

**MATTHEWS™**

Projected  
Store Opening  
July 15, 2026



Representative Photo

DEVELOPED BY  
DUNPHY DEVELOPMENT 

Outparcel to Lowe's Home Improvement | 10% Rental Increases Every 5 Years | 77,000 Cars Daily at State Hwy 54/ Gunn Hwy



**SWIG DRIVE-THRU | 15-YEAR  
(FEE-SIMPLE) GROUND LEASE**

SWC of Gunn Highway & State Road 54 | Odessa, FL 33556  
**TAMPA, FL MSA**

Offering Memorandum

# Confidentiality & Disclaimer Statement



This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **SWC of Gunn Highway and State Road 54, Odessa, FL** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews™ is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™, the property, or the seller by such entity.

Owner and Matthews™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™ or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer: There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.

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Table of Contents

05

Investment Highlights

16

Site Plan

07

Financial Overview

18

Tenant Overview

12

Aerial Maps

20

Market Overview



Representative Photo



Drive-Thru | 15-Year Ground Lease

ODESSA, FL

TAMPA MSA

PROPERTY

# OVERVIEW

## Investment Highlights

**±800 SF**  
GLA

**±0.51 AC**  
Lot Size

**2026**  
Year Built



### Location

- Outparcel to a brand-new Lowe's Home Improvement that opened in Q4 2024.
- Average household incomes of \$138,500 across 25,819 households within a 5-mile radius.
- Strong population density with approximately 28,713 residents within a 3-mile radius (forecasted growth of 15.1% by 2030) and 67,776 residents within a 5-mile radius (forecasted growth of 11.4% by 2030).
- Odessa is an affluent Tampa-area community located approximately 25 minutes.
- The subject property is estimated to receive exposure to approximately 77,000 vehicles per day (VPD) at the intersection of State Highway 54 and Gunn Highway.

### Lease Structure

- 15-Year Fee-Simple Ground Lease.
- Absolute NNN Lease = Zero Landlord Responsibility.
- 10% rent increases every 5 years in Base Term and Options Periods.
- Two, 5-year options each with 10% rent increases.

### Fundamental Investment

- Fundamental Value w Downside Protection | Contractual Rent over Base Term + Land Value + Building value far exceeds listing price of \$1.250M.
- Avg. Return of 6.62% during Base Term, and 7.33% when factoring in option period.



