

AutoZone

5702 S Dale Mabry Hwy
Tampa, FL 33611



Marcus & Millichap

INVESTMENT SUMMARY

THE OFFERING

Marcus & Millichap is pleased to offer for sale the fee simple interest in an AutoZone property in Tampa, FL.

This AutoZone building is located at 5702 S Dale Mabry Hwy, Tampa, FL. The property consists of a single-story 5,475 SF structure that was built in 2006 on a 0.47 AC lot with masonry construction and a double-net lease in which the landlord is only responsible for the roof which has an \pm 18-year transferable warranty.

The property is conveniently located off S Dale Mabry Hwy, a main thoroughfare of Tampa, with nearby retailers including: The Home Depot, Walmart, Target, Public Storage, Chick Fil A, Chipotle, Jersey Mike's, and much more.



OVERVIEW

TAMPA, FL

PRICE:	\$3,400,000
FUTURE CAP RATE:	5.34%
AVG NOI (SEE LEASE ABSTRACT):	\$173,250
CURRENT NOI:	\$165,000
TERM REMAINING:	± 15.8 Years
RENEWAL OPTIONS:	Three, 5-Year
RENT INCREASES:	10% From 07/01/2036 Through 06/30/2041
LEASE TYPE:	NN+
TENANTS:	AutoZone
GUARANTOR:	Corporate
RENTABLE AREA:	5,475 SF
LAND AREA:	0.47 AC
CONSTRUCTION:	Masonry
YEAR BUILT:	2006
ADDRESS:	5702 S Dale Mabry Hwy Tampa, FL 3361
APN:	A-09-30-18-3YI-000016-00009.0

LEASE ABSTRACT

	LEASE BEGIN	LEASE END	ANNUAL RENT	INCREASE	CAP RATE
Initial Term	Curent	06/30/2036	\$165,000	0%	4.85%
Initial Term	07/01/2036	06/30/2041	\$181,500	10%	5.34%
Option 1	07/01/2041	06/30/2046	\$197,832	9%	5.82%
Option 2	07/01/2046	06/30/2051	\$215,640	9%	6.34%
Option 3	07/01/2051	06/30/2056	\$235,044	9%	6.91%

Real Estate Taxes	Tenant is responsible for all real estate taxes
Insurance	Tenant is responsible for all insurance costs
Roof & Structure	Landlord is responsible for roof & structure. Roof has ±18 Year transferable roof warranty



INVESTMENT HIGHLIGHTS

- ± 15.8 Years Remaining | Corporate Guarantee | Investment Grade Tenant | 35k VPD
- Dense Population | $\pm 129,953$ People within a 5-Mile Radius | Positive Population Growth
- Affluent Community | \$128,774 Average Household Income within a 5-Mile Radius
- Tampa MSA | \$243B Annual GDP | \$15B In Economic Impact
- Close Proximity To Tampa International Airport | 8 Miles
- Close Proximity To MacDill Air Force Base | 7 Miles
- Close Proximity To Bay Palms Golf Complex | 5 Miles
- The High-Quality Tenant is a Publicly Traded Fortune 500 Company
- S&P Investment Grade Credit Rating of BBB Providing For a Secure Investment
- Roof has ± 18 Years Left Of Transferrable Warranty







BAYSIDE WEST

Walmart
Supercentre

Publix

WELLS
FARGO

THE
HOME
DEPOT

SELMON EXPY
(+/- 5,727 VPD)

SUBWAY

W OKLAHOMA
AVE

Speedway

Little Caesars Pizza

573

S DALE MABRY HWY
(+/- 36,144 VPD)

TRANSMISSIONS
AAMCO
TOTAL CAR CARE

SUBJECT
PROPERTY



BALLAST POINT

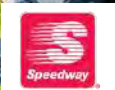
MACDILL AIR
FORCE BASE

INTERBAY BLVD
(+/- 5,727 VPD)

W OKLAHOMA
AVE



SUBJECT
PROPERTY



573

S DALE MABRY HWY
(+/- 36,144 VPD)



LOCATION OVERVIEW

TAMPA, FL

Tampa stands as Florida's second-largest metropolitan economy in FL, boasting a robust GDP of over \$243 billion in 2023. The region's strength lies in its diversified economic base and strategic Gulf Coast location, serving as a major business hub for the Southeast with a population of over 3.4 million. With an unemployment rate of 4.0% as of June 2024, below the national average of 4.4%, Tampa demonstrates strong labor market fundamentals.

The Tampa MSA serves as headquarters for several Fortune 500 companies, including Jabil, Raymond James, Crown Cork & Seal, and Mosaic Company. This corporate presence spans key sectors including technology, finance, manufacturing, and healthcare, creating a resilient foundation for continued growth.

The city has a rich history influenced by Cuban, Spanish, and Italian heritage, which is especially visible in historic neighborhoods like Ybor City. Tampa is also a hub for business and finance in Florida, with growing sectors in healthcare, technology, and tourism. Popular attractions include Busch Gardens Tampa Bay, the Florida Aquarium, ZooTampa at Lowry Park, and a revitalized Riverwalk that runs along the Hillsborough River.

Sports fans can catch games from the Tampa Bay Buccaneers (NFL), Tampa Bay Lightning (NHL), and Tampa Bay Rays (MLB, based in nearby St. Petersburg). With its blend of urban life, cultural experiences, and access to Gulf Coast beaches, Tampa continues to attract residents, tourists, and businesses alike.

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2024 POPULATION	17,740	71,994	129,953
2029 POPULATION EST.	19,310	78,979	142,778
AVG. HH INCOME	\$97,545	\$122,104	\$128,774
MEDIAN HH INCOME	\$68,801	\$86,982	\$93,405
BACHELORS DEGREE +	42%	52%	56%
2024 HOUSEHOLDS	8,048	32,283	57,774
2029 HOUSEHOLDS EST.	8,781	35,496	63,697





TENANT OVERVIEW

AutoZone

AutoZone is a leading retailer and distributor of automotive replacement parts and accessories, recognized for its extensive network of stores catering to both DIY customers and professional mechanics. Founded in 1979 and headquartered in Memphis, Tennessee, AutoZone operates over 7,000 stores across the United States, Mexico, Puerto Rico, and Brazil, making it one of the largest aftermarket automotive parts retailers in the world. AutoZone is a publicly traded company listed on the New York Stock Exchange (NYSE: AZO), reporting \$18.49 billion in revenue for fiscal year 2024, with a strong A- credit rating, reflecting its financial stability and investment-grade status.

The company employs approximately 112,000 people globally and has driven consistent growth through strategic expansion and operational excellence. AutoZone has enhanced its market presence through acquisitions, such as the purchase of AutoAnything, and by expanding its commercial program, which serves professional repair shops. Investments in supply chain efficiency, including mega-hub distribution centers, have bolstered inventory availability and delivery speed, contributing to a reported 7.4% increase in same-store sales in 2024, particularly in high-demand categories like batteries and brakes.

To meet evolving consumer needs, AutoZone is modernizing its store formats with updated designs, improved in-store technology, and enhanced digital platforms like the AutoZone app and website, which support services such as Buy Online, Pick Up In-Store (BOPIS). The company is also expanding its private-label brands, such as Duralast, which offer high-quality, cost-effective parts. AutoZone's robust financial performance, extensive store footprint, and

focus on innovation and customer convenience solidify its position as a dominant and resilient player in the automotive aftermarket and net lease market.

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