



AMAZING EXPLORERS ACADEMY

Absolute Net Lease | Dense Retail and Residential Corridor

8080 Countryway Blvd, Tampa, FL 33635

OFFERING MEMORANDUM

Marcus & Millichap
PATEL YOZWIAK GROUP

TENANT SUMMARY // AMAZING EXPLORERS ACADEMY



Amazing Explorers Academy is a prominent early childhood education network operating over 25 locations across five states: Florida, Texas, New York, North Carolina, and Tennessee. The academy specializes in a proprietary, hands-on curriculum integrated with Reggio Emilia principles to prepare 21st-century learners, boasting a 113% kindergarten readiness score.

Amazing Explorers Academy fosters a nurturing environment where little minds open up to develop lifelong learning skills — designed to inspire, connect, and engage the great minds of the 21st century. Their proprietary STEAM curriculum integrates science, mathematics, technology, engineering, and the arts, setting us apart from other daycares and preschools by sparking curiosity and building skills from day one.

Amazing Explorers serves children aged 6 weeks to 12 years with multiple programs including before and after school, summer camps, pre-k readiness, preschool and infant care.



PROPERTY PHOTOS // 8080 COUNTRYWAY BLVD



HIGHLIGHTS // AMAZING EXPLORERS ACADEMY

- **SINGLE TENANT PRESCHOOL/CHILDCARE LOCATION:** 10,853-SF on a 1.01 acre corner lot with outdoor area.
- **ABSOLUTE NET LEASE:** 2021 construction with 10 years remaining on the original Absolute Net lease. No landlord responsibilities. Corporate and personal guarantee.
- **ANNUAL RENTAL INCREASES AND RENEWAL OPTIONS:** 1% annual rental increases and three, 5-year renewal options.
- **FEE SIMPLE OWNERSHIP:** Provides the buyer with the highest form of real estate ownership and absolute control over the asset.
- **HIGH VISIBILITY LOCATION:** Situated on a corner adjacent to a dense residential development hub, along Countryway Blvd seeing 14,100 vehicles per day (VPD).
- **DENSE RETAIL HUB:** Located near multiple national tenants including Target, Tractor Supply, Burlington, Zaxbys, Dunkin, Walgreens, Take 5 Car Wash, Wawa, Lowe's, Publix, Starbucks, Cracker Barrel, McDonald's, Home Depot, and more.
- **HEAVY TRAFFIC CORRIDOR:** Located just off of W Hillsborough Ave seeing 57,000 VPD leading east to Tampa international airport and Interstate 275.
- **PROXIMITY TO MAJOR TAMPA ATTRACTIONS:** 8.5 miles from Tampa International Airport/Raymond James Stadium and 12 miles from Downtown Tampa.
- **STRONG AND AFFLUENT DEMOGRAPHICS:** The population exceeds 168,100 within 5-miles and is projected to increase by 2030. Average household incomes of over \$124,200 within 1 mile. 53% of the population has a bachelors degree or higher within 1 mile.

OFFERING SUMMARY // AMAZING EXPLORERS ACADEMY

\$4,966,000

LIST PRICE

6.00%

CAP RATE

\$458

PRICE/SF

PROPERTY DESCRIPTION

Address:	8080 Countryway Blvd, Tampa, FL 33635
Year Built:	2021
Lot Size:	+/-1.01-Acres
Gross Area:	10,853-Sq. Ft.
Type of Ownership:	Fee Simple
Zoning:	Planned Development

LEASE ABSTRACT

Tenant:	Amazing Explorers Academy
Lease Type:	Absolute Net
Lease Commencement:	8/13/2021
Lease Expiration:	8/31/2036
Lease Term Remaining:	10 Years
Option Terms:	Three, 5-Year Options
Rental Increases:	1% Annually
LL Responsibility:	None
Tenant Responsibility:	All Including Roof & Structure - Roof Under Warranty through 8/31/2040
Guarantor:	Corporate and Personal



