

# SINGLE TENANT ABSOLUTE NNN

Ground Lease Investment Opportunity



HH Incomes of \$125K+ in Trade Area | Dense Demographics | 80,500 Traffic Counts at Intersection  
Rare 10% Rent Increases Every 5 Years



8995 Park Boulevard | Seminole, Florida

**ST. PETERSBURG-TAMPA** MSA

REPRESENTATIVE PHOTO





**WILLIAM WAMBLE**

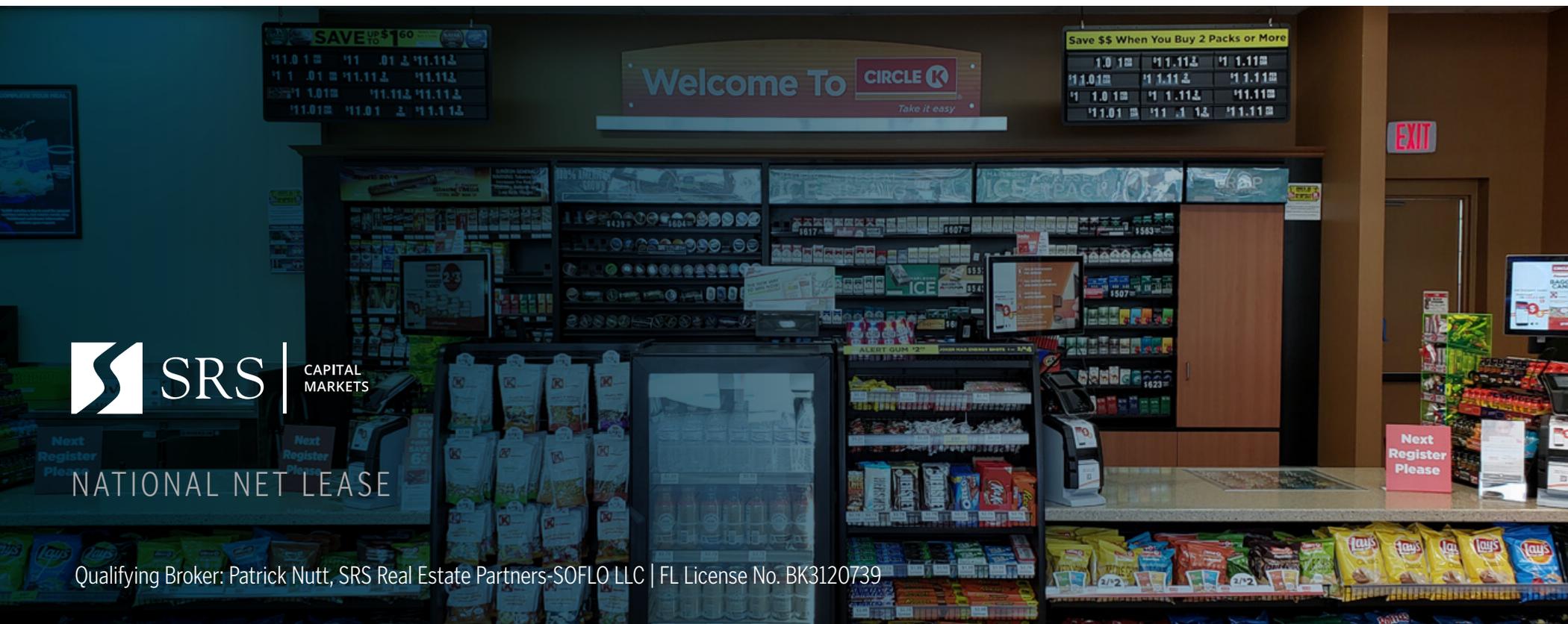
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NATIONAL NET LEASE

Qualifying Broker: Patrick Nutt, SRS Real Estate Partners-SOFLO LLC | FL License No. BK3120739





