

Checkers - Single Tenant Absolute NNN Investment

107 W Waters Ave, Tampa, Florida 33604

Liz Menéndez, CCIM
727-409-0101
liz@saundersrealestate.com

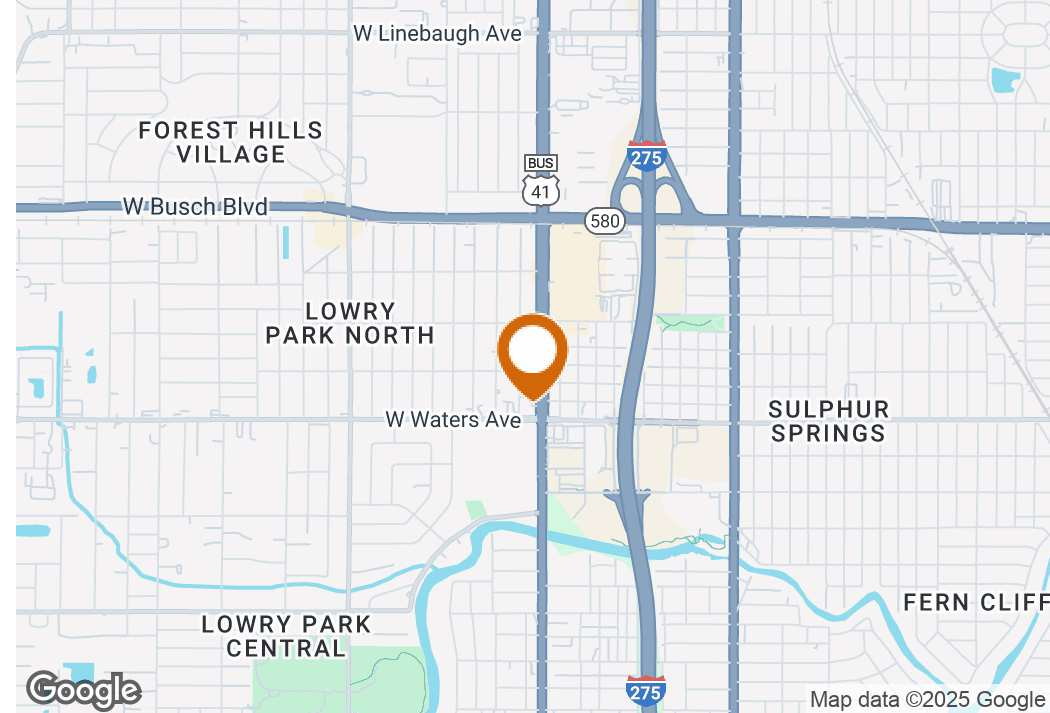
TABLE OF CONTENTS



Table of Contents

Property Summary	3
Location Description	4
Regional Map	5
Location Map	6
Property Outline	7
Demographics Map & Report	8
Retailer Map	9
Advisor Biography	10

PROPERTY SUMMARY



Offering Summary

Sale Price:	\$1,200,000
Building Size:	800 ± SF
Lot Size:	0.52 Acres
Price / SF:	\$1,500.00
Cap Rate:	5%
NOI:	\$60,000
Year Built:	1993
Zoning:	CI
Market:	North Tampa/University of South Florida
Submarket:	Forest Hills

Property Overview

Excellent located in the North Tampa/University of South Florida market, this 800 ± SF Checkers restaurant with a double drive-thru sits at the intersection of Waters Avenue and U.S. Route 41, offering visibility to more than 32,000 cars each day. The site is surrounded by well-known attractions including Busch Gardens, Adventure Island, and the Museum of Science and Industry, with quick access to I-275.

Property Highlights

- Five year absolute NNN Ground Lease
- Zero landlord responsibility
- Corporate Guarantee
- Two - 5 year options
- 10% increases every 5 years
- 3.5 years remaining on current lease
- 33+ years operating history
- Built 1993