RENT SCHEDULE

Start	End	Annual Rent	Monthly Rent	Rent/SF	% Incr.
Current	8/31/2027	\$297,961	\$24,830	\$27.45	1%
9/1/2027	8/31/2028	\$300,941	\$25,078	\$27.73	1%
9/1/2028	8/31/2029	\$303,950	\$25,329	\$28.01	1%
8/1/2029	8/31/2030	\$306,990	\$25,583	\$28.29	1%
9/1/2030	8/31/2031	\$310,060	\$25,838	\$28.57	1%
9/1/2031	8/31/2032	\$313,161	\$26,097	\$28.85	1%
9/1/2032	8/31/2033	\$316,293	\$26,358	\$29.14	1%
9/1/2033	8/31/2034	\$319,456	\$26,621	\$29.43	1%
9/1/2034	8/31/2035	\$322,651	\$26,888	\$29.73	1%
9/1/2035	8/31/2036	\$325,878	\$27,157	\$30.03	1%

LOCAL AERIAL // 8080 COUNTRYWAY BLVD



Downtown Tampa
13 Miles From Subject



Alonso High School
2,800 Students

Ashton Woods Development
110 Townhome Units



Mallory Square Apartments
383 Units



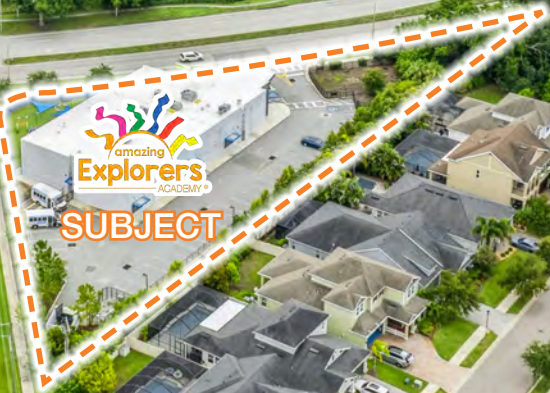
Courtney Campbell Causeway

W Hillsborough Ave (57,000 VPD)
Medical Offices



Countryway Blvd (13,000 VPD)

