

FULLY OCCUPIED 8-TENANT RETAIL STRIP

Investment Opportunity


THE SHOPS AT
STELLING NORTH
RETAIL

Affluent AHHI of \$124k | High Growth Submarket | Attractive Rental Increases | 51,500 VPD



10460 Stelling Drive

RIVERVIEW FLORIDA (TAMPA MSA)

ACTUAL SITE

 **SRS** | CAPITAL MARKETS

EXCLUSIVELY MARKETED BY



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NATIONAL NET LEASE

Qualifying Broker: Patrick Nutt, SRS Real Estate Partners-SOFLO LLC | FL License No. BK3120739







Goolsby Pointe
Shopping Center

Publix

Pep Boys

Great Clips
IT'S GONNA BE GREAT

verizon

Winthrop College
Preparatory Academy 9-12

iStorage

Hillsborough County
Water Department

Riverview
High School

HCA Florida
Healthcare

Fortail
COFFEE CO.
AMAR
MED & EATING CLINIC

Blue
rhino

M
MARATHON

THE SHOPS AT
STELLING NORTH
RETAIL

STELLING DR

CUBE SMART
self storage

VETERAN MOVING

crumbl

SHERWIN-WILLIAMS

ideal dental

51,500 VPD

301

LONGHORN
STEAKHOUSE

SPROUTS
FARMERS MARKET

COLD STONE
CREAMERY

FAIRWAY
MEADOW DR

GRAB BERRY

MaxHealth



SITE OVERVIEW



OFFERING SUMMARY



[CLICK HERE FOR A FINANCING QUOTE](#)

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OFFERING

Pricing	\$13,178,000
Net Operating Income	\$790,653
Cap Rate	6.00%

PROPERTY SPECIFICATIONS

Property Address	10460 Stelling Drive Riverview, Florida 33578
Total Rentable Area	Suite 101: 3,630 SF, Suite 201: 1,553 SF Suite 301: 1,553 SF, Suite 401: 1,693 SF Suite 501: 2,673 SF, Suite 601: 1,902 SF Suite 701: 1,613 SF, Suite 801: 2,843 SF Total: 17,460 SF
Land Area	2.12 AC
Year Built	2024

Tenants	Suite 101: Mission BBQ Suite 201: Einstein Bros Bagels Suite 301: Wing Snob Suite 401: The Milkshake Factory Suite 501: Dental Experts of Florida Suite 601: Mint Cannabis Suite 701: Southern Nutrition Suite 801: Taco Dirty
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*Tenants reimburse their pro rata share of taxes, insurance, CAM, and applicable management fees.



RENT ROLL



Suite #	Tenant Name	Size SF	Pro Rata (SF)	Rent Monthly	Rent \$/SF/Mo	Rent Annual	Rent \$/SF/Yr	Pro Rata (\$)	Rental Increases					Expense Recovery Type	Lease Start Date ⁽¹⁾	Lease End Date ⁽¹⁾	Options Remaining	
									Increase		Rent	Rent	Rent					Rent
									Date	Inc.	Monthly	\$/SF/Mo	Annual					\$/SF/Yr
Building 1 10440 - 10446 Stelling Drive																		
101	Mission BBQ	3,630	21%	\$13,310	\$3.67	\$159,720	\$44.00	20%	Sep-29	10.0%	\$14,641	\$4.03	\$175,692	\$48.40	NNN	Sep-24	Aug-34	4 (5-Year) 10% Increases at the Beg. of Each Option.
201	Einstein Bros Bagels	1,553	9%	\$5,824	\$3.75	\$69,885	\$45.00	9%	Sep-29	10.0%	\$6,406	\$4.13	\$76,874	\$49.50	NNN	Sep-24	Aug-34	2 (5-Year) 10% Increases at the Beg. of Each Option.
301	Wing Snob ⁽²⁾	1,553	9%	\$5,981	\$3.85	\$71,775	\$46.22	9%	Jan-28	2.0%	\$6,100	\$3.93	\$73,201	\$47.14	NNN	Jan-25	Dec-34	3 (5-Year)
									Jan-29	2.0%	\$6,223	\$4.01	\$74,672	\$48.08				2% Annual Increases
									Jan-30	2.0%	\$6,347	\$4.09	\$76,166	\$49.04				
									2% Annual Increases Thereafter									
401	The Milkshake Factory	1,693	10%	\$6,349	\$3.75	\$76,185	\$45.00	10%	Feb-30	7.8%	\$6,843	\$4.04	\$82,110	\$48.50	NNN	Feb-25	Jan-35	2 (5-Year) 10% Increases at the Beg. of Each Option.

