

100% Bonus Depreciation



File Photo

7-Eleven

1125 Wilder Rd., Lakeland, FL 33809

**18-Year
Primary Term**

- ✓ **Brand New, 18-Year, Corp. NNN Lease:** Opens 2026 | 8% Rent Bumps in Years 6 & 11, 5% in Year 16, and 8% Every 5-Years During Option Periods
- ✓ **US Hwy 98 Frontage (+42K VPD; +4K Truck AADT):** Major Thoroughfare Linking I-4 Commercial Corridor to Central and North Florida. \$270 M Four Lane Hwy Expansion Underway
- ✓ **Lakeland Is a Major Distribution Hub:** Class a Distribution Facilities Serving Walmart, Amazon, FedEx, O'Reilly Auto Parts, Rooms To Go, PepsiCo, and More. Driven by Sustained Population Growth and E-Commerce Expansion
- ✓ **US Census Ranks Lakeland-Winter Haven MSA #4 Fastest Growing Metro Area** in US (3.8%) – 127,000 People Moved to Polk County 2020–2024

\$13,077,000 | 5.15% CAP

7-Eleven is the **largest chain** in the **convenience-retailing industry**. Based in Irving Texas. 7-Eleven operates, franchises and/or licenses more than **85,000 stores** in **20 U.S. countries**, under the brand names 7 Eleven, Speedway, Sunoco, and Stripes.



INVESTMENT OVERVIEW

7-ELEVEN LAKELAND, FL



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In Association With:

FL Broker of Record
Stephen Noyola
License #: BK3051175

\$13,077,000

5.15% CAP

NOI

\$673,464.00

Building Area

±4,853 SF

Land Area

±4.6 AC

Year Built

2026

Lease Type

NNN

Occupancy

100%

- ✓ **Projected Store Opening:** August 2026
- ✓ **Brand New, 18-Year, Corp. NNN Lease:** 8% Rent Bumps in Years 6 & 11, 5% in Year 16, and 8% Every 5-Years During Option Periods
- ✓ **Minutes from Lakeland's primary retail corridor,** including Walmart Supercenter; The Shoppes of Lakeland (±186,000 SF) anchored by Target, TJ Maxx, and Burlington; Lakeland Square Mall, anchored by JCPenney and Dillard's; and additional major retailers such as Sam's Club, Aldi, Home Depot, Lowe's, Dick's Sporting Goods, Best Buy, and Academy Sports + Outdoors.
- ✓ **Lakeland is home to the Publix Corporate Headquarters,** the largest private employer in the state of Florida
- ✓ **Strategically located between Orlando and Tampa:** Just 30 minutes east of Tampa and an hour west of Orlando, the city of Lakeland serves as a manufacturing and distribution hub for both MSAs and is ideally positioned to benefit from both metros' population growth
- ✓ **Florida is expected to add ±306,000 people** per year through 2030

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SECURE
NET LEASE

TENANT OVERVIEW

7-ELEVEN LAKELAND, FL

7-Eleven

Lessee: 7-Eleven, Inc., a Texas corporation

REVENUE
\$83.1 B

CREDIT RATING
S&P: A

STOCK TICKER
SVNDY

LOCATIONS
85,000+



[7-eleven.com](https://www.7-eleven.com)

7-Eleven is part of an international chain of convenience stores, operating under Seven-Eleven Japan Co. Ltd, which in turn is owned by Seven & I Holdings Co. of Japan.

Founded in 1927, 7-Eleven **focuses on** providing a broad selection of fresh, **high quality products** at everyday fair prices, serving over **seven million customers** per day in North America alone. According to their company website, approximately 25% of the U.S. population lives within one mile of a 7-Eleven Store. Today, 7 Eleven is the **world's largest convenience store** chain with more than 85,000 stores in 20 countries, of which approximately 15,300 are in the U.S. and Canada. These stores see approximately **64 million** customers per day.

The name 7-Eleven originated in 1946 when the stores were open from 7 a.m. to 11 p.m. Today, offering busy shoppers **24-hour convenience** seven days a week is the cornerstone of 7-Eleven's business. 7-Eleven **focuses on** meeting the needs of convenience-oriented guests by providing a broad selection of fresh, **high-quality products** and **services** at everyday fair prices, speedy transactions and a clean, friendly shopping environment. Each store's selection of about **2,500 different products** and **services** is tailored to meet the needs and preferences of local guests. 7-Eleven offers customers industry-leading private brand products under the 7-Select™ brand including healthy options, decadent treats and everyday favorites at an outstanding value. Customers can earn and redeem points on various items in **stores nationwide** through its 7Rewards® loyalty program with more than 40 million members, place an order in the 7NOW® delivery app in **over 1,300 cities**, or rely on 7-Eleven for bill payment service, self-service lockers, and other convenient services.



IN THE NEWS

7-ELEVEN LAKELAND, FL

7-Eleven Plans to Open 1,300 New U.S. Convenience Stores by 2030

JESSICA LODER, APRIL 15, 2025 (CSTORE DIVE)

The retailer also expects to roughly double the number of stores that include a QSR, from 1,080 to 2,100, as it gears up for a 2026 IPO.