# Investment Highlights

±800 SF  
GLA

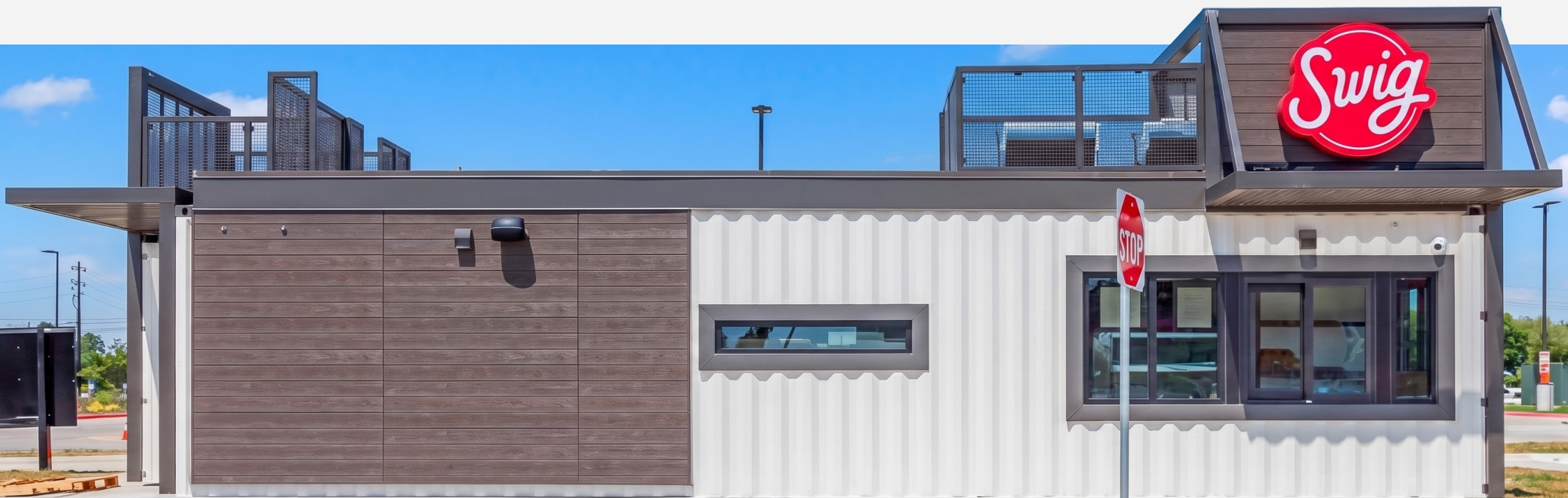
±0.51 AC  
Lot Size

2026  
Year Built



## Tenant

- Category Originator within a Growing Category: Swig invented “Dirty Soda” in 2010 and remains the dominant brand in the segment.
- Strong Growth with Emerging Brand: As of March 2026, Swig has 158 locations, up from 124 in October 2025.
- Massive Expansion Plans: SWIG aims to grow to 1,400+ units over the next eight years, or by 2034, and has already secured commitments for over 500 franchise units.
- There are currently 10 Swig drive-thru locations in Florida, including 4 operating within the Tampa market.
- In November 2022, The Larry H. Miller Company acquired a reported 75% stake in Swig. The same family office had previously sold the Utah Jazz for approximately \$1.66 billion in 2020.
- Todd Smith, President (Previously with Sonic, Wendy’s, and KFC);
  - **Alex Dunn**, Chief Executive Office (previously with Dutch Bros. Dave’s Hot Chicken, and Raising Canes). **Shannon Swenson**, Chief, Franchise Partnerships (previously with Dave’s Hot Chicken), **Daniel Batty**, Chief Development Officer (previously with Dutch Bros.), and **Chase Wardrop**, Chief Operating Officer (previously with Dutch Bros., Starbucks, Sonic, and Chick-fil-A).
- Swig stores reportedly average \$1 million in annual sales with some stores reporting up to \$2 million in annual sales.
- Swig’s explosive growth is being led by an all-star executive team with deep experience scaling some of the nation’s most successful QSR and drive-thru concepts.



Representative Photo



Drive-Thru | 15-Year Ground Lease

ODESSA, FL

TAMPA MSA

FINANCIAL

OVERVIEW

# Lease Overview



## TENANT SUMMARY

Tenant Name	Swig Drive-Thru
Type of Ownership	Fee-Simple Ground Lease
Lease Guarantor	Bubble's Group, LLC (Franchisee)
Lease Type	Absolute NNN Ground Lease
Lease Term	15 Years
Rent Commencement Date	July 15, 2026
Lease Expiration	July 31, 2041
Increases	10% Every 5 Years & Each Option
Renewal Options	Two, 5-Year Options
Right of First Refusal	Yes, 15-days



**\$1,250,000**

List Price

**\$75,000**

NOI (Year 1-5)

**Absolute NNN**

Lease Type

**6.00%**

Cap Rate

**15 Years**

Lease Term

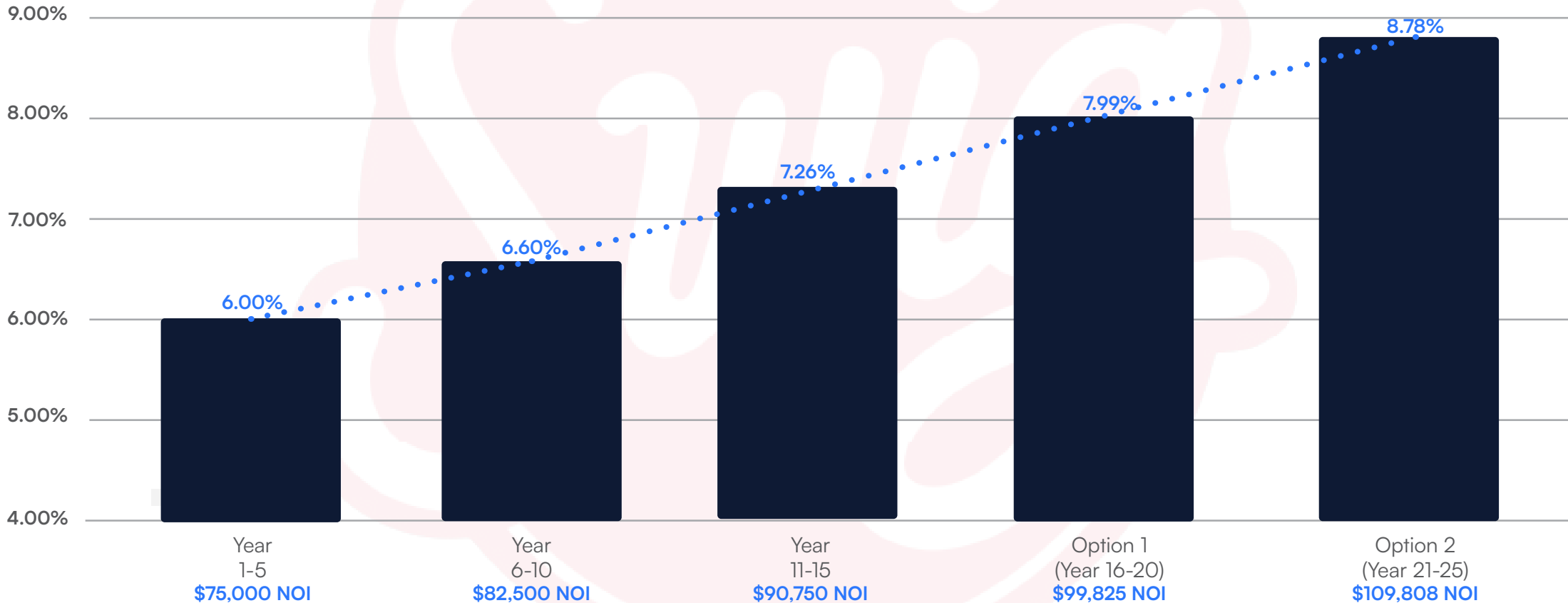




### Swig Drive-Thru | Ground Lease

Odessa (Tampa), Florida

#### RETURN GROWTH (UNLEVERED)



Avg. Return (Primary Term) - 6.62%  
Avg. Return (Primary Term & Options) - 7.33%