RENT ROLL



Suite #	Tenant Name	Size SF	Pro					Pro		Rental Increases					Expense	Lease	Lease	Options Remaining	
			Rata	Rent	Rent	Rent	Rent	Rata	Increase	Rent	Rent	Rent	Rent	Recovery	Start	End			
			(SF)	Monthly	\$/SF/Mo	Annual	\$/SF/Yr	(\$)	Date	Inc.	Monthly	\$/SF/Mo	Annual	\$/SF/Yr	Type	Date ⁽¹⁾	Date ⁽²⁾		
Building 2 10454 - 10460 Stelling Drive																			
501	Dental Experts of Florida	2,673	15%	\$10,247	\$3.83	\$122,958	\$46.00	16%	Aug-27	3.0%	\$ 10,554	\$3.95	\$126,647	\$47.38	NNN	Aug-26	Jul-36	2 (5-Year)	
									Aug-28	3.0%	\$ 10,871	\$4.07	\$130,446	\$48.80				3% Annual Increases	
									Aug-29	3.0%	\$ 11,197	\$4.19	\$134,360	\$50.27					
									3% Annual Increase Thereafter										
601	Mint Cannabis	1,902	11%	\$7,346	\$3.86	\$88,158	\$46.35	11%	Jul-27	3.0%	\$7,567	\$3.98	\$90,801	\$47.74	NNN	Jul-25	Jun-35	1 (5-Year)	
									Jul-28	3.0%	\$7,793	\$4.10	\$93,521	\$49.17				3% Annual Increases	
									Jul-29	3.0%	\$8,028	\$4.22	\$96,336	\$50.65					
									3% Annual Increases Thereafter										
701	Southern Nutrition ⁽³⁾	1,613	9%	\$6,170	\$3.83	\$74,037	\$45.90	9%	Nov-27	2.0%	\$6,293	\$3.90	\$75,521	\$46.82	NNN	Nov-25	Oct-35	2 (5-Year)	
									Nov-28	2.0%	\$6,418	\$3.98	\$77,021	\$47.75				2% Annual Increases	
									Nov-29	2.0%	\$6,547	\$4.06	\$78,569	\$48.71					
									2% Annual Increases Thereafter										
801	Taco Dirty	2,843	16%	\$10,661	\$3.75	\$127,935	\$45.00	16%	May-30	10.0%	\$11,727	\$4.13	\$140,729	\$49.50	NNN	May-25	Apr-35	2 (5-Year) 10% Increases at the Beg. of Each Option.	
Total Occupied		17,460	100%	\$65,888	\$3.77	\$790,653	\$45.28	100%											
Total Vacant		0	0%	\$0		\$0		0%											
Total / Wtd. Avg:		17,460	100%	\$65,888	\$3.77	\$790,653	\$45.28	100%									Weighted Term Remaining (Years)		8.7

Note: The analysis uses a start date of 7/1/2026 and reflects all of the rental increases up until that point unless stated otherwise below. If the COE occurs prior to the increases, the seller will provide a credit for the difference in rent.

- 1) Rent commencement and lease expiration dates are estimated per the timelines and conditions in the lease. Actual start and end dates to be confirmed upon further review of DD materials.
- 2) Wing Snob's annual rent is based on their increase in January 2027. Seller will credit any difference in rent if the Buyer closes escrow before the increase takes effect.
- 3) Southern Nutrition annual rent is based on their increase in November 2026. Seller will credit any difference in rent if the Buyer closes escrow before the increase takes effect.