- 7-Eleven plans to open **1,300 new stores** in North America through **2030**, according to its **parent company** Seven & I Holdings' fiscal **fourth quarter earnings** presentation last week.
- The retailer also expects to roughly double the number of stores with QSRs from **1,080 to 2,100**, incoming CEO Stephen Dacus said during the fiscal Q4 earnings call.
- These growth and **network improvement** plans come as Seven & I is preparing to spin off 7-Eleven's North American **c-store business** into its own public entity in the second half of 2026.

The brand is rolling out larger-format stores with expanded foodservice, projected to drive up to 45% higher sales.

7-Eleven's plan to open **1,300 new stores** through 2030 comes about six months after sharing that it would open **600 stores** over four years, including 500 between **2025 and 2027**. The 2030 target shows that 7-Eleven intends to **ramp up** annual store openings, and it has already increased the number of store openings planned for the next three years from **500 to 550**.

The **1,300 goal** would represent about **10%** of the **12,963 stores** 7-Eleven had in North America in February. It's also more stores than all but four of its c-store competitors have in their entire networks, according to the **NACS top 100**.

It's unclear if this will increase **7-Eleven's** overall store count, since the company also plans to close some underperforming stores. 7-Eleven closed more locations than it opened in **fiscal 2024** and expects to do the same in **fiscal 2025**, according to the company's 2024 summary.

EXPLORE ARTICLE



Seven & i Says It's Looking at Growth in New Regions

JANUARY 09, 2025 (NACS)

The retailer will 'accelerate expansion' and 'seek growth in markets worldwide' amid quarterly profit drop.

Seven & I Holdings, parent company of 7-Eleven, is **developing initiatives** to "unlock its North American **convenience-store** business's potential value as well as optimal capital relations with its banking unit," the Wall Street Journal reported today.

"The retail giant said it will accelerate expansion to new regions to **seek growth** in markets worldwide. ... The company plans to complete its **strategic restructuring** this fiscal year to **achieve profit growth** in the coming years, it said Thursday," wrote the WSJ.

Seven & i Holdings reported a drop in **quarterly net profit**, but "promised to complete restructuring and **seek further growth globally**" after facing buyout proposals from Alimentation Couche-Tard.

Last month, NACS Daily reported that Seven & I Holdings plans to open 500 new convenience stores in the United States and Canada in 2027

For the three months ending November 30, the company's net profit dropped **89%** from a year earlier to **11.39 billion** yen, equivalent to **\$71.9 million**, according to the WSJ.

Operating profit for its Japan-based convenience-store business "declined **8.7%** to **¥55.21 billion** due to lower revenue, higher rent and utility expenses. ... [Yet] Seven & i Holdings kept its revenue and net profit forecasts for the fiscal year ending February. It expects revenue to grow **3.5% to ¥11.879 trillion** but net profit to drop **27% to ¥163.00 billion**," wrote the Journal.

"A company spokesman confirmed an earlier report by Kyodo News about the plan for convenience stores in North America, adding that it was part of Seven & i's strategy to grow to **100,000 stores** in **30 countries** and regions by 2030," according to Reuters.

EXPLORE ARTICLE



LEASE OVERVIEW

7-ELEVEN LAKELAND, FL

Initial Lease Term	Eighteen (18) Years
Projected Rent Commencement	August 2026
Projected Lease Expiration	August 2044
Lease Type	NNN
Rent Increases	Primary Term: 8% in years 6 & 11, 5% in year 16; Extensions: 8% for each option
Annual Rent YRS 1-5	\$673,464.00
Annual Rent YRS 6-10	\$727,342.08
Annual Rent YRS 11-15	\$785,529.00
Annual Rent YRS 16-18	\$823,234.08
Option 1	\$889,093.08
Option 2	\$960,220.08
Option 3	\$1,037,038.08
Option 4	\$1,120,001.04

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BONUS DEPRECIATION

7-ELEVEN LAKELAND, FL

100% Bonus Depreciation for Qualifying Convenience Stores

What It Is

Full expensing of eligible property in the year it's placed in service—no depreciation over time. Permanently reinstated at 100% for qualifying assets under the One Big Beautiful Bill Act (OBBBA).

Investor Benefits

- **Tax Benefit:** Investors can deduct 100% of qualified property costs in the year placed into service. There is no expiration or phase-out.
- **Strategic Flexibility:** With bonus depreciation no longer time-sensitive, acquisition decisions can focus on fundamentals and timing that align with investor goals.
- **Convenience stores stand out for their bonus depreciation advantages:** 7-Eleven is the most viable net lease option currently eligible for bonus depreciation, as other corporate c-store brands typically sign ground leases that don't qualify.



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7-ELEVEN **SUBJECT PROPERTY**
1125 WILDER RD.

