

**STRATHMORE REAL ESTATE GROUP
PRESENTS TAMPA, FLORIDA MSA I-75
EXIT 250 NEW 2026 NATIONAL SINGLE
TENANT NNN GROUND LEASE:
ELECTRIFY AMERICA**

INVESTMENT SUMMARY:

OFFERING PRICE: \$2,500,000
NOI YEAR 1: \$122,600
RENT INCREASES: 10% EVERY 5 YEARS
INITIAL TERM: 20 YEARS
OPTION TERMS: 2 x 5 YEARS
CAP RATE OVER TERM: 5.70%
TERM BEGINS: MAY 2026
TOTAL LAND AREA: 0.92 ACRES
TENANT WEBSITE: WWW.ELECTRIFYAMERICA.COM