Suite #	Tenant Name	Size SF	Pro Rata (SF)	Prop. Taxes	Ins.	CAM	Mngmt.	Admin Fee	Reimbursement PSF	Reimbursement Annual	Notes
Building 1 10440 - 10446 Stelling Drive											
101	Mission BBQ	3,630	21%	Net	Net	Net	Net	-	\$8.33	\$30,234	Tenant's share of management shall not to exceed 10% of CAM Costs (excludes taxes, insurance, and utilities). Tenant has a 5% non-cumulative cap on controllable CAM. The analysis assumes the cap is not being hit.
201	Einstein Bros Bagels	1,553	9%	Net	Net	Net	Net	-	\$8.33	\$12,935	Tenant's management fee not to exceed 10% of CAM (excludes taxes, insurance, and utilities). Tenant has a 5% cumulative cap on Controllable CAM. The analysis assumes the cap is not being hit.
301	Wing Snob	1,553	9%	Net	Net	Net	See Note	-	\$8.33	\$12,935	Tenant pays a management fee equal to 5% of the gross revenue for the center.
401	The Milkshake Factory	1,693	10%	Net	Net	Net	See Note	-	\$8.33	\$14,101	Tenant pays a management fee equal to 5% of the gross revenue for the center. Tenant has a 5% cumulative cap on Controllable CAM. The analysis assumes the cap is not being hit.
Building 2 10454 - 10460 Stelling Drive											
501	Dental Experts of Florida	2,673	15%	Net	Net	Net	See Note	-	\$8.33	\$22,263	Tenant's share of the management fee shall not exceed 5% of rent.
601	Mint Cannabis	1,902	11%	Net	Net	Net	See Note	-	\$8.33	\$15,842	Tenant pays a management fee equal to 2.5% of the gross revenue for the center.
701	Southern Nutrition	1,613	9%	Net	Net	Net	See Note	-	\$8.33	\$13,434	Tenant pays a management fee equal to 5% of the gross revenue for the center. The tenant has a 5% cumulative cap on Controllable CAM. The analysis assumes the cap is not being hit.
801	Taco Dirty	2,843	16%	Net	Net	Net	See Note	-	\$8.33	\$23,679	Tenant pays an admin fee equal to 4% of the gross revenue for the center. The tenant has a 5% cumulative cap on controllable CAM. The analysis assumes the cap is not being hit.
Summary											
Total Occupied		17,460	100%					Total Occupied	\$8.33	\$145,422	100%
Total Vacant		0	0%					Total Vacant	\$0.00	\$0	0%
Total / Wtd. Avg:		17,460	100%					Total Reimbursement	\$8.33	\$145,422	100%
								Total Operating Expenses	\$8.33	\$145,422	100%

Note: Tenant's that reimburse a % of gross revenue for the center are modeled to be reimbursing their natural pro rata share of management.

New Construction | Tenants In-Place | 8.7+ WALT | Annual Rent Increases | Strong Tenant Mix

- Shoppes of Stelling consists of two multi-suite buildings leased to an attractive and diverse mix of tenants
- The tenant mix includes Einstein Bros. Bagels, one of the largest bagel and breakfast café concepts in the United States, which operates more than 680 locations nationwide
- Wing Snob is a rapidly expanding chicken wing franchise specializing in cooked-to-order wings, tenders, and sandwiches the concept has grown to more than 60 locations nationwide
- The site will feature Mission BBQ a fast-growing fast-casual restaurant concept specializing in American barbecue operating more than 140 locations across the United States
- The leases feature various rental increases, as well as options to extend, ensuring long-term tenancy and hedging against inflation.
- Other tenants include Mint Cannabis, Southern Nutrition, The Milkshake Factory, Dental Experts of Florida, and Taco Dirty, creating a diverse tenant mix that generates consistent daily traffic and supports long-term center performance

Net Leases | Fee Simple Ownership | Minimal Landlord Obligations

- Tenant pays for CAM, taxes, insurance, and maintains most aspects of the premises
- The NNN lease structure features minimal landlord responsibilities
Ideal, low-management investment for a passive investor in a state with no state income tax
- Tenants reimburse their pro rata share of taxes, insurance, CAM, and applicable management fees. Certain leases include caps on controllable CAM and/or management fees, as outlined in the rent roll

Strong Trade Area Demographics

- The 5-mile trade area is home to more than 171,000 residents and 21,000 employees
- The 1-mile trade area boasts an average household income exceeding \$124,000

Prime Retail Corridor | Summerfield Crossing

- Located within one of Riverview's primary retail corridors, the property is adjacent to major national and credit tenants, including Sprouts Farmers Market, Crumbl, LongHorn Steakhouse, and more
- Near additional major retail destinations such as Summerfield Crossing, a regional shopping center featuring major tenants including Marshalls, HomeGoods, Dollar Tree, Wawa, McDonald's, and more
- The dense concentration of retail brands drives consistent consumer traffic to the area and promotes cross-shopping at the subject property

Signalized, Hard Corner Intersection | Main Retail Trade Area | Off I-75 (154,000 VPD) | New Developments | New Infrastructure