WILDER ROAD
±2,091 VPD

CIRCLE K

CHURCHWELL ELEMENTARY SCHOOL
(686 STUDENTS)

SHANE
ENGINEERED SPRAY SOLUTIONS

DOLLAR GENERAL

Publix
BURGER KING
Domino's Pizza

DOLLAR GENERAL

DOUGLAS

Pizza Hut
SUBWAY

MIDAS

MIDFLORIDA
Florida's community credit union

LAKE GIBSON HIGH SCHOOL
(2,039 STUDENTS)

WENDELL H WATSON ELEMENTARY
(835 STUDENTS)

KATHLEEN ELEMENTARY SCHOOL
(480 STUDENTS)

KATHLEEN MIDDLE SCHOOL
(835 STUDENTS)

CIRCLE K

Advance Auto Parts
jiffylube

Publix
PAPA JOHN'S
TRACTOR SUPPLY CO
AutoZone
Checkers

LAKE GIBSON MIDDLE SCHOOL
(1,118 STUDENTS)

SKY ZONE
planet fitness
McDonald's

98

W
TACO BELL

CVS pharmacy

±100,693 VPD

Walmart Supercenter
Wendy's

Little Caesars
DUNKIN'
BASKIN ROBBINS

CVS pharmacy
SUBWAY
McDonald's

400

Quality AUTO PARTS
Mister CAR WASH

Publix
CVS pharmacy
SUBWAY
McDonald's

BRIDGEWATER GRAND
(300 UNITS)

sam's club
ZAXBY'S
DQ
BUDDY'S HOME FURNISHINGS

DOLLAR GENERAL
NETS PIZZA
ups

ALDI
golden corral

LA QUINTA
Applebee's
Days Inn
Hampton

33

LAKELAND HILLS BOULEVARD
±28,055 VPD

THE SHORE LUXURY APARTMENTS
(300 UNITS)

Dillard's
JCPenney
OLLIE'S
CINEMARK
sleep number
TILLY'S
AMERICAN EAGLE
sunglass hut
AÉROPOSTALE
Rainbow
Firestone
CHAMPS
HIBBETT
rue21
KAY JEWELERS
Chick-fil-A
Krispy Kreme
BUFFALO WILD WINGS
Arby's
HOLLISTER
H&M
THE CHILDREN'S PLACE
urbanAir
BACK ROOM SHOES

HOBBY LOBBY
Wawa
OUTBACK STEAKHOUSES
tropical CAFE
COSMO PROF
SUBWAY

700

±41,778 VPD

HARBOR FREIGHT
SalonCentric

Wendy's
Pepp Boys
Auto Service & Tires

Wendy's

BEST BUY
bealls
TACO BELL
Starbucks

Target
TJ-maxx
petco
DOLLAR TREE
Panera
FIREHOUSE SUBS
MEN'S WEARHOUSE
ASHLEY
Michaels
Olive Garden







LOWE'S
Academy SPORTS+OUTDOORS
HOOTERS
KFC
TOWNEPLACE SUITES HARRIOTT
LONGHORN STEAKHOUSE
McDonald's
Comfort INN & SUITES