Seminole City Center

SPORTSMANS MARKET THE FRESH MARKET

HomeGoods

STUDIO MOVIE GRILL LAIFITNESS

FIVE BELW petco



Seminole Plaza

SPROUTS FARMERS MARKET bealls

Burlington COSMO PROF

Park Place

Orally AUTO PARTS HUB STORE

BRIDGES

Phenix SALON SUITES

Park Place Center

Elevation NAILS

PHENIX RISING FITNESS

Seminole Bee Tappers

Vitality Salons

Seminole Lake Country Club

Cavalier Building



90TH ST



53,000 VPD

allcare

STARKEY RD 27,500 VPD





Publix

41,500 VPD



**KOHL'S**  
Total Wine & MORE  
**TARGET**  
**ROSS**  
DRESS FOR LESS

Seminole Lake Country Club

Cavalier Building

Winn/Dixie

Wawa



allcare

**CIRCLE K**

53,000 VPD



CVS pharmacy

STARKEY RD 27,500 VPD

Park Place  
**O'Reilly AUTO PARTS**  
**HUB STORE**  
**BRIDGES**  
**Phenix**  
SALON SUITES

90TH ST



# OFFERING SUMMARY



## OFFERING

|                             |             |
|-----------------------------|-------------|
| <b>Pricing</b>              | \$4,463,000 |
| <b>Net Operating Income</b> | \$212,000   |
| <b>Cap Rate</b>             | 4.75%       |

## PROPERTY SPECIFICATIONS

|                                  |   |
|----------------------------------|---|
| <b>Property Address</b>          | 8995 Park Blvd, Seminole, Florida 33777 |
| <b>Rentable Area</b>             | 5,200 SF                                |
| <b>Land Area</b>                 | 1.46 AC                                 |
| <b>Year Built</b>                | 2026                                    |
| <b>Tenant</b>                    | Circle K                                |
| <b>Guaranty</b>                  | Corporate                               |
| <b>Lease Type</b>                | Absolute NNN (Ground Lease)             |
| <b>Landlord Responsibilities</b> | None                                    |
| <b>Lease Term</b>                | 15 Years                                |
| <b>Increases</b>                 | 10% Every 5 Years                       |
| <b>Options</b>                   | 5 (5-Year)                              |
| <b>Rent Commencement</b>         | April 2026                              |
| <b>Lease Expiration</b>          | April 2041                              |

[CLICK HERE FOR A FINANCING QUOTE](#)

**JORDAN YAROSH**

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**6,830+**

LOCATIONS  
GLOBALLY

**\$2.58B**

TOTAL  
SALES

**S&P: BBB+**

CREDIT  
RATING



| Tenant Name | Square Feet | LEASE TERM  |            |         |          | RENTAL RATES |           |          |            |
|-------------|-------------|-------------|------------|---------|----------|--------------|-----------|----------|------------|
|             |             | Lease Start | Lease End  | Begin   | Increase | Monthly      | Annually  | Cap Rate | Options    |
| Circle K    | 5,200       | April 2026  | April 2041 | Year 1  | -        | \$17,667     | \$212,000 | 4.75%    | 5 (5-Year) |
|             |             |             |            | Year 6  | 10%      | \$19,433     | \$233,200 | 5.22%    |            |
|             |             |             |            | Year 11 | 10%      | \$21,377     | \$256,520 | 5.74%    |            |

10% Increases Beg. of Each Option

## Brand New 15-Year Lease | Rare 10% Rent Increases | Options To Extend | 2026 Construction

- Brand new 15-year lease with 5 (5-year) options to extend and rare 10% rental increases every 5 years throughout the initial term and during option periods
- The lease is corporate signed by Circle K, an established c-store and gas station operator with 6,836+ stores in the United States
- 2026 construction that will feature high quality materials, distinct design elements, and high-level finishes

## Absolute NNN Ground Lease | Leased Fee Ownership | Zero Landlord Responsibilities | No State Income Tax

- Tenant pays for CAM, taxes, insurance and maintains all aspects of the premises
- No landlord responsibilities
- Ideal, management-free investment for an out-of-state, passive investor