- Just East of I-75 (154,000 VPD), allowing users to benefit from direct on/off ramp access to the site and surrounding trade areas
- St. Joseph's Hospital recently completed a \$120 million expansion that increased capacity to 232 beds, expanded the emergency department, and added a new five-story patient tower, creating a substantial consumer base comprised of hospital staff, physicians, nurses, patients, and visiting family members ([Article Link](#))
- Near shopping center anchored by Walmart Supercenter & Sam's Club that features other retailers such as Firestone, Chase Bank, Burger King, Walgreens, and more
 - **Sam's Club ranks in the 73rd percentile (148 out of 563) of all nationwide locations via Placer.ai**
 - **Walmart ranks in the 75th percentile (165 out of 677) of all nationwide locations via Placer.ai**
 - **Publix that ranks in the 79th percentile (276 out of 1,369) of all nationwide locations via Placer.ai**
- The Big Bend Road/I-75 interchange recently completed an \$81.7 million reconstruction designed to alleviate congestion and support continued growth in South Hillsborough County ([Article Link](#))

PROPERTY PHOTOS



BRAND PROFILE



TACO DIRTY

tacodirty.com

Company Type: Private

Locations: 2+



Taco Dirty is a fast-casual Mexican restaurant with a passion for fresh, quality ingredients. Their menu features healthy Mexican food that is customizable, giving each guest the opportunity to create their own bowls, tacos, burritos, and nachos to their perfection. They offer a variety of bowl bases, fresh veggies, flavorful proteins, unique Mexi-things, and housemade sauces. Their commitment to using fresh, high-quality ingredients leaves every bite guaranteed to hit the spot. TACO BOUT FLAVOR! They are proud to offer full-flavored gluten-free; vegetarian; and plant-based options.

Source: tacodirty.com



MINT CANNABIS

mintdeals.com

Company Type: Private

Locations: 34+



Mint Cannabis is a national, multi-state operator, cultivator, and innovator headquartered in Guadalupe, Arizona. Its parent company, Brightroot Inc., was founded in 2016. Serving recreational, medical cardholders and adult-use customers ages 21+, the Mint operates a highly respected nationwide network of state-of-the-art retail locations, manufacturing, and extraction laboratories, with cultivation centers across the U.S. with over 34 locations and growing.

Source: mintdeals.com



DENTAL EXPERTS OF FLORIDA

dentalexpertsfl.com

Company Type: Private

Locations: 4



Founded by Dr. Hamed El-Jabali, Dental Experts of Florida is a privately owned, family-operated dental practice committed to delivering comprehensive, patient-centered care. Built on a foundation of clinical excellence, compassionate service, and advanced dental technology, the practice has expanded while maintaining a personalized approach to treatment. By fostering long-term patient relationships and emphasizing high-quality care, Dental Experts of Florida has established itself as a trusted provider serving communities throughout the Tampa Bay region.

Source: dentalexpertsfl.com

BRAND PROFILE



SOUTHERN NUTRITION

southernnutrition.com

Company Type: Private

Locations: 10+



Southern Nutrition is customers all-in-one health and fitness destination. As a local small business, they're dedicated to helping the community achieve their fitness goals through personalized support. They specialize in body scans, custom meal plans, and healthy prepared meals tailored to customers needs. Whether they want to build muscle, lose fat, or improve overall wellness, they also offer customized workout routines to fit customers lifestyle. Their expert team is here to guide customers every step of the way, with top-quality supplements and advice. At Southern Nutrition, they're more than just a store—they're customers partner in reaching their full potential in a supportive, community-driven environment.

Source: southernnutrition.com



THE MILKSHAKE FACTORY

milkshakefactory.com

Company Type: Private

Locations: 30+



Since 1914, MilkShake Factory SouthShore is a fourth-generation family business dedicated to crafting premium milkshakes using housemade ice cream made from the freshest ingredients. Their extensive milkshake menu features a variety of flavors, including limited-time offerings and dairy-free options, ensuring there's something for everyone to enjoy. In addition to their signature milkshakes, MilkShake Factory also offers a selection of handcrafted chocolates, including salted caramels and chocolate barks, reflecting their long-standing legacy of quality and creativity. With a commitment to using only the finest ingredients, the company invites customers to indulge in the simple joys of life.

Source: milkshakefactory.com

BRAND PROFILE



WING SNOB

wingsnob.com

Company Type: Private

Locations: 88+



Wing Snob is a rapidly expanding, Detroit-born, fast-casual restaurant chain specializing in fresh, made-to-order, and 100% Halal chicken wings. Founded by entrepreneurs, it focuses on high-quality, diverse, and unique sauces and dry rubs. Their menu also includes tenders, sandwiches, cauliflower wings, and various loaded fry options. The Wing Snob brand is dedicated to serving the very best, by providing consumers with fresh, mouthwatering wings, and a variety of amazing flavors.