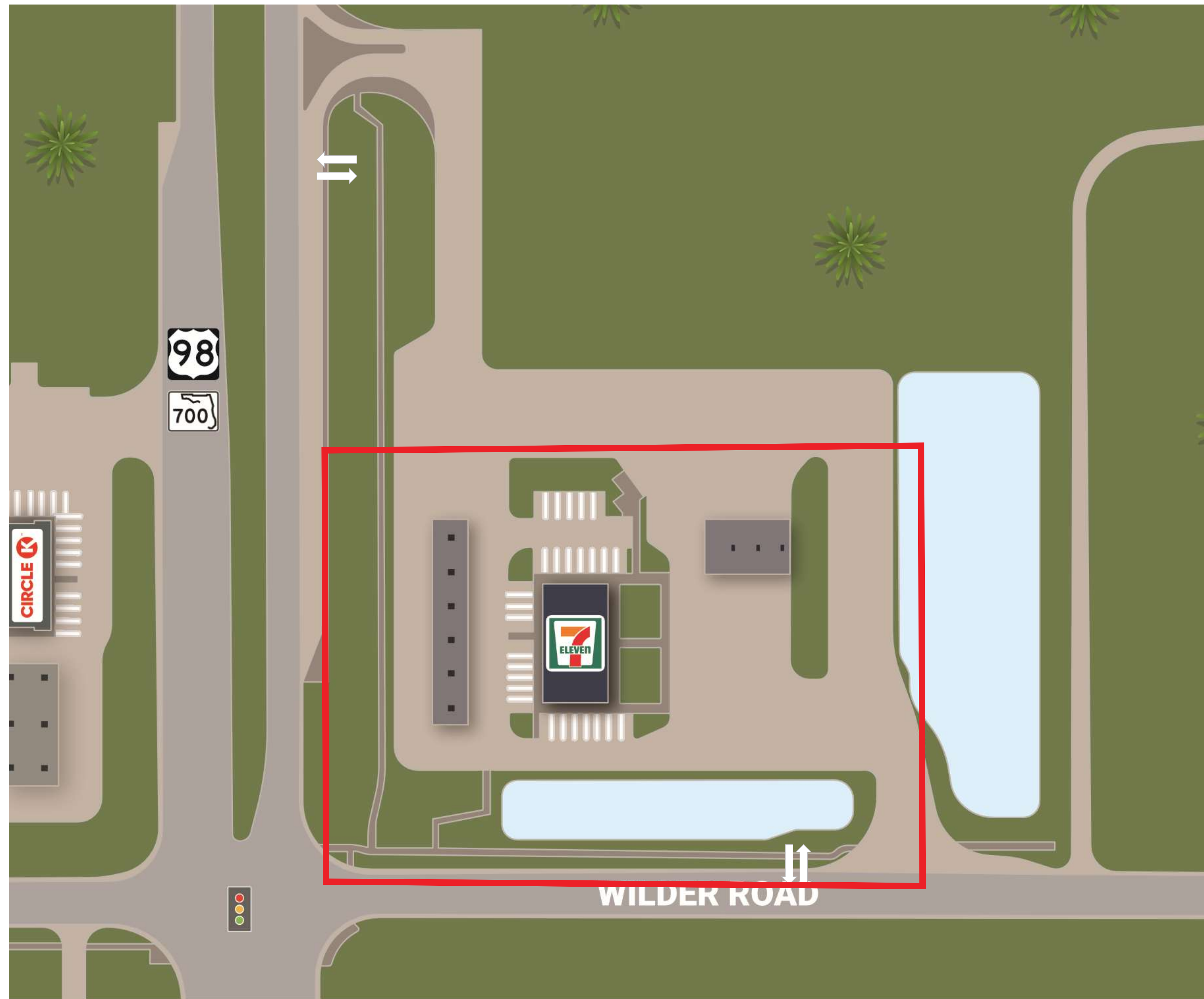
CITITRENDS
DOLLAR TREE
CARMAX
Domino's Pizza
DUNKIN'
Stuffed Center
Bob Evans
Denny's
Waffle House
6
BURGER KING

DICK'S
Gordon FOOD SERVICE
OLD NAVY
PET SMART
NORTHERN TOOL & EQUIPMENT
ROSS DRESS FOR LESS
ULTA BEAUTY
LANE BRYANT
crumbl
LAIFITNESS
FLOOR DECOR
FIVE BELOW
LA QUINTA
ihop

SITE OVERVIEW

7-ELEVEN LAKELAND, FL

	Year Built	2026
	Building Area	±4,853 SF
	Land Area	±4.6 AC
	Pumps	6
	Fueling Positions	12
	Diesel Positions	3



NEIGHBORING RETAILERS

- Publix Super Market
- Dillard's
- Walmart Supercenter
- Lowe's
- ALDI
- Sam's Club
- Best Buy
- Target
- T.J. Maxx
- Burlington



CONSTRUCTION PROGRESS AS OF APRIL 2026

7-ELEVEN LAKELAND, FL




LOCATION OVERVIEW

7-ELEVEN LAKELAND, FL

Lakeland

Florida

 124,990
Population

 \$60,947
Median Household Income



Population Within
A 100-mile Radius

10.5 Million

Central
Location

In Between Tampa &
Orlando

Lakeland, FL is a vibrant and rapidly growing community strategically positioned along Interstate 4 between Tampa and Orlando.

With a population just over 120,000 and city limits spanning approximately 75 square miles, Lakeland offers both scale and accessibility within the heart of Central Florida.

Perfectly positioned between Tampa and Orlando, Lakeland, Florida offers a thriving, business-friendly community with strong population growth, robust retail demand, and easy connectivity across Central Florida.

This central location has made the city a natural hub for industrial and distribution

users as supply chains continue to shift toward faster delivery and statewide coverage. The I-4 corridor serves as the region's primary logistics spine, and Lakeland's immediate access—paired with US 98 just north of I-4—creates a high-traffic junction ideal for trucking, freight movement, and service-oriented uses that support industrial and retail activity. That logistics strength is reinforced by Lakeland's expanding retail corridors, growing population base, and steady in-migration that continues to drive consumer demand. Major retailers, distribution centers, and employment nodes clustered along I-4 and US 98 generate consistent daily traffic from residents, commuters, and long-haul drivers alike. As Lakeland anchors the eastern side of the Tampa–Orlando distribution belt, its growth story extends well beyond the city limits. Lakeland sits at the center of one of the fastest-growing regions in Polk County, benefiting from Florida's broader population and economic expansion. This convergence of industrial development, infrastructure investment, and population growth positions Lakeland—and the state of Florida as a whole—as a long-term beneficiary of continued employment growth, rising consumer demand, and sustained economic momentum

IN THE NEWS

7-ELEVEN LAKELAND, FL

US 98 Expansion Project

The Florida Department of Transportation has committed approximately \$270 million to expand and realign US Highway 98, transforming the corridor into a modern four-lane divided highway to support long-term population growth, freight movement, and regional connectivity. The project widens US 98 from a two-lane undivided roadway to four lanes between W Socrum Loop Road (Hall Road) and the Pasco County line—effectively doubling vehicular capacity—while realigning segments north of Townsend Road to improve traffic flow and operational efficiency. A key component aligns US 98 with Clinton Avenue (SR 52 at US 301), strengthening north–south and east–west connectivity between Polk and Pasco counties.