Lease

Abstract



**PROPERTY:** Swig Drive-Thru

**ADDRESS:** SWC of Gunn Highway & State Road 54, Odessa, FL 33556

**TENANT:** Bubbles Group, LLC

**UTILITIES:** "Tenant is responsible for all utilities servicing their building."

**TAXES:** "Tenant will pay directly before delinquency all taxes or special assessments that (i) become due and payable with respect to the buildings, the personal property owned by Tenant, any Common Area on the land, or the Land (collectively, the "Taxes")"

**LANDLORD MAINTENANCE:** "Except for storm water drainage, sanitary sewer and water lines stubbed to the Site, which Landlord shall maintain for a period of one (1) year after their installation, Landlord shall not be required to perform any maintenance or make any repairs of any kind or nature in, on or to the Premises during the Term."

**TENANT MAINTENANCE:** "Tenant, at all times during the Term, at its expense, shall keep the Premises and all improvements and facilities located thereon (including the Improvements), including, without limitation, all driveways, parking areas, sidewalks, walkways, curbing, landscaped areas, lighting facilities, and utility facilities in a safe, clean, sightly, good and functional first-class condition and state of repair, ordinary wear and tear excepted, and shall promptly make or cause to be made any and all necessary repairs, replacements, or renewals (all or any one of which herein referred to as "Repairs")."

**TENANT'S INSURANCE:** "Tenant shall keep the Premises insured against the risks and hazards and with coverage in amounts not less than those specified as follows:

(b) Commercial general liability insurance: covering the legal liability of Tenant against all claims for any bodily injury or death of persons and for damage to or destruction of property occurring on, in or about the Premises and the adjoining streets, sidewalks and passageways and arising out of the use or occupation of the Premises by Tenant; such insurance to provide for a limit of not less than Two Million and No/100 Dollars (\$2,000,000.00) for personal injury or death to any one person, for a limit of not less than Two Million and No/100 Dollars (\$2,000,000.00) for personal injury or death to any number of persons arising

**TENANT'S INSURANCE (CONTINUED):**

out of any one occurrence, and for a limit of not less than Two Million and No/100 Dollars (\$2,000,000.00) in respect of any instance of property damage."

**UTILITY CHARGES:** "Tenant covenants and agrees that it shall pay when due all charges for all public or private utility services"

**NET LEASE:** "This Lease is a net lease and Rent and Additional Rent shall be paid without notice, demand. It is the purpose and intent of Landlord and Tenant that Rent and Additional Rent (where payable to Landlord) shall be absolutely net to Landlord, so that this Lease shall yield, net to Landlord, the Rent specified in Section 3.02 hereof throughout the Term."

**ASSIGNMENT & SUBLETTING:** "Tenant shall have the right to assign or transfer the Lease without Landlord's prior consent or approval to any of the following successors in interest (each a "Permitted Transfer"): (i) any entity which controls is controlled by, or is under common control with Tenant (an "Affiliate"); (ii) any successor in interest to Tenant resulting from the merger of or consolidation with Tenant, and such surviving entity immediately thereafter operates at least five (5) restaurants under the same trade name as Tenant; (iii) any entity which purchases all or substantially all of the assets of Tenant, and the applicable assignee immediately thereafter operates five (5) or more locations under the same tradename as Tenant; or (iv) a duly authorized and qualified franchisee of Tenant or qualified franchisee of an Affiliate. A Permitted Transfer shall automatically release Tenant from all further liability under the Lease only if the applicable new tenant and its guarantor, if any have a combined net worth as of the date of such transaction of at least \$15,000,000."


**ESTOPPEL:** "Within ten (10) days of Tenant's receipt of a written request from Landlord, Tenant shall from time to time execute, acknowledge and deliver to Landlord and to any mortgagee of or prospective purchaser from Landlord,"

**RIGHT OF FIRST REFUSAL:** "Provided that Tenant is not in default of this Lease, Tenant shall have the right of first refusal to purchase the Premises as hereinafter set forth. If at any time during the term of this Lease including any option periods, Landlord shall receive a bona fide offer from a third party for the purchase of the Premises, which offer Landlord shall desire to accept, Landlord shall promptly deliver to Tenant a copy of such offer, and Tenant may, within fifteen (15) days thereafter, elect to purchase the Premises on the same terms as those set forth in such offer by providing notice to Landlord of the same, in which case Tenant must close on the Property pursuant to the terms and conditions of such offer."



