FOR SALE

NNN INVESTMENT OPPORTUNITY



ASKING PRICE	CAP RATE	2027 NOI
$8,250,000	6.45%	$531,849

10289 Ulmerton Road
Largo, FL 33771



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PROPERTY OVERVIEW

ASKING PRICE

$8,250,000

CAP RATE

6.45%

2027 NOI

$531,849

INVESTMENT REVIEW

10289 Ulmerton Road *is a premier* ***100% occupied*** *NNN retail center in the Tampa Bay MSA, offered at* ***$8,250,000 (6.45% cap rate)*** *with a projected* ***2027 NOI of $531,849****.*

The property features three recession-resistant national brands, including ***Mattress Firm****, which has operated at this site for* ***23 years*** *and recently signed a* ***5-year extension with a 42% rent increase****. This demonstrates a powerful long-term commitment to a location already surrounded by elite national anchors like Target, Home Depot, and Publix.*

The roster, including two publicly traded entities, benefits from staggered lease expirations through 2033 and ***rent bumps built in****. Positioned on a high-traffic corridor (****69,500 VPD****), this asset combines secure, immediate cash flow with exceptional real estate fundamentals in one of Tampa Bay's most active commercial hubs.*

PROPERTY DETAILS

Address: *10289 Ulmerton Road, Largo, FL 33771*

Building Size: *16,000 SF*

Total Land Size: *81,101 SF (1.86 AC)*

Occupancy: *100%*

Tenants: *Mattress Firm | Petland | Curaleaf*

Construction Type: *Block*

Year Built: *1991*

Parking Spaces: *83*

Annual Average Daily Traffic: *69,500*

Zoning: *CP (Unincorporated Pinellas)*

DEMOGRAPHICS

	1 Mile	5 Mile	10 Mile
2021 Population	**18,264**	**221,582**	**574,134**
2021 Households	**8,585**	**100,593**	**259,663**
Avg Household Income	**$84,054**	**$77,981**	**$80,011**

CONTACT US

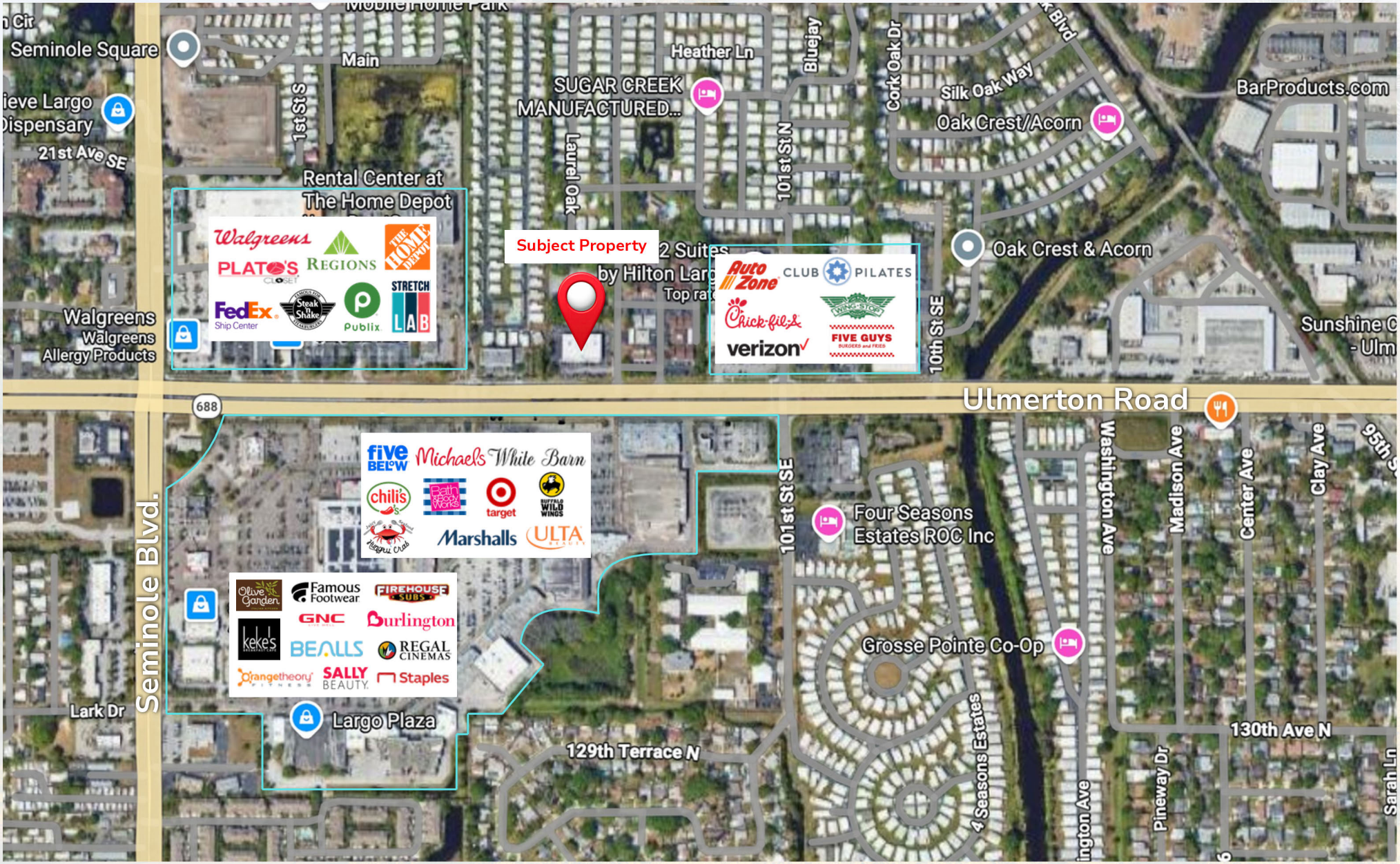
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AREA MAP & SURROUNDING TENANTS



PROPERTY PHOTOS