Source: wingsnob.com, [linkedin.com](https://www.linkedin.com/company/wingsnob/)



MISSION BBQ

mission-bbq.com

Company Type: Private

Locations: 152+



MISSION BBQ opened its doors for business on September 11, 2011, 10 years after the world changed. They believe there is nothing more American than BBQ. And nobody more American than the brave men and women who have sworn to protect and serve the Communities and the Country. They do what they do for the love of their soldiers, firefighters, police officers, and first responders—all their loved ones in service. They set across this great land from Texas to Kansas City, the Carolinas to St. Louis...to discover the secrets of great BBQ.

Source: globenewswire.com, xmap.ai



EINSTEIN BROS. BAGELS

einsteinbros.com

Company Type: Private

Locations: 700+



Einstein Bros. Bagels is a neighborhood bakery known for endless combinations of fresh-baked bagels and premium double-whipped cream cheese. Also serving a variety of breakfast sandwiches, lunch sandwiches, coffee, espresso, sweets and catering, Einstein Bros. Bagels has more than 700 locations throughout the United States. Einstein Bros. Bagels is part of Panera Brands, one of the nation's largest fast-casual restaurant companies, comprised of Panera Bread, Caribou Coffee and Einstein Bros. Bagels.

Source: einsteinbros.com

PROPERTY OVERVIEW

LOCATION



Riverview, Florida
Hillsborough County
Tampa-St. Petersburg-Clearwater MSA

ACCESS



Stelling Drive: 2 Access Points

TRAFFIC COUNTS



U.S. Highway 301: 51,500 VPD
Interstate 75/State Highway 93A: 154,000 VPD

IMPROVEMENTS



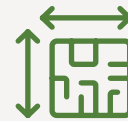
There is approximately 17,460 SF of existing building area

PARKING



There are approximately 103 parking spaces on the owned parcel.
The parking ratio is approximately 5.61 stalls per 1,000 SF of leasable area.

PARCEL



Parcel Number: U073120ZZZ000003116900 &
U073120ZZZ000003116800
Acres: 2.12
Square Feet: 92,347