# Aerial Map



 **Odessa Elementary School**  
±1,046 Students

*Forttail* COFFEE CO. | keke's BREAKFAST CAFE. | the LASH LOUNGE™  
 PIZZA WORLD | MAX'S

**BARE**  
— PILATES STUDIO

 **StorQuest**  
SELF STORAGE

**gerber**  
COLLISION & GLASS

**LOWE'S**

 **TIRE KINGDOM**  
A MAVIS COMPANY

**THE LEARNING EXPERIENCE**  
Academy of Early Education

**Swig**  
Subject Property


**Chick-fil-&**

**boone's**  
PROFESSIONAL EVENTS

**Mobil**

**GUNN HWY**  
±16,000 VPD

**7 ELEVEN**

 **STATE RD 54**  
±56,000 VPD

# Aerial Map



 **Starkey Ranch K-8 School**  
±2,040 Students

 **Starkey Ranch**  
±5,050 Residential Units  
Construction is ongoing

 **The Lotus at Starkey Ranch**  
±384 Units



 **STATE RD 54**  
±56,000 VPD



**Subject Property**



 **GUNN HWY**  
±16,000 VPD



# Aerial Map



**Starkey Ranch Town Center**

- Publix
- DENTAL CARE at Starkey & Ranch
- TGH URGENT CARE powered by FAST TRACK
- santelli PIZZA & PASTA

**The Hub at Bexley**

- EGG BRED CRAFT BREAKFAST SANDWICHES
- GRAIN & BERRY
- BE BRAVA NEW WORLD TRATTORIA
- Sparky's Place TAPROOM BILLIARDS
- CHECKMATE ESCAPE ROOMS

**The Preserve Marketplace**

- Publix
- CVS pharmacy
- CHIPOTLE
- Panera BREAD

**Other Businesses:**

- U-HAUL
- TEXAS ROADHOUSE
- TIRE KINGDOM A MAVIS COMPANY
- radiant express car wash
- Mobil
- bones PROFESSIONAL EVENTS
- THE LEARNING EXPERIENCE Academy of Early Education
- Swig
- Subject Property
- 7 ELEVEN
- Chick-fil-A
- gerber COLLISION & GLASS
- BARE PILATES STUDIO
- LOWE'S
- Forxtail COFFEE CO.
- kekes BREAKFAST CAFE
- the LASH LOUNGE
- Jeremiah's ITALIAN TOR
- PIZZA WORLD
- MAX'S PARASITE PREVENTION & CARE

