

Regions Bank

TAMPA FLORIDA

OFFERING MEMORANDUM

6310 Gunn Hwy
Tampa, FL 33625



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Regions Bank

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01 Investment Summary

- Offering Summary
- Investment Highlights
- Location Highlights
- Local Business Map
- Aerial View Map

REGIONS BANK

OFFERING SUMMARY

PRICE	\$2,288,000
CAP RATE	5.25%
NOI	\$120,135
LANDLORD RESPONSIBILITIES	NONE
TENANT	Regions Bank
LEASE TYPE	NNN
LEASE TERM REMANING	3 years of the first option
LOCATIONS	1,250 locations

PROPERTY SUMMARY

ADDRESS	6310 Gunn Hwy Tampa, FL 33625
COUNTY	Hillsborough
BUILDING SF	3,847
LAND ACRES	1.18
YEAR BUILT	2004
TRAFFIC COUNTS	Over 30,000
FOLIO	003624-0000
PARKING	44
ZONING TYPE	PD Panned Development
OWNERSHIP TYPE	Ground Lease





Investment Highlights

CORPORATE-BACKED SINGLE-TENANT GROUND LEASE

- (REGIONS BANK)

The property is leased to Regions Bank, a nationally recognized financial institution, providing a secure and stable income stream backed by a corporate tenant. The asset features a 3,847 SF freestanding bank branch situated on a ±1.18-acre (51,619 SF) parcel, originally constructed in 2004 and supported by 44 surface parking spaces.

PASSIVE, ABSOLUTE NNN GROUND LEASE STRUCTURE

- This investment offers a true passive ownership structure, as the tenant is responsible for all property operating expenses, including real estate taxes, insurance, maintenance, and utilities. The ground lease format minimizes landlord responsibilities and provides predictable, hassle-free cash flow.

PROVEN LOCATION WITH LONG-TERM OPERATING HISTORY

- Regions Bank has successfully operated at this location since 2004, demonstrating long-term commitment and strong site performance. The tenant recently exercised its first five-year renewal option, extending the lease through March 2029, reinforcing confidence in the location's ongoing viability.

ATTRACTIVE LEASE STRUCTURE WITH FUTURE UPSIDE

- The lease includes three (3) additional five-year renewal options, each featuring 12.5% rental increases, providing built-in income growth and long-term value appreciation potential.

● STRATEGIC TAMPA LOCATION - ESTABLISHED RETAIL CORRIDOR

The property is ideally located in Northwest Tampa within the highly desirable Carrollwood/Northdale submarket, a well-established suburban area known for its strong residential density and consistent retail demand. The asset is situated just over ±1 mile from Westfield Citrus Park, a dominant regional shopping destination featuring 200+ retailers and a movie theater.

● HIGH VISIBILITY & STRONG TRAFFIC EXPOSURE

The property benefits from excellent visibility with approximately 267 feet of frontage along Gunn Highway, a major east-west arterial corridor. The site experiences strong daily traffic counts exceeding 30,000 vehicles per day, providing significant exposure and accessibility.

● SURROUNDED BY STRONG RETAIL & NATIONAL TENANTS

The immediate trade area is anchored by a robust mix of national and regional retailers, including Walmart Supercenter, Publix, Walgreens, CVS, Best Buy, T-Mobile, McDonald's, JCPenney, Macy's, Dick's Sporting Goods, Burger King, and Dollar Tree, reinforcing the corridor's strength as a primary retail destination.

● Dense Residential Base Driving Consumer Demand

The property is supported by a strong residential population, including nearby communities such as Hunters Run Apartments, a ±400-unit multifamily development located approximately 0.5 miles from the site, providing a steady customer base.