CONSTRUCTION



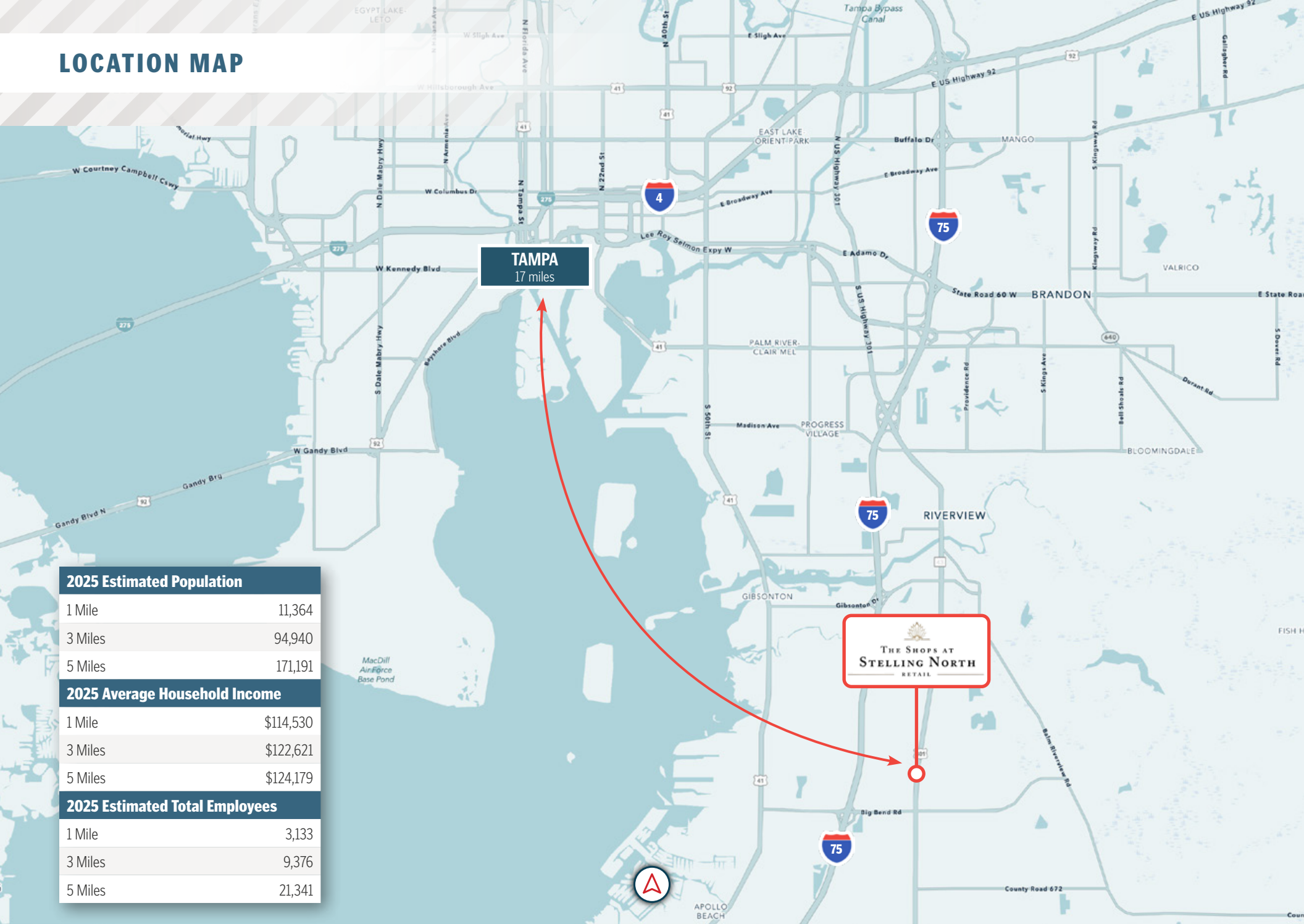
Year Built: 2024

ZONING



PD - Planned Development

LOCATION MAP



2025 Estimated Population

1 Mile	11,364
3 Miles	94,940
5 Miles	171,191

2025 Average Household Income

1 Mile	\$114,530
3 Miles	\$122,621
5 Miles	\$124,179

2025 Estimated Total Employees

1 Mile	3,133
3 Miles	9,376
5 Miles	21,341



Suite	Tenant	SQ FT
801	Taco Dirty	2,843
701	Sounthern Nutrition	1,163
601	Mint Cannabis	1,902
501	Rent Credit (24 Months)	2,702
401	The Milkshake Factory	1,693
301	Wing Shop	1,533
201	Einstein Bros Bagels	1,553
101	Mission BBQ	3,630
TOTAL		17,449



AREA OVERVIEW

	1 Mile	3 Miles	5 Miles
Population			
2025 Estimated Population	11,364	94,940	171,191
2030 Projected Population	12,103	102,868	184,603
2025 Median Age	35.7	35.8	37.2
Households & Growth			
2025 Estimated Households	3,796	31,162	57,998
2030 Projected Households	4,049	33,834	62,626
Income			
2025 Estimated Average Household Income	\$114,530	\$122,621	\$124,179
2025 Estimated Median Household Income	\$104,459	\$106,153	\$104,656
Businesses & Employees			
2025 Estimated Total Businesses	343	1,138	2,672
2025 Estimated Total Employees	3,133	9,376	21,341



RIVERVIEW, FLORIDA

Riverview, FL is a census place located in Hillsborough County, FL. The Riverview CDP had a population of 125,748 as of July 1, 2025.

Riverview is part of the Tampa-St. Petersburg-Clearwater metropolitan area, which has a growing economy with opportunities in healthcare, technology, finance, and education. Major employers, include BayCare Health System, Cognizant, and Tampa Electric. Local retail and service industries also provide employment opportunities. The largest industries in Riverview, FL are Health Care & Social Assistance, Retail Trade, and Finance & Insurance, and the highest paying industries are Utilities, Management of Companies & Enterprises, and Professional, Scientific, & Technical Services.

Riverview is close to parks, nature reserves, and outdoor recreational areas such as the Alafia River State Park and FishHawk Ranch. The area has access to shopping centers like Brandon Town Center Mall and The Shops at Riverview, with plenty of dining options available. Riverview residents can easily access nearby Gulf Coast beaches, as well as attractions like Busch Gardens Tampa Bay. Riverview is minutes away from Downtown Tampa and Brandon, which has all of one's entertainment needs such as movie theaters, shopping centers, and a countless amount of restaurants that will please any craving for a desired cuisine.