**Location Data:**

- STATE RD 54 ±56,000 VPD
- GUNN HWY ±16,000 VPD
- TRAFFIC LIGHT

# Regional Map

**SUBJECT OFFERING**



**PHSC**  
 PASCO-HERNANDO STATE COLLEGE  
 ±10,000 Students

**SAINT LEO UNIVERSITY**  
 ±10,000 Students

**HCA Florida Trinity Hospital**  
 ±278 Beds

**LOWE'S** **Chick-fil-A**

**UNIVERSITY OF SOUTH FLORIDA**  
 A PREEMINENT RESEARCH UNIVERSITY  
 ±49,591 Students

**FLORIDA POLYTECHNIC UNIVERSITY**  
 ±1,569 Students

**pleX**  
 St. Pete-Clearwater International  
 ±2,494,950 Annual Passengers

**Tampa International Airport**  
 ±21,527,860 Annual Passengers

**HCA Florida Brandon Hospital**  
 ±479 Beds

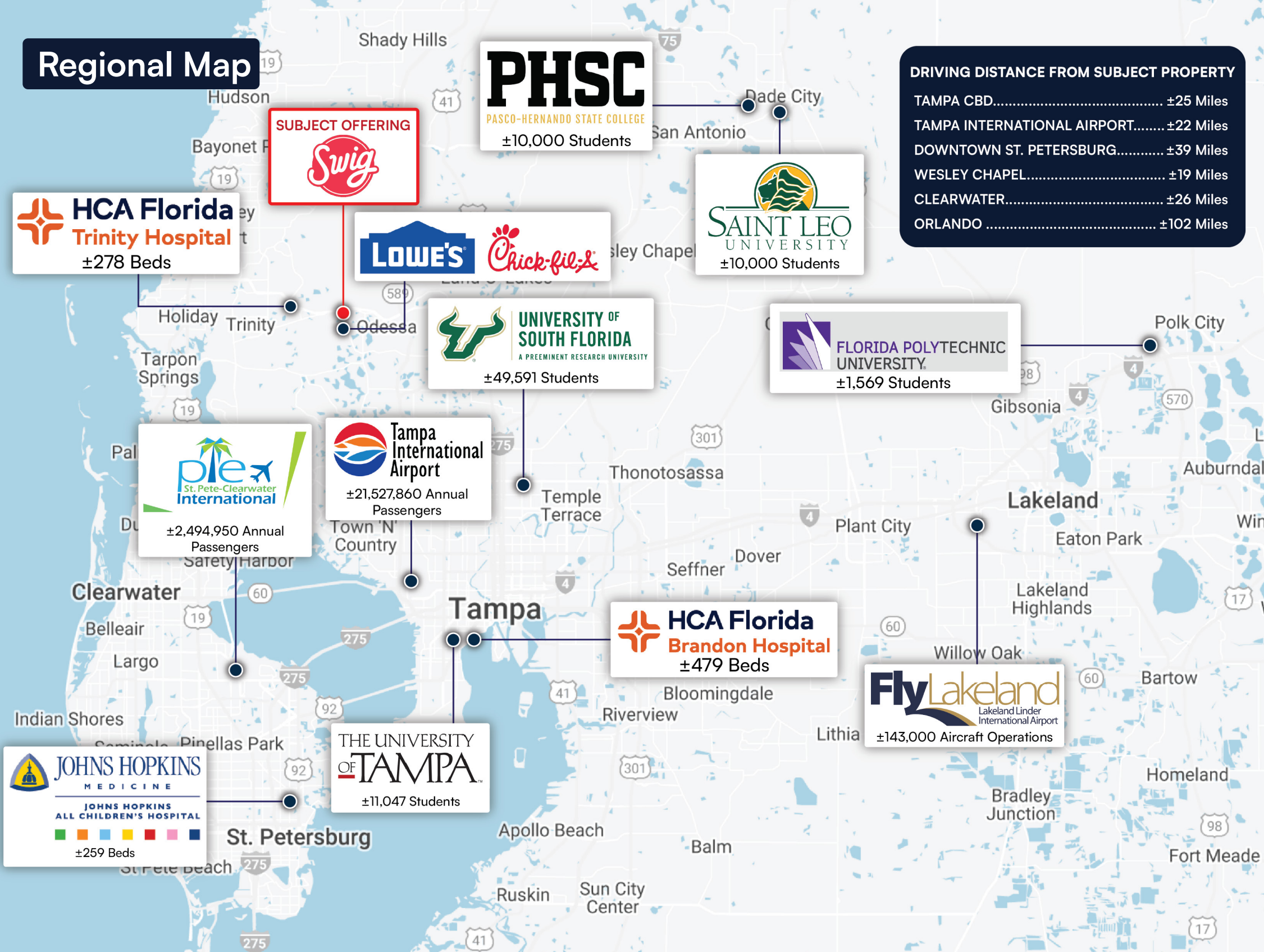
**FlyLakeland**  
 Lakeland Linder International Airport  
 ±143,000 Aircraft Operations

**JOHNS HOPKINS MEDICINE**  
 JOHNS HOPKINS ALL CHILDREN'S HOSPITAL  
 ±259 Beds

**THE UNIVERSITY OF TAMPA**  
 ±11,047 Students

**DRIVING DISTANCE FROM SUBJECT PROPERTY**

TAMPA CBD.....	±25 Miles
TAMPA INTERNATIONAL AIRPORT.....	±22 Miles
DOWNTOWN ST. PETERSBURG.....	±39 Miles
WESLEY CHAPEL.....	±19 Miles
CLEARWATER.....	±26 Miles
ORLANDO .....	±102 Miles



# Site Plan



*Chick-fil-A*

±800 SF 6 Parking Spaces  
±0.51 AC C2 Zoning



*Swig*



# Employer Map



Subject Property

**Advent Health**  
Foundation | West Florida  
±12,000 Employees

**BayCare**  
Health System  
±33,631 Employees

**HCA Florida**  
Healthcare  
±21,000 Employees

**UNIVERSITY of SOUTH FLORIDA**  
1956  
±16,277 Employees

**Hillsborough County Florida**  
EST. 1834  
±30,664 Employees

**citi**  
±8,400 Employees

Tampa International Airport

Tampa  
±25 Miles

St. Pete—Clearwater International Airport

**RAYMOND JAMES**  
±19,500 Employees

**Hillsborough County PUBLIC SCHOOLS**  
Excellence in Education  
±23,000 Employees

St. Pettersburg  
±39 Miles

**Publix**  
±47,166 Employees

Tenant

Overview



#### ABOUT SWIG

Swig, Home of the Original Dirty Soda®, is one of the fastest-growing and most successful beverage-focused brands in the country. Founded in 2010, Swig formally introduced the concept of the “dirty soda” to customers, who quickly embraced the brand’s unique drink mixes, blending classic sodas with bold flavors, fresh fruits, purees, and creams. In addition to their trademark dirty sodas, Swig also offers water-based drinks called Refreshers, customizable energy drinks called Revivers, and sweet and savory snack options. Swig has expanded to over 150 locations in 16 states, becoming thousands of people’s go-to destination for refreshing drinks.