“It’s a major travel route. It’s a major truck route. As Pasco and Polk continue to grow, we need the capacity out here to move the traffic... Going from two lanes to four lanes, it will double the road's capacity.”

—John McShaffrey, Florida Department of Transportation

Construction began in early 2024, underscoring FDOT’s long-term commitment as traffic volumes and logistics activity continue to increase. As Polk and Pasco counties experience sustained residential and industrial growth, US 98 serves as a critical north–south artery connecting to I-4 and the broader Central Florida network. The Wilder Road site, positioned just north of I-4 along US 98, directly benefits from this investment by capturing traffic moving between the interstate and the growing residential, industrial, and distribution nodes to the north—reinforcing its long-term visibility, accessibility, and strategic relevance within an expanding regional corridor.



IN THE NEWS

7-ELEVEN LAKELAND, FL

Heart of Florida Distribution

The **Central Florida** industrial market has evolved rapidly as supply chains shift toward faster, same-day and next-day fulfillment. As a result, **distributors increasingly** favor centralized in-state facilities that can efficiently serve Florida's growing population from a single location. Lakeland has emerged as a premier distribution hub, anchored by Interstate 4 and strengthened by US Hwy 98, which together provide **efficient east-west** and **north-south connectivity** to statewide markets. This positioning has made Polk County one of the **most active** secondary industrial markets in the country.

Key Highlights

- **28 million square feet** of industrial/warehouse space
- **12,500 employed** in the supply chain and logistic business
- **Major companies with large investments** in the area include: Amazon, Walmart, PepsiCo, Publix, Advanced Auto Parts, O'Reilly Auto Part, and many more

Economic Impact & Growth

Lakeland's position in a **rapidly expanding** distribution industry has fueled the growth of the metropolitan area and Polk County. This industrial momentum is accelerating demand for truck-oriented services, retail, and housing, reinforcing Lakeland's position as one of Florida's **most durable** and **future-focused** growth markets.



IN THE NEWS

7-ELEVEN LAKELAND, FL

It Will Double the Road's Capacity": Work Begins on Widening US 98 North of Lakeland

SARA-MEGAN WALSH, MARCH 14, 2024, THE LAKELAND LEDGER

The first visible signs of construction have recently appeared on U.S. 98 in North Lakeland... It's a lot of ground to cover, given the highway will roughly double in size.

"Going from two lanes to four lanes, it will double the road's capacity," McShaffrey said. The FDOT's plans will transform U.S. 98 from a two-lane undivided highway to a four-lane divided highway with a central median running the roughly 9-mile stretch from West Socrum Loop Road/Hall Road to the Pasco County Line. The roadway will also be widened as it crosses into Pasco, under the same contractor.

EXPLORE ARTICLE



Lakeland Ranks in Top 10 of 100 "'Boomtowns' in U.S. Metros

CARLA BAYRON, JULY 24, 2025 (FOX 13 TAMPA BAY)

The City of Lakeland, in-between Tampa and Orlando, is in the middle of it all.

By the numbers: Between 2021 and 2023, the city grew by more than 8% with more than 15% of people moving here from another county, state, or country.

What's next: With all the growth has come a rising demand for affordable housing, something the city began increasing funding for years ago. They're also continuing to invest in infrastructure.

EXPLORE ARTICLE



This Central Florida Multifamily Market Punches Above Its Weight for Rental Demand

MICHELLE RUMORE, JANUARY 8, 2026 (COSTAR)

Lakeland has one of Florida's smallest major multifamily markets with just under 35,000 units. The regions population has grown significantly over the past 5 years, increasing by nearly 20% or 140,000 new residents, fueling robust demand for multifamily housing.

Lakeland absorbed approximately 3,300 units in 2025, a new record for the market. That is roughly 9% of its inventory, outpacing nearly every major market in the state of Florida. By comparison, Miami, Orlando and Tampa all absorbed around 3% of their inventories in 2025. Further, Lakeland is one of the few major markets in Florida where demand outpaced new supply in 2025.

EXPLORE ARTICLE



Renter Demand Sets New Record in Lakeland, Florida's Multifamily Market

MICHELLE RUMORE, MAY 19, 2025 (COSTAR)

Multifamily absorption has been on an impressive run in the Lakeland, Florida market over the past year, reaching all-time highs

"The market has surpassed 800 units in quarterly absorption for four consecutive quarters, reaching 3,620 units over that period. Further, absorption, or the net change in occupied units, cracked the 1,000-unit threshold in the first quarter of this year, a first for the Lakeland market...Lakeland is the most affordable multifamily market in Central Florida, with an average rent of \$1,600 per month. The downward pressure on rents from new construction will likely subside over the course of 2025."