● PROXIMITY TO HOSPITALITY & AREA DEMAND DRIVERS

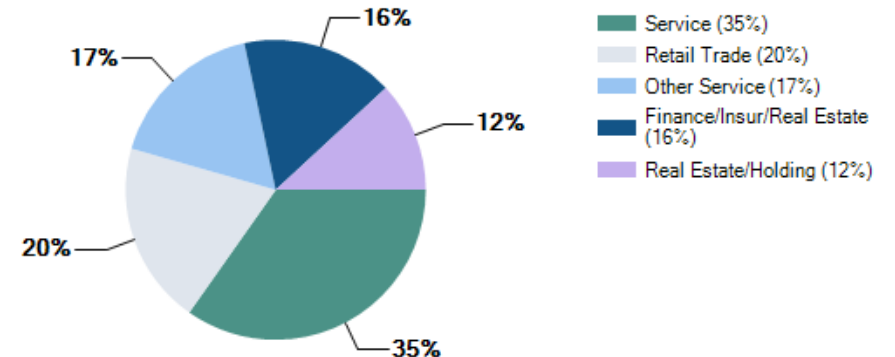
The surrounding area includes multiple hotel accommodations, including Courtyard by Marriott, Holiday Inn Express, Hampton Inn, Country Inn & Suites, Comfort Inn & Suites, and La Quinta, contributing to consistent daytime traffic and consumer activity.

● SYNERGISTIC RETAIL ENVIRONMENT

The asset is positioned within a highly active commercial corridor with a strong concentration of complementary retail, dining, and service-oriented businesses, enhancing customer draw and long-term site performance.

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2026 Population	14,741	90,778	234,416
2026 Median HH Income	\$80,380	\$89,389	\$82,535
2026 Average HH Income	\$102,146	\$121,862	\$117,362