In November of 2022, the brand’s growth is driven by its simple, scalable model, deeply loyal customer base, and ability to deliver a personalized beverage experience that resonates across generations. In November of 2022, Utah icon the Larry H. Miller Company (the LHM Company) acquired a majority stake in Swig from Savory Fund, the leading private equity firm focused on emerging food and beverage concepts. Savory Fund, Swig founder Nicole Tanner, and partners Chase Wardrop and Dylan Roeder will each retain significant minority stakes in the business.

**Sandy, UT**  
Headquarters

**2010**  
Year Founded

**164+**  
Locations

**Larry H. Miller Company**  
Majority Owner

**swig.com**  
Website

# SWIG Drive-Thru

## Recent Press



### **DIRTY SODA CHAINS ARE EXPANDING BEYOND THE MOUNTAIN WEST - September 28, 2024**

Dirty soda concepts are rapidly growing outside of Utah as consumer demand for customizable beverages continues to increase. Popularized through social media and reality television, brands like Swig are positioning themselves as scalable drive-thru beverage concepts with national expansion goals. The category has gained traction by offering highly customizable soda combinations featuring flavored syrups, creams, fruit flavors, and energy add-ins. Industry observers have compared the growth trajectory of these concepts to early-stage specialty coffee chains.

Source: *CNN Business*



### **DIRTY SODA TREND CONTINUES TO GAIN NATIONAL ATTENTION - May 9, 2025**

Dirty sodas — beverages made with soda, flavored syrups, creamers, and specialty mix-ins — have become one of the fastest-growing drink trends in the country. Initially popular in Utah, the category experienced major growth after gaining visibility on TikTok and other social platforms. Operators within the segment have benefited from younger consumers seeking customizable, dessert-style beverages and drive-thru convenience. The trend has also expanded into mainstream foodservice and quick-service restaurant channels.

Source: *Eater*



### **SWIG ADDS FORMER DUTCH BROS EXECUTIVE TO LEADERSHIP TEAM - June 3, 2024**

Swig recently appointed former Dutch Bros executive Daniel Batty as Chief Development Officer as the company continues its aggressive growth strategy across the United States and Canada. Batty brings more than two decades of quick-service restaurant development experience and previously helped oversee significant store expansion initiatives at Dutch Bros Coffee. The hire reflects Swig's ongoing focus on franchising and national development.

Source: *RestaurantNews.com*



### **LARRY H. MILLER COMPANY ACQUIRES MAJORITY STAKE IN SWIG - November 22, 2022**

The Larry H. Miller Company announced the acquisition of a majority ownership position in Swig, further validating investor interest in the rapidly growing dirty soda category. The transaction supports Swig's continued expansion plans and adds institutional backing from one of the largest privately held investment groups in the western United States. Financial terms of the transaction were not publicly disclosed.

Source: *Nation's Restaurant News*



Drive-Thru | 15-Year Ground Lease

ODESSA, FL

TAMPA MSA

MARKET

# OVERVIEW

# Market

## Overview

### ODESSA, FL

Odessa, FL located about 25 miles northwest of downtown Tampa, is a growing suburb with a population of approximately 9,000. It offers a blend of new home communities and homes with acreage, top-rated schools, and nearby shopping. Known for its scenic landscapes, numerous lakes, and nature preserves, Odessa provides ample opportunities for outdoor activities and wildlife observation. Residents enjoy peaceful living with the benefits of proximity to a thriving metropolitan area.

**#2 IN BEST PLACES TO LIVE IN PASCO COUNTY**  
- NICHE, 2025

#### ATTRACTIONS

Odessa, FL offers a variety of attractions and outdoor activities, making it an appealing destination for tourists and outdoor enthusiasts. The area is renowned for its parks, nature reserves, and recreational opportunities.

#### OUTDOOR ACTIVITIES

- **Odessa Aquarium:** A great spot for families, the aquarium showcases a variety of marine life, including sharks and seahorses, making it an engaging experience for all ages
- **Innisbrook Golf Course:** Renowned for its four championship golf courses, Innisbrook is a premier destination for golf enthusiasts, providing stunning scenery and challenging play
- **Old Key Vista Nature Park:** Perfect for hiking and enjoying nature, this park offers picturesque trails and scenic views

**#10 OF 105 IN BEST SUBURBS TO LIVE IN TAMPA AREA**  
- NICHE, 2025



#### ECONOMY

Odessa, FL has a local economy supported by small businesses and service-oriented enterprises. The area has seen residential growth, particularly in upscale developments. This growth has brought a range of amenities, including shopping centers, restaurants, and recreational facilities.

Many residents commute to nearby cities, especially Tampa, for work. Tampa offers a wide range of employment opportunities in industries such as finance, healthcare, education, and technology, providing Odessa residents with diverse job prospects while enjoying the suburban lifestyle.