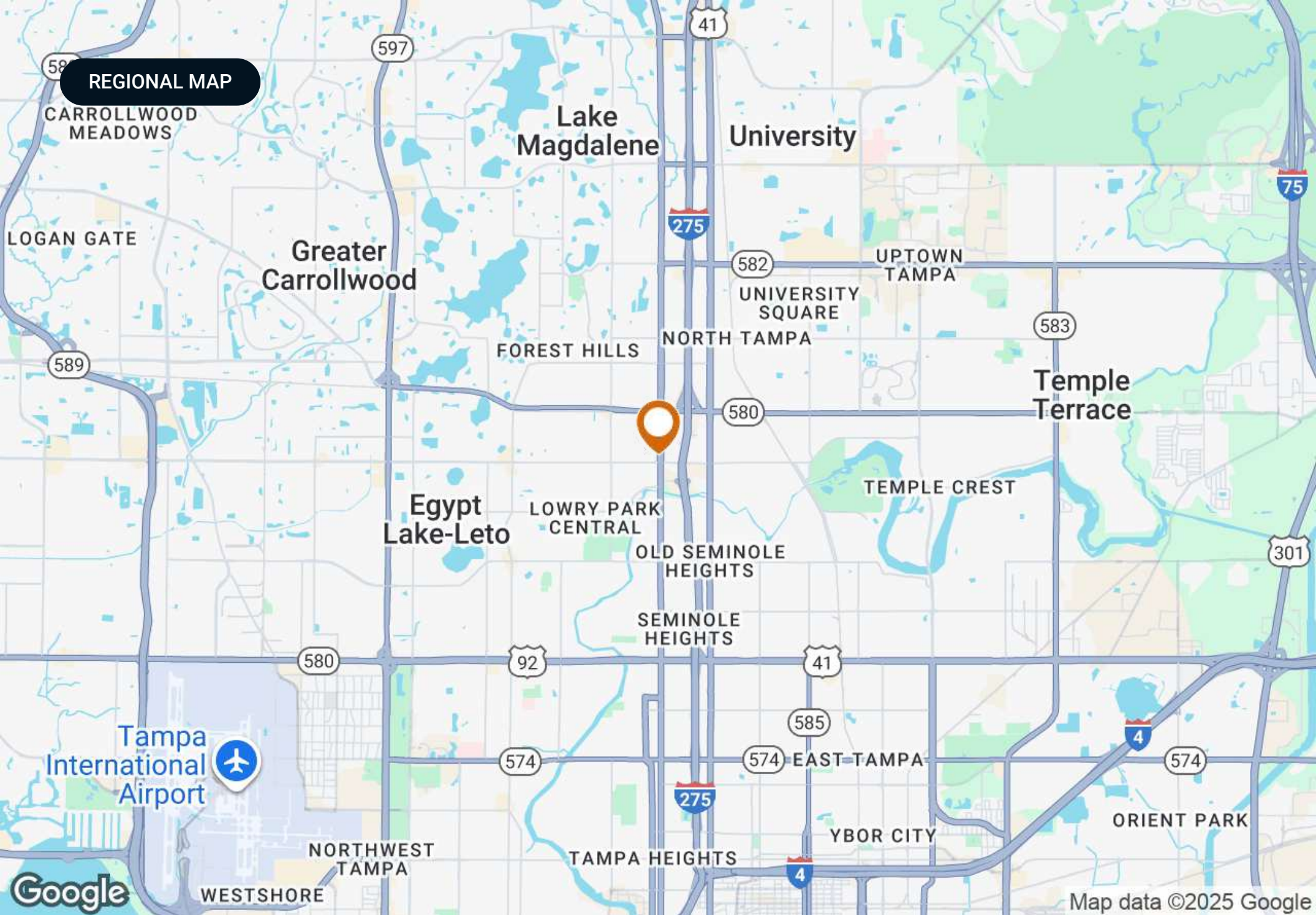
LOCATION DESCRIPTION



Location Description

This property is strategically located in Tampa, Florida, just off the intersection of Waters Avenue and U.S. Highway 41. This highly visible corridor sees more than 30,000 vehicles daily, ensuring consistent exposure and easy accessibility. The property sits in a thriving North Tampa market that combines established neighborhoods with strong retail and commercial activity.

Only minutes from the University of South Florida, Busch Gardens, Adventure Island, and the Museum of Science and Industry, the site benefits from steady traffic generated by both local residents and regional visitors. Quick access to I-275 and I-4 further enhances connectivity, linking the location to Downtown Tampa, the Westshore business district, and the greater Tampa Bay region. Surrounding businesses include national retailers, restaurants, service providers, and community amenities.