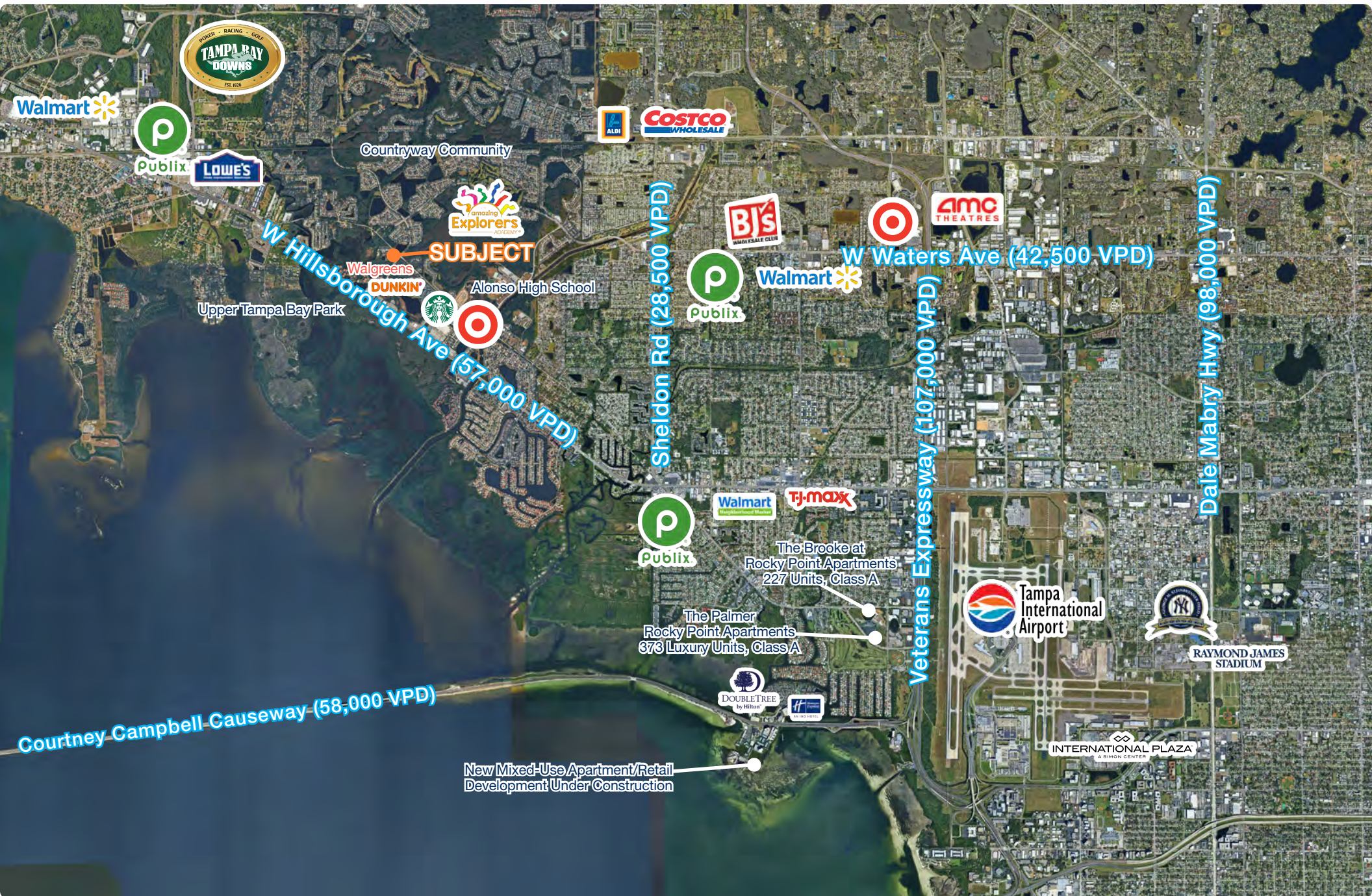
Memorial Hwy



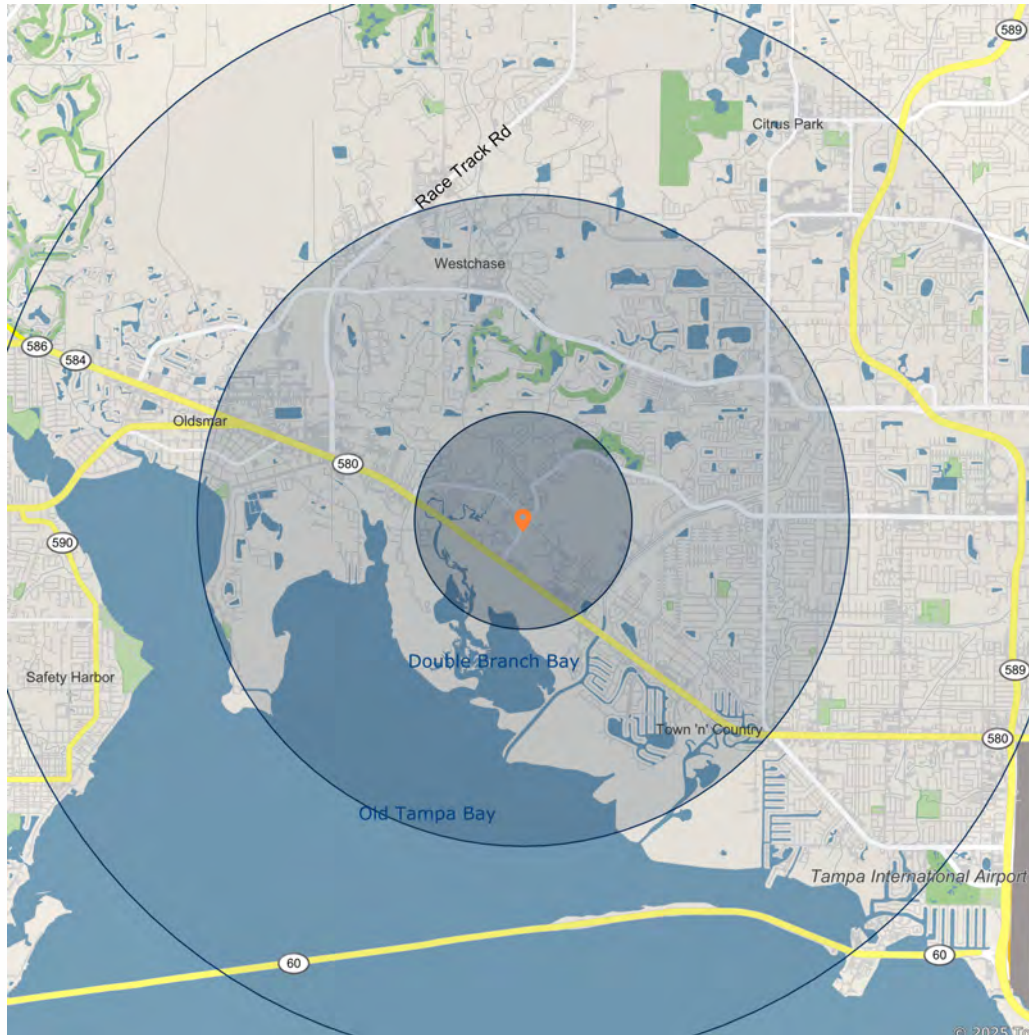
SUBJECT



REGIONAL AERIAL // 8080 COUNTRYWAY BLVD



DEMOGRAPHIC REPORT // TAMPA, FL



POPULATION	1 Mile	3 Miles	5 Miles
2030 Projection	7,287	70,310	171,521
2025 Estimate	7,097	68,675	168,146
2020 Census	7,058	67,133	164,120
2010 Census	5,998	58,674	147,246
HOUSEHOLD INCOME			
Average	\$124,239	\$114,527	\$111,933
Median	\$98,724	\$93,963	\$91,542
Per Capita	\$51,220	\$46,165	\$44,531
HOUSEHOLDS			
2030 Projection	3,048	28,622	68,787
2025 Estimate	2,974	27,963	67,282
2020 Census	2,834	26,704	64,398
2010 Census	2,407	23,395	57,446
HOUSING			
Median Home Value	\$435,068	\$418,988	\$416,076
EMPLOYMENT			
2025 Daytime Population	7,811	42,909	179,615
2025 Unemployment	1.81%	2.29%	2.19%
Average Time Traveled (Minutes)	32	31	31
EDUCATIONAL ATTAINMENT			
High School Graduate (12)	1.25%	1.51%	2.09%
Some College (13-15)	27.47%	31.04%	32.05%
Associate Degree Only	14.34%	10.69%	11.15%
Bachelor's Degree Only	12.22%	8.61%	9.55%
Graduate Degree	41.15%	40.71%	38.54%

MARKET SUMMARY // TAMPA, FL

TAMPA-ST. PETE METRO OVERVIEW

Tampa Bay refers to both a larger metropolitan area and to the bay that extends inland from the Gulf of Mexico. The Tampa-St. Petersburg metro has over 3.3 million residents and spans four counties along the west coast of central Florida: Hillsborough, Pasco, Hernando and Pinellas. Northeast of the bay, Tampa — the county seat of Hillsborough County — is the most populous city with nearly 405,000 people. St. Petersburg