EXPLORE ARTICLE



Lakeland, Florida's Industrial Market Poised for Further Improvement

MICHELLE RUMORE, JANUARY 7, 2026 (COSTAR)

The Lakeland industrial market delivered one of its strongest performances in years during 2025 and momentum is expected to carry into 2026.

"Leasing activity reached historic highs in the third quarter of 2025, when tenants committed to 2.3 million square feet, marking one of the most active single quarters on record. This surge reflects both large-scale transactions and steady demand from smaller users. Several headline transactions played an outsize role in tightening vacancy. Ashley Furniture acquired and subsequently occupied Lakeland Central Park 2, a 705,000-square-foot warehouse that had been vacant since its completion in March 2023.

EXPLORE ARTICLE



Polk County Manufacturing Sector Generates \$4B in Economic Output, Employs 20,000 Workers

JANUARY 7, 2026 (JAMES MOORE)

Polk County's manufacturing sector has grown into a \$4 billion economic engine, employing more than 20,000 workers and ranking as the county's 3rd largest employer.

"Polk County's location in Central Florida provides manufacturers access to more than 11.8 million consumers within a 100-mile radius. The county offers connectivity to major highways, rail lines, and port facilities, creating logistics advantages for companies distributing products regionally and nationally. Available industrial land, competitive tax rates, and targeted economic incentives have attracted manufacturers evaluating Florida expansion opportunities.

EXPLORE ARTICLE



More People Are Moving to Polk County Than Anywhere Else, According to U.S. Census Bureau

NICK POPHAM, MARCH 19, 2024 (BAY NEWS 9)

Polk County is seeing more people move to that area than anywhere else in the United States, according to recent data from the U.S. Census Bureau.

"According to that data, over 60% of counties in the country saw more people moving in, but Polk County saw the most growth. Nearly 30,000 new people moved to Polk County in 2022, according to the data from the U.S. Census, and over 26,000 moved there in 2023."

EXPLORE ARTICLE



Florida's Growth Forecast Signals Steady Demand

DECEMBER 12, 2025 (FLORIDA REALTORS)

Florida's population surge is expected to continue through the end of the decade, with state economists projecting the equivalent of a new mid-sized city added every year – and housing will need to keep pace.

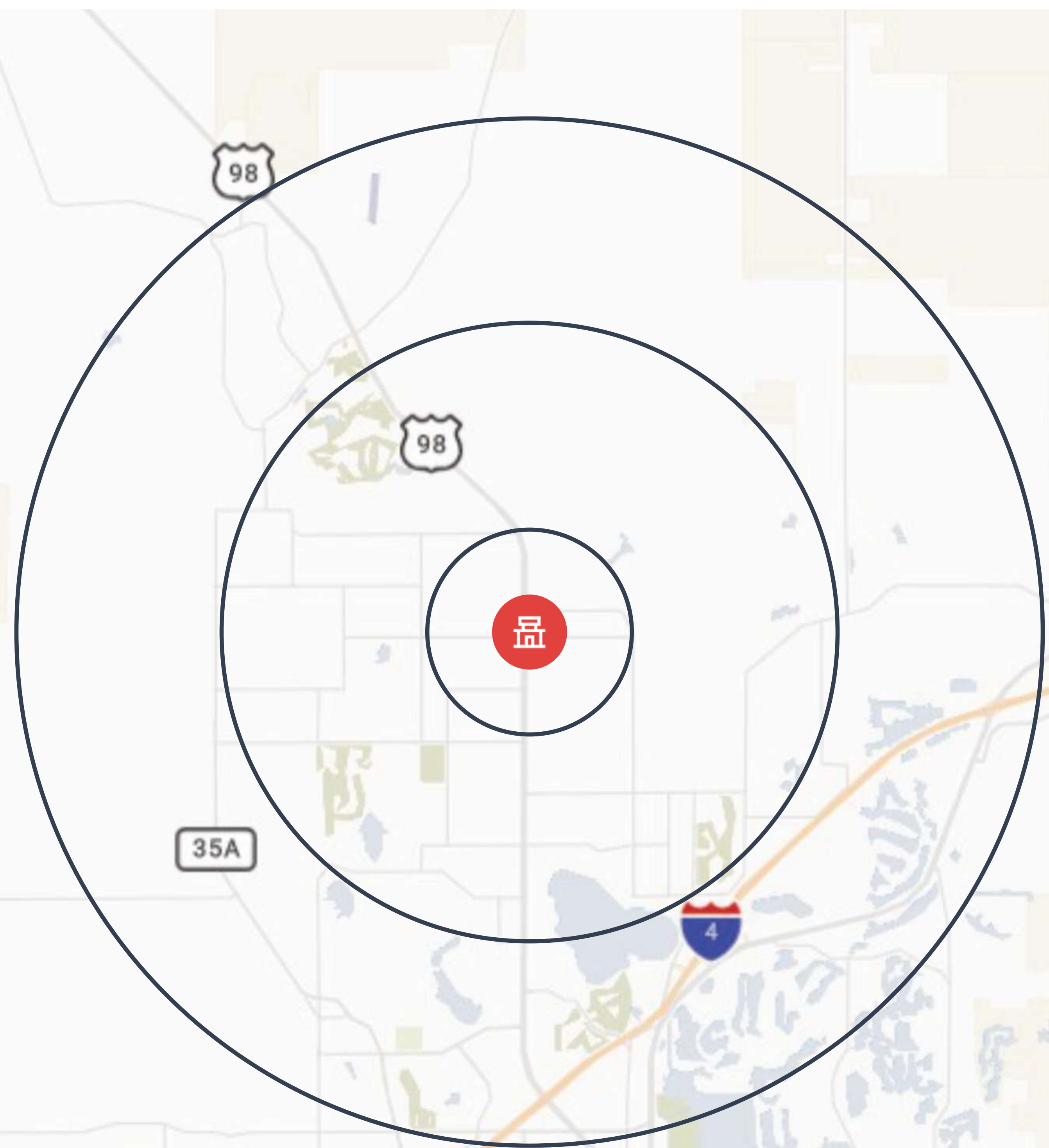
"From April 1, 2026, through April 1, 2030, Florida is expected to add an average of 305,953 net new residents per year – about 838 a day – for an annual growth rate of 1.28%. That pace is comparable to adding a population larger than St. Petersburg, but smaller than Orlando, every year."