## Signalized, Hard Corner Intersection | Dense Trade Area | Surrounding Retailers | Largo - Several New Developments

- The asset is located near the signalized, hard corner intersection of Starkey Road and Park Blvd averaging a combined 83,200 VPD
- The dense trade area has several surrounding retailers such as Lowe's, Sam's Club, Walmart, Sprouts, and more
- The Publix just to the East ranks in the top 86% (7,218 out of 52,118) of all nationwide grocery stores according to Placer.ai
- There are several new developments underway in Largo such as [Allora](#), a multi-phase apartment community on a 15.5-acre property at 800 8th Avenue Southeast on the corner of 8th Avenue SE and Donegan Road, a new city hall — part of the \$81 million [Horizon West Bay](#) project — expected to be complete in early 2025, and more
- The asset has excellent visibility and multiple points of ingress/egress

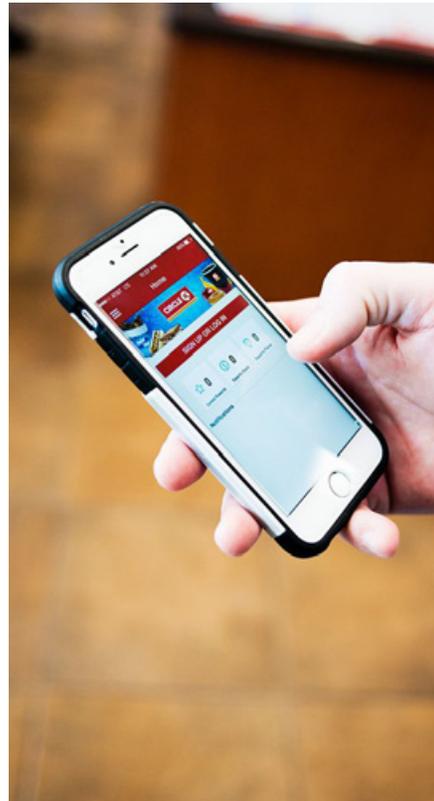
## Dense Demographics 5-Mile Area | Tampa - St. Petersburg MSA

- More than 250,000 residents and 112,000 employees support the trade area
- \$125,538 average household income within a 1-mile radius
- 13 miles Northwest of Downtown St. Petersburg
- Pinellas County is the most densely populated county in Florida which creates a high barriers to entry for new developments

# PROPERTY PHOTOS



# BRAND PROFILE



## CIRCLE K

**circlek.com**

**Company Type:** Subsidiary

**Locations:** 17,300+

**Parent:** Alimentation Couche-Tard

**2024 Employees:** 149,500

**2024 Revenue:** \$72.86 Billion

**2024 Net Income:** \$2.58 Billion

**2024 Assets:** \$38.30 Billion

**2024 Equity:** \$14.95 Billion

**Credit Rating:** S&P: BBB+

Circle K is a subsidiary of Alimentation Couche-Tard is a global leader in convenience and mobility, operating in 29 countries and territories, with close to 17,300 stores, of which approximately 13,200 offer road transportation fuel. With its well-known Couche-Tard and Circle K banners, it is one of the largest independent convenience store operators in the United States and it is a leader in the convenience store industry and road transportation fuel retail in Canada, Scandinavia, the Baltics, Belgium, as well as in Ireland. It also has an important presence in Luxembourg, Germany, the Netherlands, Poland, as well as in Hong Kong Special Administrative Region of the People's Republic of China. Approximately 149,500 people are employed throughout its network. There are 6,833 Circle K stores in the United States as of October 13, 2025.

Source: prnewswire.com, corporate.couche-tard.com, finance.yahoo.com, scrapehero.com

# PROPERTY OVERVIEW



## LOCATION



Seminole, Florida  
Pinellas County  
Tampa-St. Petersburg-Clearwater MSA

## ACCESS



Park Boulevard: 1 Access Point  
90th Street: 1 Access Point  
Starkey Road: Cross-Access with Shopping Center

## TRAFFIC COUNTS



Starkey Road: 27,500 VPD  
Park Boulevard: 53,000 VPD  
Seminole Boulevard/State Highway 595: 38,000 VPD

## IMPROVEMENTS



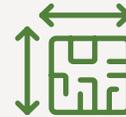
There is approximately 5,200 SF of existing building area

## PARKING



There are approximately 23 parking spaces on the owned parcel.  
The parking ratio is approximately 4.42 stalls per 1,000 SF of leasable area.