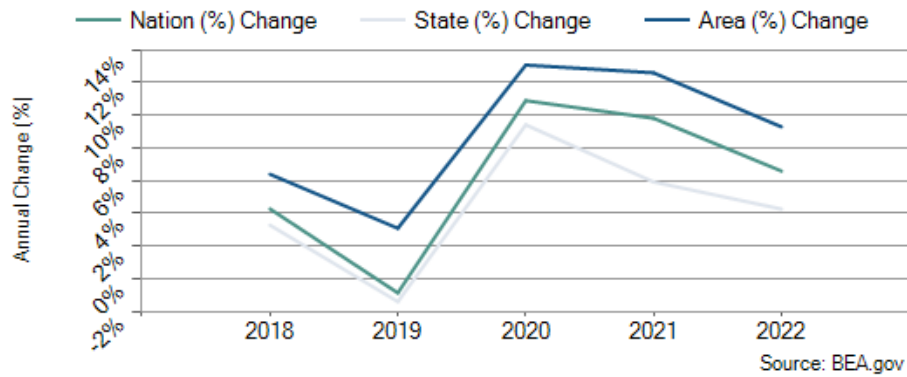
Major Industries by Employee Count

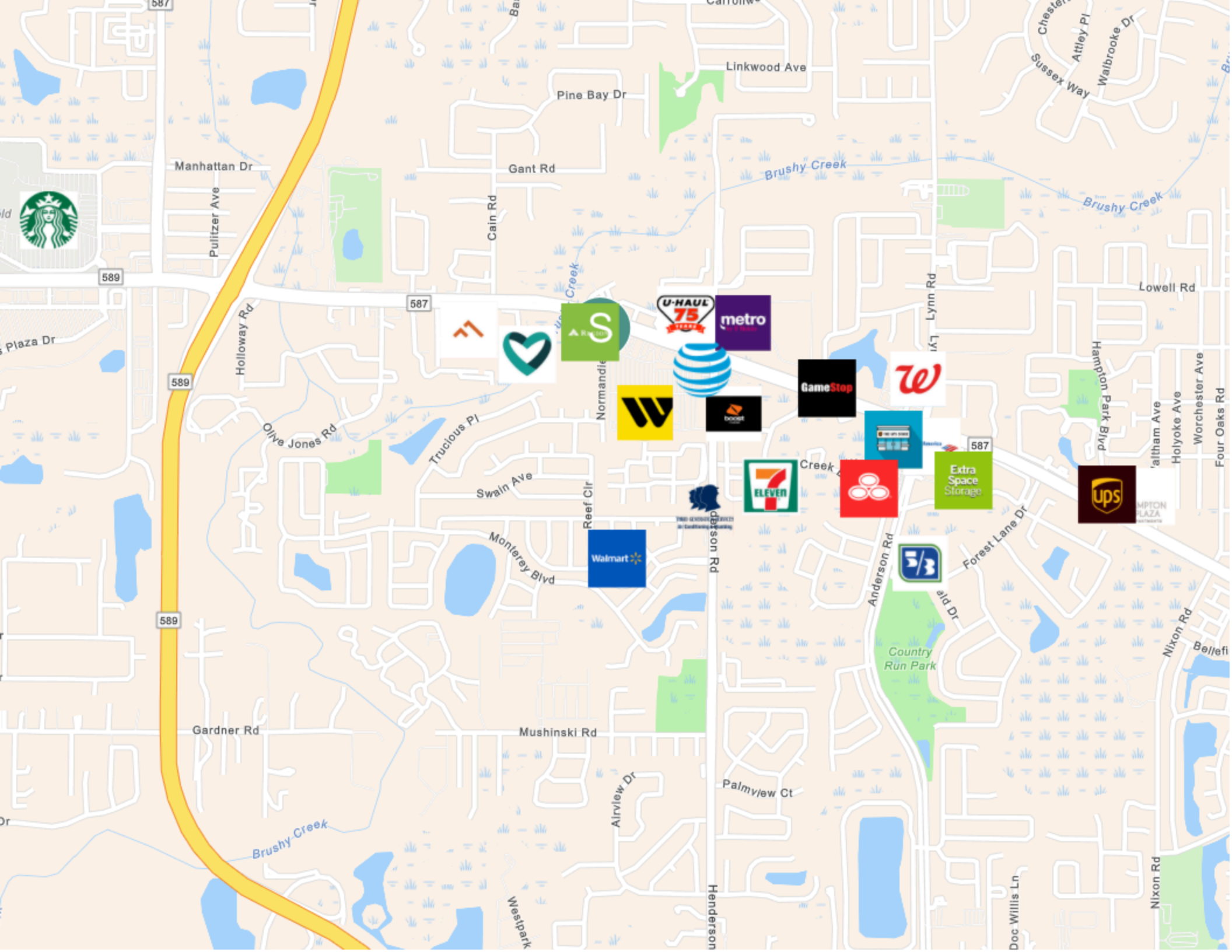


Largest Employers

State of Florida	34,700
MacDill Air Force Base	31,000
BayCare Health System	29,402
Publix Super Markets Inc.	27,000
Hillsborough County School District	23,750
University of South Florida	16,277
HCA West Florida Division	15,000
Advent Health West Florida Division	15,000

Hillsborough County GDP Trend







Gunn Hwy

Gunn Hwy

Gunn Hwy

Gunn Hwy

587

Gunn Hwy

Gunn Hwy

Gunn Hwy

Gunn Hwy

Normandle Rd

Normandle Rd

Trucious Pl

Sanctuary Vista Trl

Savannah Breeze Ct

Brushy Creek

Brushy Creek

Brushy Creek

Citru
Com





02 Tenant Overview

Brand Profile

Lease Summary

REGIONS BANK

LEASE ABSTRACT

TENANT	Regions Bank
GUARANTOR	Corporate
1ST OPTION EXP DATE	3/2/2029
LEASE TERM REMAINING	3 years of the first option
RENEWAL OPTIONS	Three 5-year options
CURRENT RENT	\$120,135
RENT INCREASES	12.5% every 5 years

RENT SCHEDULE

YEAR 2004-2024	\$105,118/Year	\$8,760/Month
OPTION 1 2024-2029	\$120,135/Year	\$10,011/Month
OPTION 2 (2029-2034)	\$135,152/Year	\$11,263/Month
OPTION 3 (2034-2039)	\$152,046/Year	\$12,671/Month
OPTION 4 (2039-2044)	\$171,052/Year	\$14,254/Month

LEASE STRUCTURE

LEASE TYPE	NNN
PROPERTY TAXES	Tenant Responsibility
INSURANCE	Tenant Responsibility
ROOF & STRUTURE	Tenant Responsibility
MAINTENANCE	Tenant Responsibility
PARKING	Tenant Responsibility
LANDLOAD	Zero Responsibility