EXPLORE ARTICLE



LOCATION OVERVIEW

7-ELEVEN LAKELAND, FL



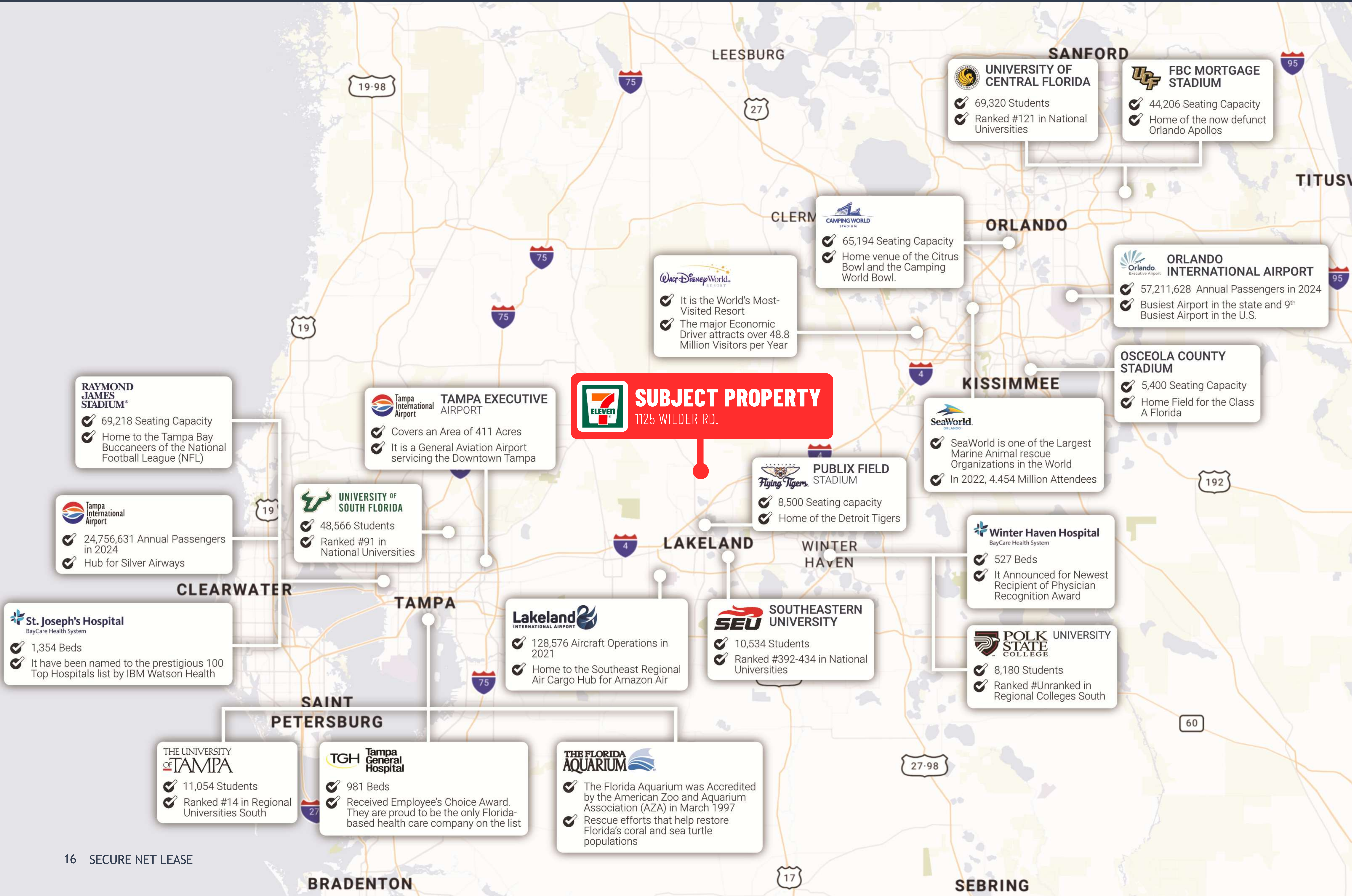
Demographics	1 Mile	3 Mile	5 Mile
Population	5,425	39,542	86,329
Households	1,884	15,271	33,732
Average Household Income	\$92,730	\$101,684	\$102,165
Total Household Expenditure	\$187.52 MM	\$1.46 B	\$3.23 B

ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)

1. Publix (8,008)
2. Lakeland Regional Health (6,000)
3. GEICO (3,300)
4. Florida Southern College (+3,300 students)
5. Amazon Air Hub & Distribution (2,000)
6. Florida Polytechnic University (+1,900 student & faculty)
7. Watson Clinic (1,857)
8. Southeast University (1,072)
9. Saddle Creek Logistics Services (1,289)
10. Midstate Machine & Fab. (900)
11. Rooms to Go (827)

METRO AREA

7-ELEVEN LAKELAND, FL



7-ELEVEN
SUBJECT PROPERTY
 1125 WILDER RD.

UNIVERSITY OF CENTRAL FLORIDA
 ✓ 69,320 Students
 ✓ Ranked #121 in National Universities

FBC MORTGAGE STADIUM
 ✓ 44,206 Seating Capacity
 ✓ Home of the now defunct Orlando Apollos

Walt Disney World RESORT
 ✓ It is the World's Most-Visited Resort
 ✓ The major Economic Driver attracts over 48.8 Million Visitors per Year

CAMPING WORLD STADIUM
 ✓ 65,194 Seating Capacity
 ✓ Home venue of the Citrus Bowl and the Camping World Bowl.

ORLANDO INTERNATIONAL AIRPORT
 ✓ 57,211,628 Annual Passengers in 2024
 ✓ Busiest Airport in the state and 9th Busiest Airport in the U.S.

OSCEOLA COUNTY STADIUM
 ✓ 5,400 Seating Capacity
 ✓ Home Field for the Class A Florida

SeaWorld
 ✓ SeaWorld is one of the Largest Marine Animal rescue Organizations in the World
 ✓ In 2022, 4.454 Million Attendees

PUBLIX FIELD STADIUM
 ✓ 8,500 Seating capacity
 ✓ Home of the Detroit Tigers

Winter Haven Hospital
 BayCare Health System
 ✓ 527 Beds
 ✓ It Announced for Newest Recipient of Physician Recognition Award

POLK UNIVERSITY
STATE COLLEGE
 ✓ 8,180 Students
 ✓ Ranked #Unranked in Regional Colleges South

SEU SOUTHEASTERN UNIVERSITY
 ✓ 10,534 Students
 ✓ Ranked #392-434 in National Universities

Lakeland INTERNATIONAL AIRPORT
 ✓ 128,576 Aircraft Operations in 2021
 ✓ Home to the Southeast Regional Air Cargo Hub for Amazon Air

Tampa Executive AIRPORT
 ✓ Covers an Area of 411 Acres
 ✓ It is a General Aviation Airport servicing the Downtown Tampa

UNIVERSITY OF SOUTH FLORIDA
 ✓ 48,566 Students
 ✓ Ranked #91 in National Universities

RAYMOND JAMES STADIUM
 ✓ 69,218 Seating Capacity
 ✓ Home to the Tampa Bay Buccaneers of the National Football League (NFL)

Tampa International Airport
 ✓ 24,756,631 Annual Passengers in 2024
 ✓ Hub for Silver Airways

St. Joseph's Hospital
 BayCare Health System
 ✓ 1,354 Beds
 ✓ It have been named to the prestigious 100 Top Hospitals list by IBM Watson Health

THE UNIVERSITY OF TAMPA
 ✓ 11,054 Students
 ✓ Ranked #14 in Regional Universities South

TGH Tampa General Hospital
 ✓ 981 Beds
 ✓ Received Employee's Choice Award. They are proud to be the only Florida-based health care company on the list

THE FLORIDA AQUARIUM
 ✓ The Florida Aquarium was Accredited by the American Zoo and Aquarium Association (AZA) in March 1997
 ✓ Rescue efforts that help restore Florida's coral and sea turtle populations

SECURE

NET LEASE

CALL FOR ADDITIONAL INFORMATION

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10000 N Central Expressway
Suite 200
Dallas, TX 75231
(214) 522-7200

Los Angeles

Office

123 Nevada Street
El Segundo, CA 90245
(424) 320-2321

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