

**FOR SALE**

**NNN INVESTMENT  
OPPORTUNITY**



**ASKING PRICE**  
**\$8,864,150**

**CAP RATE**  
**6.00%**

**2027 NOI**  
**\$531,849**

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



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## PROPERTY OVERVIEW



### ASKING PRICE

**\$8,864,150**



### CAP RATE

**6.00%**



### 2027 NOI

**\$531,849**

## INVESTMENT REVIEW

**10289 Ulmerton Road** is a premier **100% occupied** NNN retail center in the Tampa Bay MSA, offered at **\$8,864,150 (6.00% 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
<b>2021 Population</b>	<b>18,264</b>	<b>221,582</b>	<b>574,134</b>
<b>2021 Households</b>	<b>8,585</b>	<b>100,593</b>	<b>259,663</b>
<b>Avg Household Income</b>	<b>\$84,054</b>	<b>\$77,981</b>	<b>\$80,011</b>

## CONTACT US

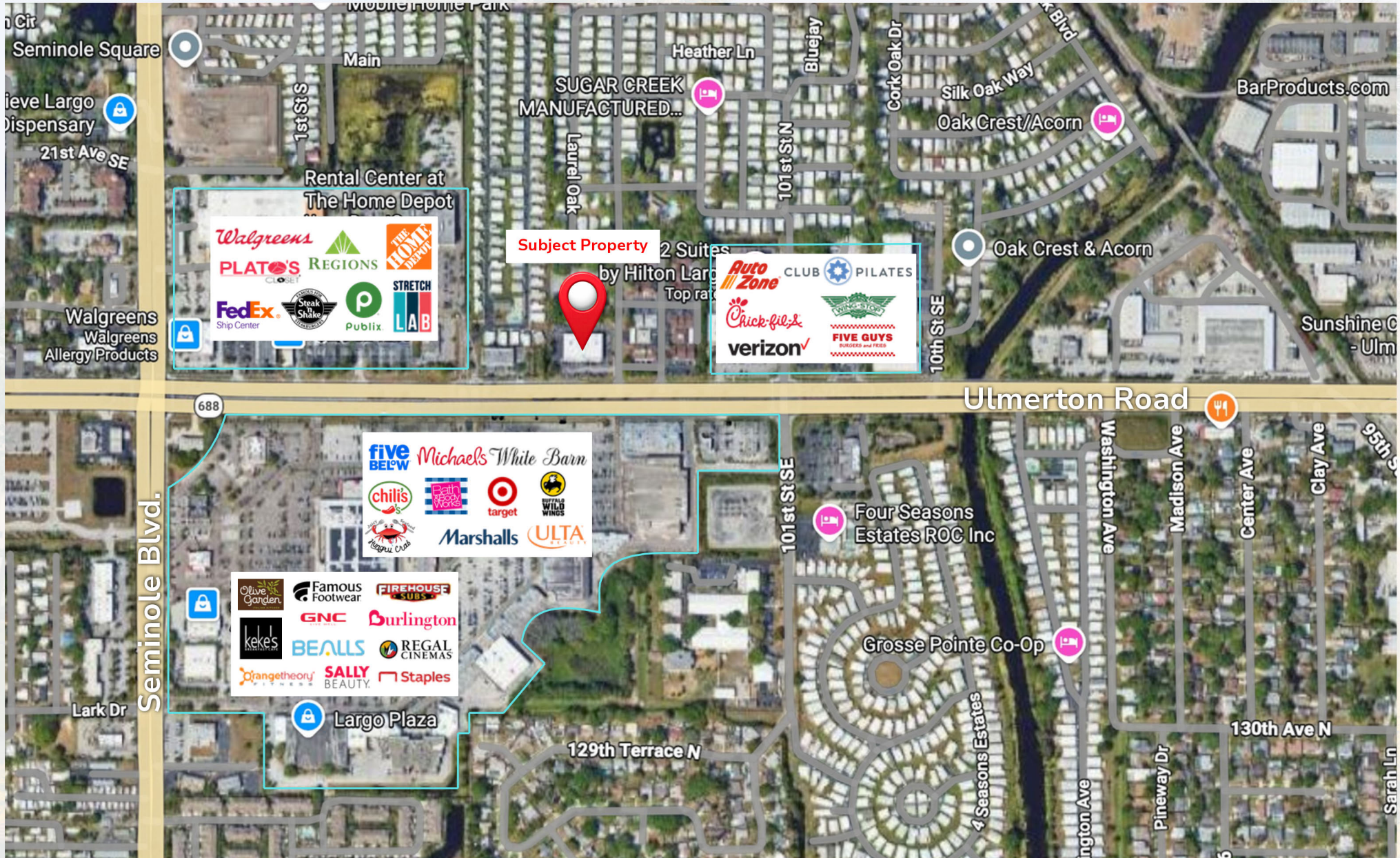
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# AREA MAP & SURROUNDING TENANTS



# PROPERTY PHOTOS