REGIONAL MAP

CARROLLWOOD MEADOWS

Lake Magdalene

University

LOGAN GATE

Greater Carrollwood

UPTOWN TAMPA

589

FOREST HILLS

NORTH TAMPA

582

UNIVERSITY SQUARE

583

Temple Terrace

580

Egypt Lake-Leto

LOWRY PARK CENTRAL

TEMPLE CREST

OLD SEMINOLE HEIGHTS

SEMINOLE HEIGHTS

580

92

41

Tampa International Airport



585

EAST TAMPA

574

NORTHWEST TAMPA

TAMPA HEIGHTS

YBOR CITY

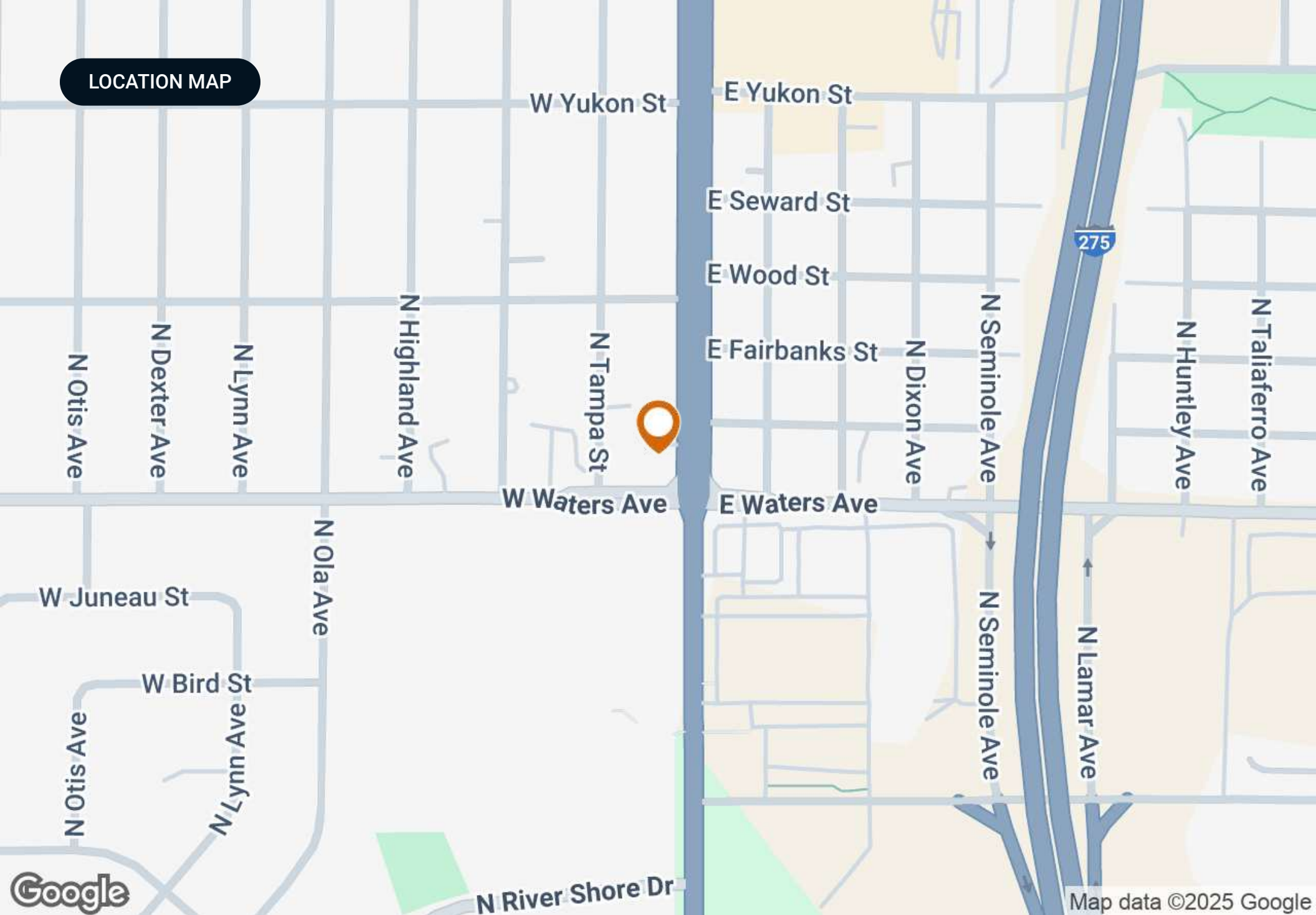
ORIENT PARK

WESTSHORE

Google

Map data ©2025 Google

LOCATION MAP

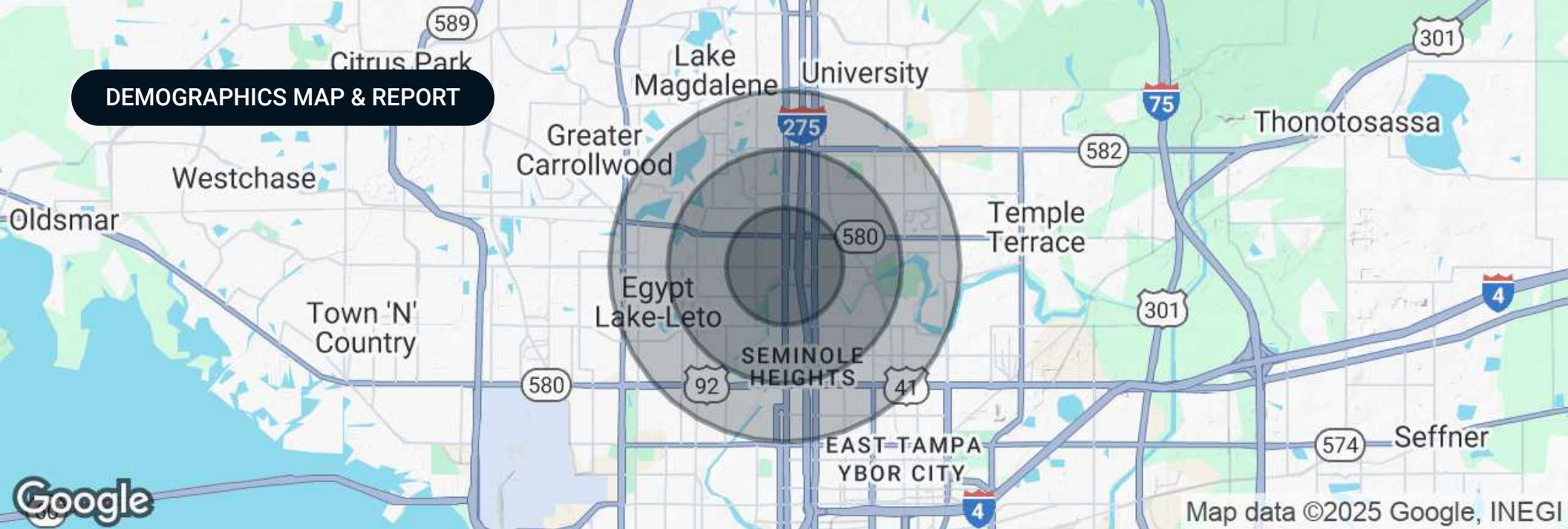


Map data ©2025 Google



PROPERTY OUTLINE

DEMOGRAPHICS MAP & REPORT



Population

	1 Mile	2 Miles	3 Miles
Total Population	15,877	63,038	139,934
Average Age	40	40	40
Average Age (Male)	39	39	39
Average Age (Female)	41	40	40

Households & Income

	1 Mile	2 Miles	3 Miles
Total Households	6,087	24,412	55,377
# of Persons per HH	2.6	2.6	2.5
Average HH Income	\$59,236	\$68,728	\$69,050
Average House Value	\$253,914	\$287,870	\$309,737

Demographics data derived from AlphaMap

RETAILER MAP



Map data ©2025 Google Imagery ©2025 Airbus, Maxar Technologies

ADVISOR BIOGRAPHY



Liz Menéndez, CCIM

Senior Advisor

liz@saundersrealestate.com

Direct: **877-518-5263 x465** | Cell: **727-409-0101**

Professional Background

Liz Menéndez, CCIM is a Senior Advisor at Saunders Real Estate.

Operating out of Tampa, Florida, Liz expertly serves her commercial real estate clients by providing superior service and thoughtful knowledge throughout every stage of the real estate process. Her personal approach and service commitment to clients enables Liz to create meaningful, positive relationships with clients while helping them close on successful real estate transactions.