## PARCEL



Parcel Number: 26-30-15-70740-400-1502  
Acres: 1.46

## CONSTRUCTION



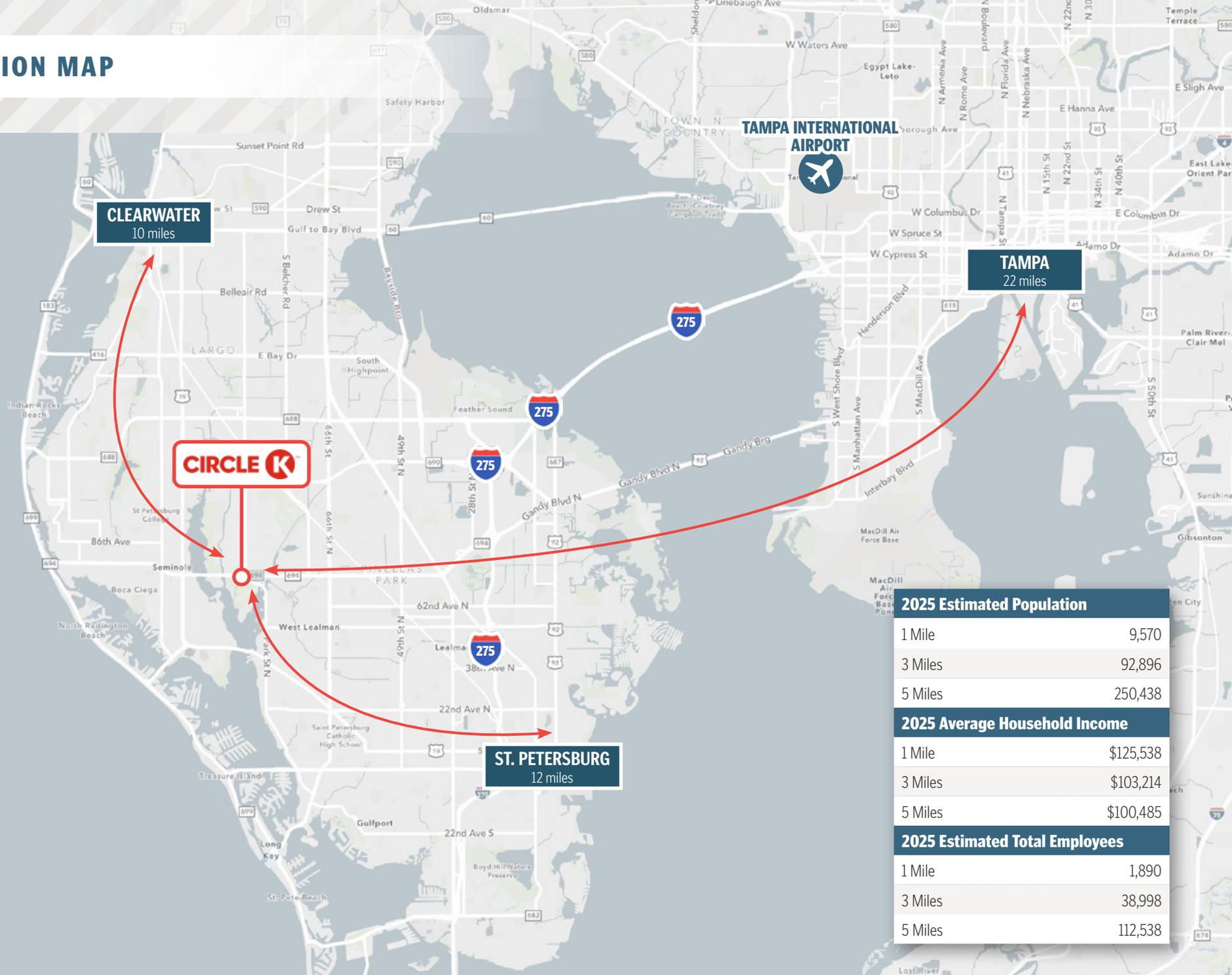
Year Built: 2026

## ZONING

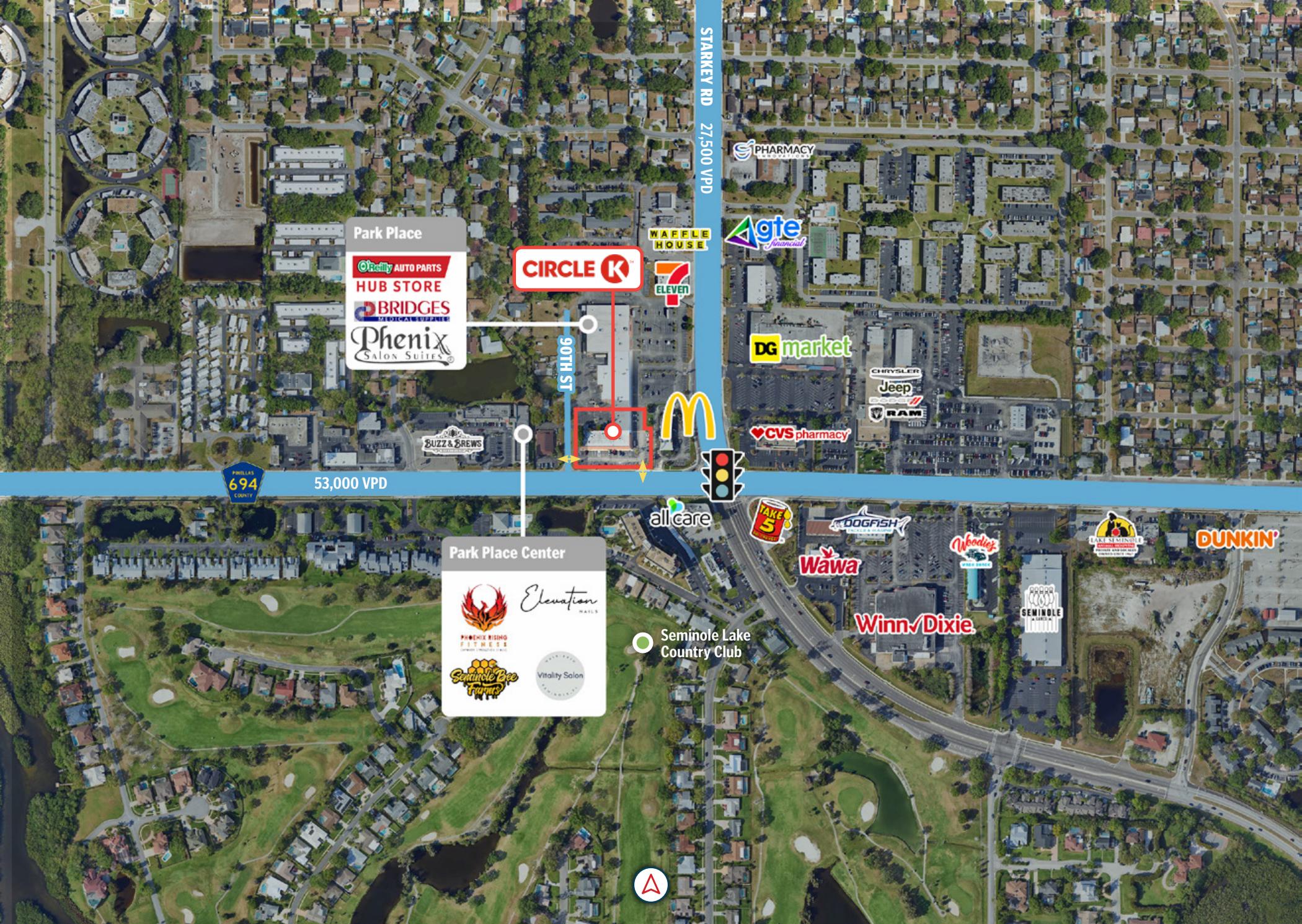


CG: Commercial General

# LOCATION MAP



| 2025 Estimated Population      |           |
|--------------------------------|-----------|
| 1 Mile                         | 9,570     |
| 3 Miles                        | 92,896    |
| 5 Miles                        | 250,438   |
| 2025 Average Household Income  |           |
| 1 Mile                         | \$125,538 |
| 3 Miles                        | \$103,214 |
| 5 Miles                        | \$100,485 |
| 2025 Estimated Total Employees |           |
| 1 Mile                         | 1,890     |
| 3 Miles                        | 38,998    |
| 5 Miles                        | 112,538   |