**ODESSA IS CONVENIENTLY LOCATED APPROXIMATELY 26 MILES NORTH OF DOWNTOWN TAMPA, WITH DIRECT ACCESS VIA FLORIDA STATE ROAD 589 (SR 589), AND ADDITIONAL ACCESSIBILITY VIA I-275 WITH CONNECTIVITY TO U.S. ROUTE 41.**

# Tampa, FL MSA

Tampa, located along the state's Gulf Coast, is a vibrant city renowned for its rich cultural heritage, stunning waterfront views, and bustling urban atmosphere. Boasting a subtropical climate, Tampa is a paradise for outdoor enthusiasts, offering a plethora of recreational activities, including boating, fishing, and sunbathing on its pristine white-sand beaches. The city's diverse culinary scene showcases a fusion of flavors, ranging from fresh seafood delicacies to international cuisines, catering to every palate. Tampa's thriving arts and entertainment scene, highlighted by the Tampa Theatre and the Straz Center for the Performing Arts, fosters a deep appreciation for the arts among locals and visitors alike. With its bustling downtown district, historic Ybor City, and the iconic Tampa Riverwalk, the city encapsulates a perfect blend of modernity and historical charm, making it an alluring destination for travelers seeking an unforgettable experience in the heart of the Sunshine State. The population growth in the Tampa Bay area is expected to average 1.3% annually through 2026, while employment growth is expected to contract by 0.6% annually, with the unemployment rate averaging 4.5% through 2026.

**ANNUAL ECONOMIC IMPACT OF \$187.7 BILLION**

- FRED Economic Impact, 2024

**RANKED #4 FOR THE BEST PLACE TO LIVE IN FL**

- US News & World Report, 2024

## Economy

**PORT TAMPA BAY** Significant economic engine with over \$17 billion impact, providing 85,000 jobs and handling 32 million tons of cargo annually. The port supports various industries including petroleum, steel, fertilizers, cruise lines, and shipbuilding

**TAMPA INTERNATIONAL AIRPORT** A major hub for international and domestic flights serving over 7.2 million passengers annually

**EDUCATION** Home to the University of South Florida (USF), a public research university with around 50,000 students across three campuses, and the University of Tampa (UT), a private university located downtown offering over 200 fields of study

**SPORTS** Home of several professional sports teams including the Tampa Bay Lightning, Tampa Bay Buccaneers, Tampa Bay Rays, and Tampa Bay Rowdies

**ATTRACTIONS** Busch Gardens, The Florida Aquarium, ZooTampa at Lowry Park, and cultural venues like the Tampa Museum of Art and the Tampa Bay History Center

**PROXIMITY TO MAJOR ATTRACTIONS** Within an hour's drive to Walt Disney World, Universal Studios, and SeaWorld

**MAJOR EMPLOYERS** Tampa Bay Area (including Tampa, St. Petersburg, and Clearwater) continues to be the home to a diverse set of industries and employers, including large company headquarters such as ALDI, Amazon, AMGEN, Ashley Global Retail, BayCare Health System, Bristol-Myers Squibb, Citigroup, Coca-Cola Beverages Florida, Jabil, Johnson & Johnson, HCA West Florida, Publix Supermarkets, Raymond James Financial, Sykes Enterprises, TECO Energy, Tech Data, and USAA



# Market Level Map



**THE WICKED POUR**  
**UrgentVet**  
**tropical CAFE**  
**YOGASIX**

**ups** **Great Clips** **DENTAL CARE**  
**E SUSHI ODESSA** at Starkey & Ranch



**Publix**

**Andy's**  
**Frozen Custard**  
**magoo's**  
**huey CHICKEN TENDERS**

**WOB**  
**WORLD OF BEER**

**TGH URGENT CARE**  
powered by **FAST TRACK**

STATE ROAD 54  
±58.500 VPD

Subject Offering  
**Swig**



**bones** the LASH LOUNGE  
PROFESSIONAL EVENTS  
CREATING LASTING MEMORIES  
**THE LEARNING EXPERIENCE**  
Academy of Early Education

