



Publix at Temple Terrace

INVESTMENT HIGHLIGHTS

- PUBLIX DOES NOT HAVE A FIRST RIGHT OF REFUSAL
- Well performing Publix with strong store sales.
- Publix makes up 90.8% of the shopping center's GLA and 84.9% of the total base rent.
- Publix is recognized as the top grocery store in Florida.
- 100% occupied by desirable tenants.
- 3 miles away from University of South Florida (Top University in Tampa with 50,000± students).
- Located at a signalized intersection of two major thoroughfares with high traffic counts and a critical mass of retail.
- High population density within the trade area.
- Centrally located between three major Interstates (I-75, I-275 and I-4).



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5450 East Busch Blvd. Temple Terrace, Florida 33617

Mike Milano, CCIM, MAI and Sean Glickman, CCIM, Managing Directors at Colliers International are pleased to offer for sale an opportunity to buy a Publix-anchored shopping center in Temple Terrace, FL (Tampa MSA). This is a rare offering with no first right of refusal in Publix's lease. The 48,769 square foot building is divided into four suites. Tenants include Publix, The UPS Store, H&R Block, and Domino's Pizza.

The subject is located within the Northeast Tampa submarket with a dense trade area population, minimum grocer competition, and high traffic counts on both East Busch Blvd. and North 56th Street. Major market drivers within three miles of the subject include the University of South Florida, University Mall, Yuengling Brewing Company, Busch Gardens Theme Park, Adventure Island Water Park, Seminole Hard Rock Hotel and Casino and the Florida State Fairgrounds.

Asking Price: **\$8,600,000**

Cap Rate: **6.50%**

Property Website:

<https://www.crexi.com/properties/77511>



Address	5450 East Busch Blvd. Temple Terrace, FL 33617
GLA	48,769 SF
Occupancy	100%
Lot Size	4.23± Acres
Year Built	1999
Number of Units	Four (4)
Parking Ratio	4/1,000 SF
Traffic Counts	East Busch Blvd.: 39,500± VPD North 56th St.: 43,500± VPD

Key Tenants	Publix (44,265 SF) H&R Block (1,512 SF) Domino's (1,480 SF) UPS Store (1,512 SF)
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The UPS Store™



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