STARKEY RD 27,500 VPD

Park Place  
O'Reilly AUTO PARTS  
HUB STORE  
BRIDGES  
Phenix Salon Suites

CIRCLE K

90TH ST

PHOENIX COUNTY 694

53,000 VPD

Park Place Center  
Elevation  
PHOENIX RISING FITNESS  
Seminole Bee Farms  
Vitality Salon

Seminole Lake Country Club





Phenix  
SALON SUITES®

CIRCLE K™

90TH STREET

27,500 VPD

STARKEY ROAD

Pylon Sign

Pylon Sign



PARK BOULEVARD

53,000 VPD





|   | 1 Mile    | 3 Miles   | 5 Miles   |
|---|-----------|-----------|-----------|
| <b>Population</b>                       |           |           |           |
| 2025 Estimated Population               | 9,570     | 92,896    | 250,438   |
| 2030 Projected Population               | 9,424     | 91,543    | 247,318   |
| 2025 Median Age                         | 49.1      | 51.8      | 50.9      |
| <b>Households &amp; Growth</b>          |           |           |           |
| 2025 Estimated Households               | 4,169     | 42,906    | 115,664   |
| 2030 Projected Households               | 4,158     | 42,692    | 115,515   |
| <b>Income</b>                           |           |           |           |
| 2025 Estimated Average Household Income | \$125,538 | \$103,214 | \$100,485 |
| 2025 Estimated Median Household Income  | \$89,055  | \$72,808  | \$73,532  |
| <b>Businesses &amp; Employees</b>       |           |           |           |
| 2025 Estimated Total Businesses         | 224       | 3,865     | 11,841    |
| 2025 Estimated Total Employees          | 1,890     | 38,998    | 112,538   |



## SEMINOLE, FLORIDA

Seminole is a well-established suburban city located in Pinellas County, Florida, within the Tampa Bay region. Situated just minutes from the Gulf Coast beaches and northwest of downtown St. Petersburg, Seminole offers a relaxed coastal-suburban lifestyle with strong community appeal. The city is known for its residential neighborhoods, convenient access to major roadways, and proximity to both beach destinations and urban amenities. The City of Seminole had a population of 19,402 as of July 1, 2025.

Seminole’s economy is supported by retail, healthcare, professional services, hospitality, and small businesses. The city’s commercial activity is centered around major corridors such as Seminole Boulevard and Park Boulevard, where shopping centers, restaurants, and service providers serve both residents and nearby communities. Many residents commute to St. Petersburg, Clearwater, and Tampa for employment in healthcare, finance, tourism, and government sectors, benefiting from the region’s strong and diverse economy.

Seminole offers easy access to a wide range of recreational and lifestyle attractions. The city is close to popular Gulf Coast beaches including Madeira Beach, Redington Shores, and Indian Shores. Local attractions include Lake Seminole Park, a large waterfront park featuring walking trails, wildlife viewing, kayaking, and picnic areas. Seminole City Center provides shopping, dining, and entertainment options, while nearby St. Petersburg offers museums, waterfront parks, sports venues, and cultural events.

Higher education opportunities are available nearby through St. Petersburg College, University of South Florida, and other institutions throughout the Tampa Bay area. The nearest major airport is St. Petersburg-Clearwater International Airport.