She has been a REALTOR® since 2005. Her experience in both residential and commercial sales and leasing provides Liz with a wealth of knowledge capable of tackling any transaction. In her previous roles, Liz has served as a Certified Short Sales Specialist, Commercial Leasing Agent, Commercial Sales Agent, and a Residential Sales Agent.

Liz also earned the designation of Certified Commercial Investment Member (CCIM) in 2008. Prior to working in real estate, her seventeen-year career in banking included: financial areas of banking administration, commercial and consumer lending, business banking, and financial consulting - Series 6 and 63 licenses. She also graduated from the University of South Florida with her BA in Finance.

She is a proud, lifetime resident of South Tampa and is very familiar with the entire Tampa Bay region. As a full-time professional real estate advisor, it is more than just her career, it is her passion.

Liz specializes in:

- Office
- Industrial
- Retail
- Leasing & Tenant Representation
- Medical Office



SAUNDERS
REAL ESTATE



SAUNDERS
LAND



SAUNDERS
COMMERCIAL

Serving the Southeast

At Saunders Real Estate, we deliver full-service real estate solutions across the Southeast, built on more than 30 years of trusted experience. Our dedicated teams—experts in both land and commercial real estate—offer tailored guidance backed by deep regional insight and a proven track record. We believe that successful outcomes start with strong relationships built on trust and a shared commitment to your goals.



877-518-5263 • info@saundersrealestate.com