follows; located on the peninsula near the mouth of the bay, it has over 260,000 residents. Robust job growth since 2020 has attracted new people to the metro, many of whom moved into higher-density redevelopment projects near city cores or larger master-planned communities in the suburbs.



METRO HIGHLIGHTS



FAVORABLE BUSINESS CLIMATE

A relatively low cost-of-living and economic development support a growing business landscape in the Tampa Bay-St. Petersburg metro.



PORT ACTIVITY

One of the Southeast's largest seaports, the Port of Tampa services passenger cruise ships and commercial freighters. The Port of St. Petersburg, the only superyacht marina on Florida's Gulf Coast, is also in the metro.



DIVERSE ECONOMY

High-tech industries as well as the tourism, military, finance and seaborne commerce segments drive the region's economy.

ECONOMY HIGHLIGHTS

- Local ports contribute to a major presence in the shipping, distribution and logistics industry. The CSX Intermodal facility in nearby Polk County provides quick access to markets throughout the nation.
- Bioscience and other high-tech industries are expanding. Local Fortune 500 companies include Tech Data, Mosaic, Raymond James Financial and Jabil.
- Tourism also plays a significant role in the local economy, with visitors drawn to Busch Gardens, the Salvador Dalí Museum and the region's many beaches.

DEMOGRAPHIC HIGHLIGHTS

2025
POPULATION

3.3M

2025
HOUSEHOLDS

1.4M

2025
MEDIAN AGE

43

2025
MEDIAN HHI

\$80K

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