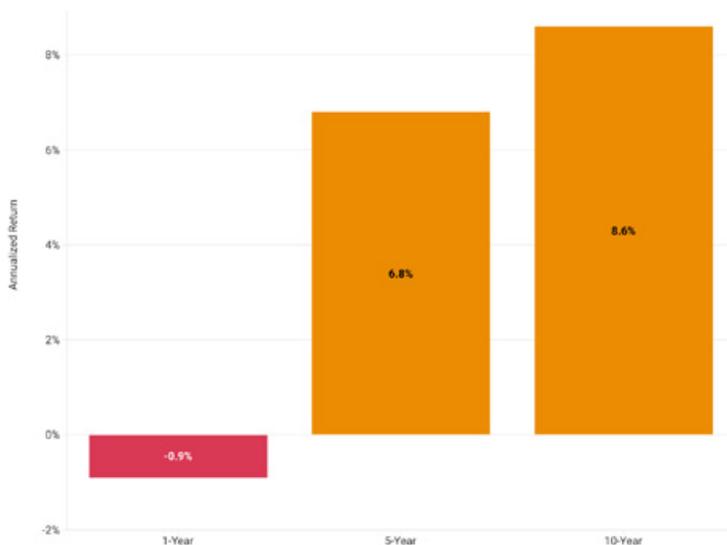
## #4 TAMPA-ST. PETERSBURG

Though Tampa-St. Petersburg might fly under the radar compared to its neighbors—the colorful Miami and heavily touristed Orlando—the metro area is no slouch amid Florida’s formidable peers. Tampa’s sunny climate, year-round sports, no state income tax, and booming economy have created a longtime draw for workers and retirees alike, leading Money magazine to name Tampa the ninth best place to live in the United States in 2022. The metro area has proven a good place for real estate investment capital to live as well, with 10-year annualized total returns of 8.6 percent in NCREIF’s NPI. Tampa moved up 14 spots in Emerging Trends’ U.S. Markets to Watch over the past year, the most improved ranking among Florida’s major metro areas (and tied for highest upward movement in the state with Deltona/Daytona Beach and Gainesville); Tampa is also the first U.S. Market to Watch for homebuilding prospects.



### TAMPA-ST. PETERSBURG TRAILING TOTAL RETURNS ANNUALIZED AS OF 2025 Q2

Source: NCREIF NPI Database, accessed 2025 Q3



Tampa models an enviable economy with strong growth, high-paying job drivers, and economic diversity. The MSA’s population grew 1.5 percent per year from 2013 to 2023, approximately 2.5 times the national pace. Similarly, Tampa’s job growth has nearly doubled the national pace over the 10 years ending August 2025. The metro area is driven by white-collar jobs, particularly in the financial services sector. The share of private office-using jobs is 39 percent higher in Tampa than in the United States overall, while financial services jobs’ share is 59 percent higher here. There are four noteworthy finance and insurance companies with over 5,000 jobs in the metro area. But despite this notably outsized industry cluster, Moody’s Analytics gives the area an industrial diversity score of 0.83 (U.S. = 1.0), which ranks fourth most diverse among the 390 ranked MSAs.

Housing affordability is perhaps Tampa’s greatest headwind, as Moody’s data on the cost of living puts Tampa’s relative costs at 111 percent of the national average. Homeowner’s insurance expense now ranks among the 10 highest

nationally. Rising costs might slow in-migration from the 50,000 to 70,000 the metro area saw each year from 2021 to 2023, which calculated to a top 10 rate per capita for metro areas with more than 1 million residents. Some relief will come from lower interest rates, while Tampa home prices have moderated a bit since their January 2025 peak. But with house prices up 66 percent in the four years ending July 2025, much of Tampa’s previous housing affordability has eroded, with little hope of returning in the near term. On the bright side, costs of doing business remain below national averages (95 percent of the national rate, per Moody’s), with costs considerably lower than U.S. averages for energy, state, and local taxes, and office rent.

Despite these outlined risks, local economic growth is expected to be conducive to outsized real estate returns. Continued in-migration, an attractive business climate, and job growth forecast at 2.3 times the nation’s five-year forecast set the stage for continued demand for Tampa real estate.

[Read Full Article Here](#)



# THE EXCLUSIVE NATIONAL NET LEASE TEAM

of SRS Real Estate Partners

**300+**

TEAM  
MEMBERS

**25+**

OFFICES

**\$5B+**

TRANSACTION  
VALUE

company-wide  
in 2024

**600+**

CAPITAL MARKETS  
PROPERTIES

SOLD  
in 2024

**\$2.5B+**

CAPITAL MARKETS  
TRANSACTION

VALUE  
in 2024

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