03

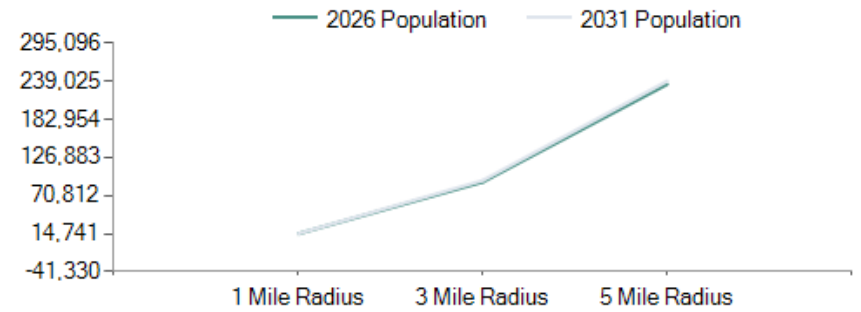
Demographics

General Demographics

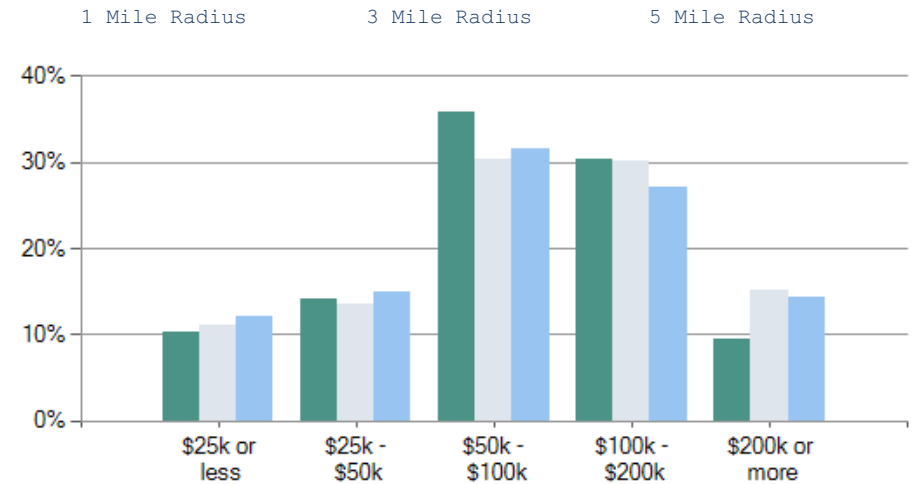
REGIONS BANK

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	10,266	72,487	190,030
2010 Population			
2026 Population			
2031 Population	12,183	81,002	214,093
2026 African American			
2026 American Indian			
2026 Asian	14,741	90,778	234,416
2026 Hispanic			
2026 Other Race			
2026 White	14,943	92,997	239,025
Multiracial			
2026-2031: Population: Growth Rate	1,249	6,648	17,033
	44	284	808
	1,039	6,274	14,990
	7,092	37,395	103,467
	1,841	8,911	25,261
	6,372	45,400	114,221
	4,179	23,201	61,958
	1.35%	2.40%	1.95%

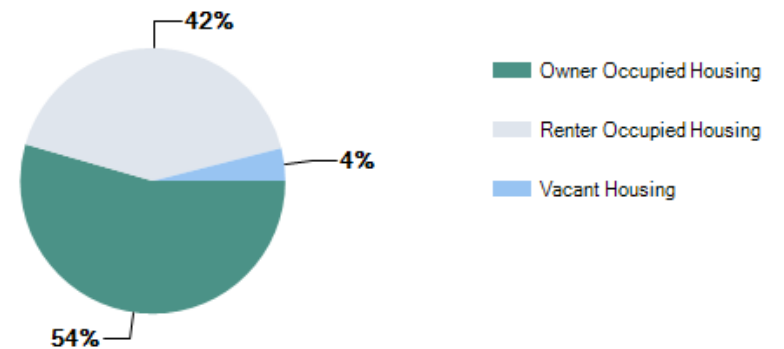
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	395	2,432	6,458
\$15,000-\$24,999	187	1,546	4,603
\$25,000-\$34,999	400	2,207	5,549
\$35,000-\$49,999	407	2,623	8,209
\$50,000-\$74,999	1,235	6,077	16,756
\$75,000-\$99,999	802	4,838	12,391
\$100,000-\$149,999	1,305	7,061	16,622
\$150,000-\$199,999	412	3,747	8,322
\$200,000 or greater	536	5,439	13,270
Median HH Income	\$80,380	\$89,389	\$82,535
Average HH Income	\$102,146	\$121,862	\$117,362



