTANCE	DRIVE TIME
Orlando	115 Miles	1 hour 52 minutes
Fort Myers	132 Miles	2 hours 3 minutes
Jacksonville	200 Miles	3 hours 28 minutes
West Palm Beach	214 Miles	4 hours 10 minutes
Miami	283 Miles	4 hours 13 minutes



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)



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THE TEAM



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Senior Managing Director
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757.282.6510 (Virginia) | 561.220.5750 (Florida)
daronson@slnusbaum.com



S.L. NUSBAUM
REALTY CO.



Adrianna Stinnette

Marketing Coordinator
Corporate Marketing

757.452.6144 (direct) | 757.627.8611 (main)
astinnette@slnusbaum.com

1700 Wells Fargo Center
440 Monticello Avenue
Norfolk, VA 23510
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