Riverview is served by the Hillsborough County Public Schools, which includes a mix of elementary, middle, and high schools. The area is close to several universities and colleges, including the University of South Florida. The nearest airport to Riverview is Tampa (TPA) Airport.

#4 TAMPA-ST. PETERSBURG

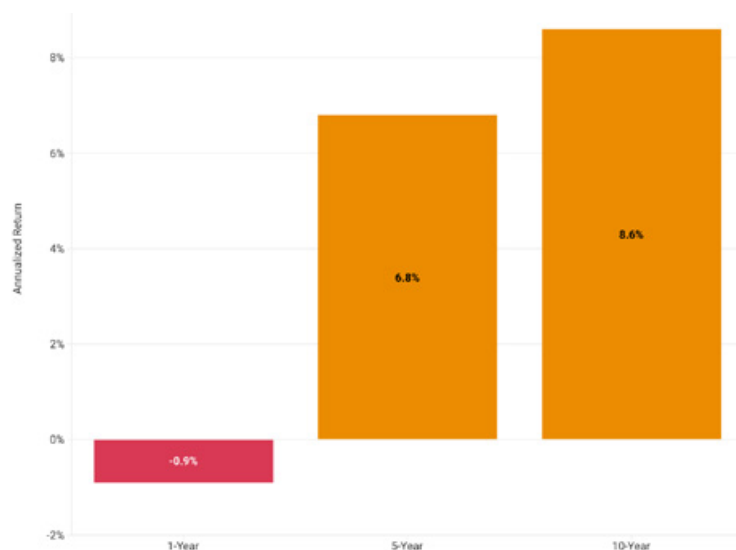
Though Tampa-St. Petersburg might fly under the radar compared to its neighbors—the colorful Miami and heavily touristed Orlando—the metro area is no slouch amid Florida’s formidable peers. Tampa’s sunny climate, year-round sports, no state income tax, and booming economy have created a longtime draw for workers and retirees alike, leading Money magazine to name Tampa the ninth best place to live in the United States in 2022. The metro area has proven a good place for real estate investment capital to live as well, with 10-year annualized total returns of 8.6 percent in NCREIF’s NPI. Tampa moved up 14 spots in Emerging Trends’ U.S. Markets to Watch over the past year, the most improved ranking among Florida’s major metro areas (and tied for highest upward movement in the state with Deltona/Daytona Beach and Gainesville); Tampa is also the first U.S. Market to Watch for homebuilding prospects.



Tampa moved up 14 spots in *Emerging Trends'* U.S. Markets to Watch over the past year.

TAMPA-ST. PETERSBURG TRAILING TOTAL RETURNS ANNUALIZED AS OF 2025 Q2

Source: NCREIF NPI Database, accessed 2025 Q3



Tampa models an enviable economy with strong growth, high-paying job drivers, and economic diversity. The MSA’s population grew 1.5 percent per year from 2013 to 2023, approximately 2.5 times the national pace. Similarly, Tampa’s job growth has nearly doubled the national pace over the 10 years ending August 2025. The metro area is driven by white-collar jobs, particularly in the financial services sector. The share of private office-using jobs is 39 percent higher in Tampa than in the United States overall, while financial services jobs’ share is 59 percent higher here. There are four noteworthy finance and insurance companies with over 5,000 jobs in the metro area. But despite this notably outsized industry cluster, Moody’s Analytics gives the area an industrial diversity score of 0.83 (U.S. = 1.0), which ranks fourth most diverse among the 390 ranked MSAs.

Housing affordability is perhaps Tampa’s greatest headwind, as Moody’s data on the cost of living puts Tampa’s relative costs at 111 percent of the national average. Homeowner’s insurance expense now ranks among the 10 highest