2026 Household Income



2026 Own vs. Rent-1 Mile Radius

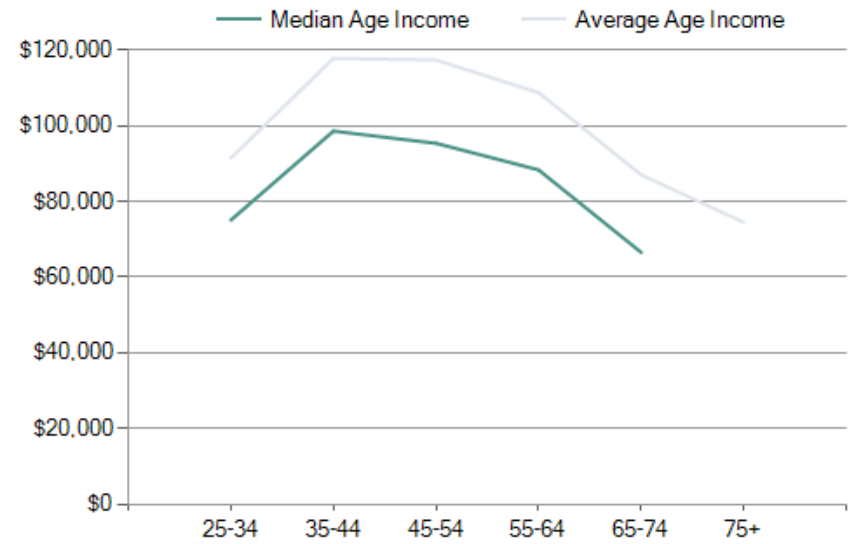
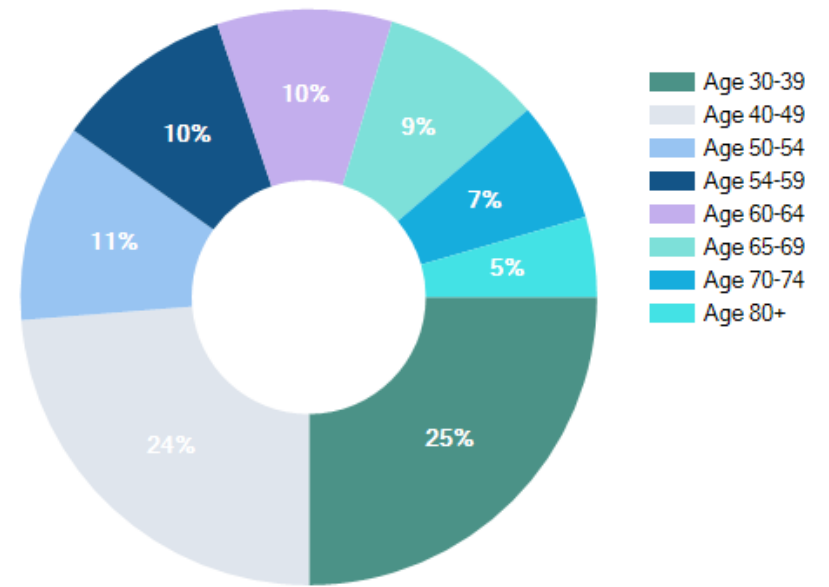


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	1,197	5,883	15,826
2026 Population Age 35-39	1,051	6,270	16,263
2026 Population Age 40-44	1,115	6,595	16,796
2026 Population Age 45-49	1,022	6,105	15,511
2026 Population Age 50-54	999	6,164	16,339
2026 Population Age 55-59	902	6,244	15,972
2026 Population Age 60-64	883	6,236	15,417
2026 Population Age 65-69	815	5,565	13,317
2026 Population Age 70-74	609	4,580	10,965
2026 Population Age 75-79	405	3,556	8,462
2026 Population Age 80-84	208	2,046	5,233
2026 Population Age 85+	204	1,715	4,484
2026 Population Age 18+	11,776	73,585	189,426
2026 Median Age 2031	39	43	42
Median Age	40	44	43

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$75,068	\$88,123	\$79,920
Average Household Income 25-34	\$91,483	\$116,301	\$107,046
Median Household Income 35-44	\$98,611	\$111,793	\$102,296
Average Household Income 35-44	\$117,841	\$146,804	\$136,800
Median Household Income 45-54	\$95,375	\$112,461	\$105,348
Average Household Income 45-54	\$117,401	\$148,481	\$143,271
Median Household Income 55-64	\$88,340	\$101,250	\$94,388
Average Household Income 55-64	\$108,773	\$132,732	\$130,829
Median Household Income 65-74	\$66,531	\$70,536	\$67,934
Average Household Income 65-74	\$87,058	\$99,126	\$99,774
Average Household Income 75+	\$74,474	\$70,990	\$70,800

Population By Age



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