

FOR SALE

**NNN INVESTMENT
OPPORTUNITY**



**ASKING PRICE
\$8,509,584**

**CAP RATE
6.25%**

**2027 NOI
\$531,849**

**10289 Ulmerton Road
Largo, FL 33771**



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PROPERTY OVERVIEW

	ASKING PRICE
	\$8,509,584
	CAP RATE
	6.25%
	2027 NOI
	\$531,849

INVESTMENT REVIEW

10289 Ulmerton Road is a premier **100% occupied** NNN retail center in the Tampa Bay MSA, offered at **\$8,509,584 (6.25% 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

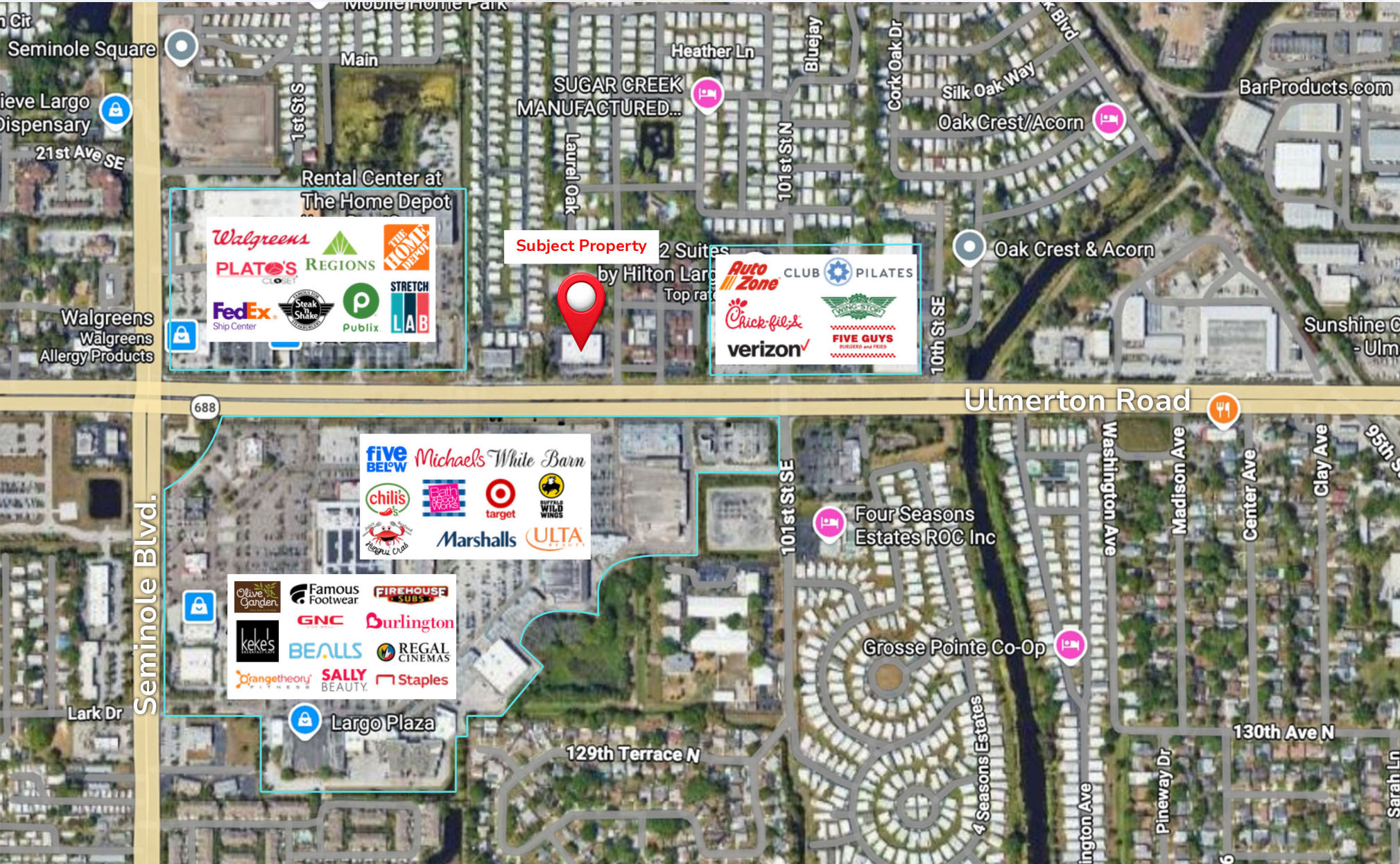
	1 Mile	5 Mile	10 Mile
2021 Population	18,264	221,582	574,134
2021 Households	8,585	100,593	259,663
Avg Household Income	\$84,054	\$77,981	\$80,011

CONTACT US

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AREA MAP & SURROUNDING TENANTS



PROPERTY PHOTOS