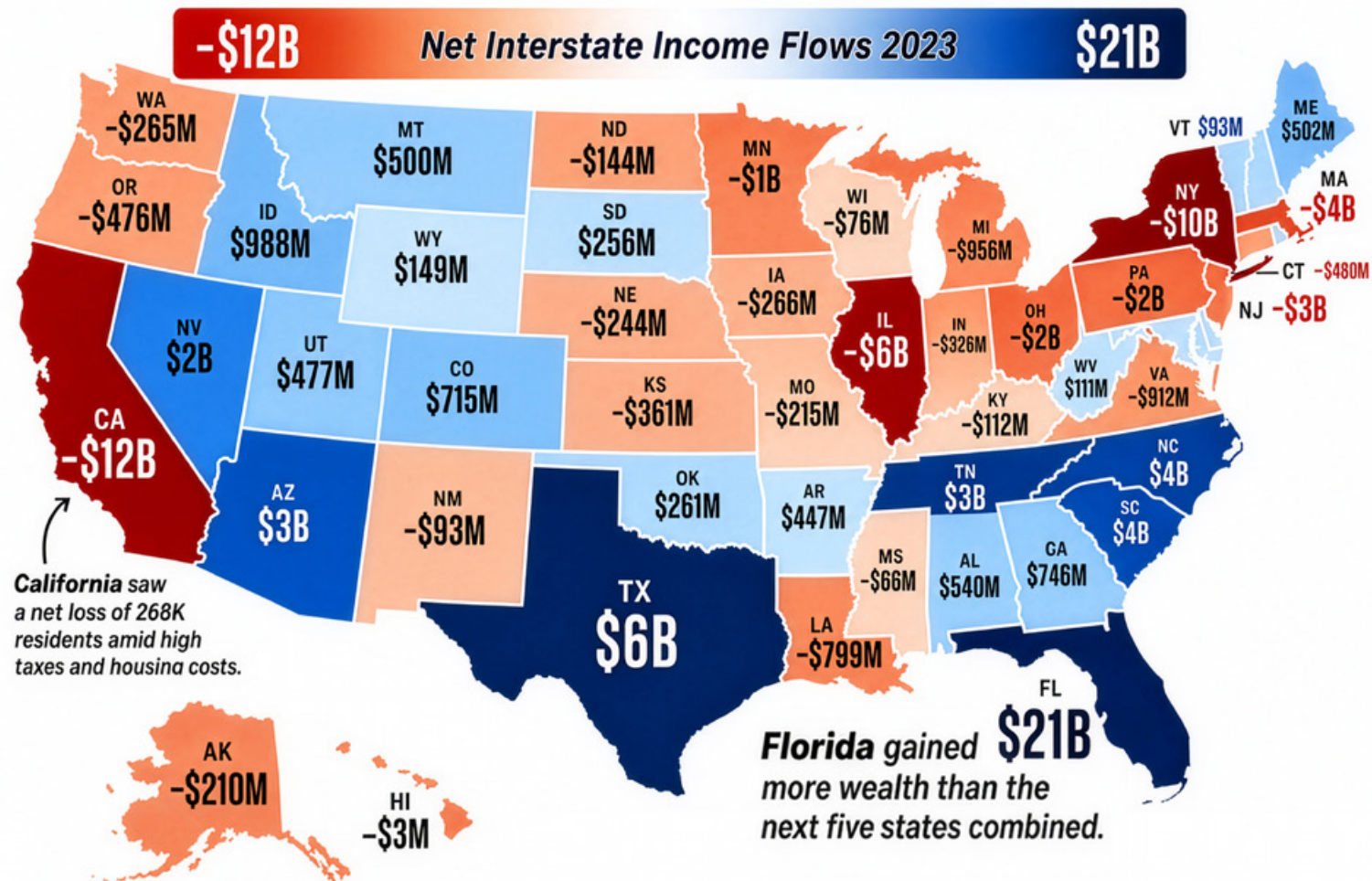
nationally. Rising costs might slow in-migration from the 50,000 to 70,000 the metro area saw each year from 2021 to 2023, which calculated to a top 10 rate per capita for metro areas with more than 1 million residents. Some relief will come from lower interest rates, while Tampa home prices have moderated a bit since their January 2025 peak. But with house prices up 66 percent in the four years ending July 2025, much of Tampa’s previous housing affordability has eroded, with little hope of returning in the near term. On the bright side, costs of doing business remain below national averages (95 percent of the national rate, per Moody’s), with costs considerably lower than U.S. averages for energy, state, and local taxes, and office rent.

Despite these outlined risks, local economic growth is expected to be conducive to outsized real estate returns. Continued in-migration, an attractive business climate, and job growth forecast at 2.3 times the nation’s five-year forecast set the stage for continued demand for Tampa real estate.

[Read Full Article Here](#)

Wealth Migration

By State





THE EXCLUSIVE NATIONAL NET LEASE TEAM of SRS Real Estate Partners

300+

TEAM
MEMBERS

29

OFFICES

\$6.5B+

TRANSACTION
VALUE

company-wide
in 2025

930+

CAPITAL MARKETS
PROPERTIES

SOLD
in 2025

\$3.5B+

CAPITAL MARKETS
TRANSACTION

VALUE
in 2025



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