**LOWE'S**

PERSONS HEIGHTS

EILANDS

ASHLEY LAKES

ODESSA, FL  
±2.9 MILES AWAY

**Publix** **Orangetheory**  
**Calver's** **Ashley HOMESTORE** **Moe's**

**DUNKIN'**  
**MD NOW**  
URGENT CARE  
**crave**

**SG2**  
**Sun Coast Cycle Sports**  
Powersports Parts

GUNN HWY  
±16,000 VPD

**ALDI** **Auto Zone**  
**Wawa** **CHICKEN SALAD CHICK**

LAKE PARKER ESTATES

HOLIDAY CLUB

PARKER POINTE

TRINITY EAST

LAKE ANNE ESTATES

# Market

## Level Map



±26.3 Miles

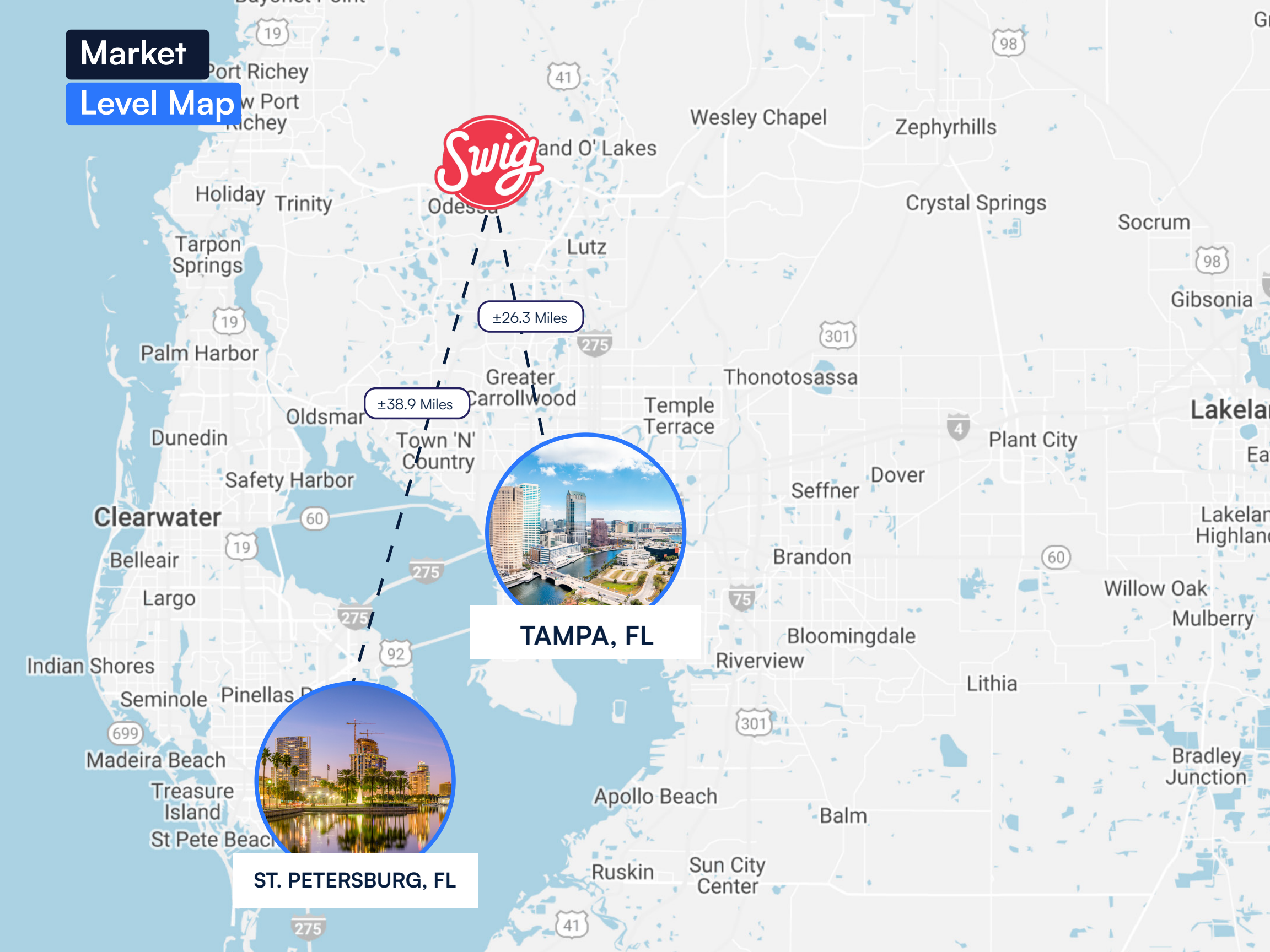
±38.9 Miles



**TAMPA, FL**



**ST. PETERSBURG, FL**



# Area

## Demographics



**67,776**  
Current Year  
(5-Mile Population)

**11.4%**  
Projected Population  
Growth by 2030

**\$144.4K**  
3-Mile Radius  
Avg. HH Income

**12.6%**  
Projected Avg. HH Income  
Growth by 2030

Drive Time Trade Area						
	5 Min Drive		10 Min Drive		15 Min Drive	
	Current Year	5 Year Forecast	Current Year	5 Year Forecast	Current Year	5 Year Forecast
Total Population	8,006	9,237 (+15.2%)	42,027	47,108 (+11.9%)	156,784	170,867 (+8.8%)
Workday Population	7,139	-	34,487	-	110,146	-
Total Households	2,964	3,453 (+15.4%)	15,745	17,695 (+12.2%)	60,262	65,787 (+9.0%)
Avg Household Income	\$150,100	\$168,600 (+12.5%)	\$139,400	\$157,000 (+12.6%)	\$126,600	\$141,800 (+12.0%)
Total Consumer Spend	\$132.6M	\$150.1M (+13.1%)	\$963.6M	\$1.1B (+12.3%)	\$3.4B	\$3.8B (+11.8%)

# MATTHEWS™

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**Tampa, FL MSA**  
**Pasco County**

Offering Memorandum