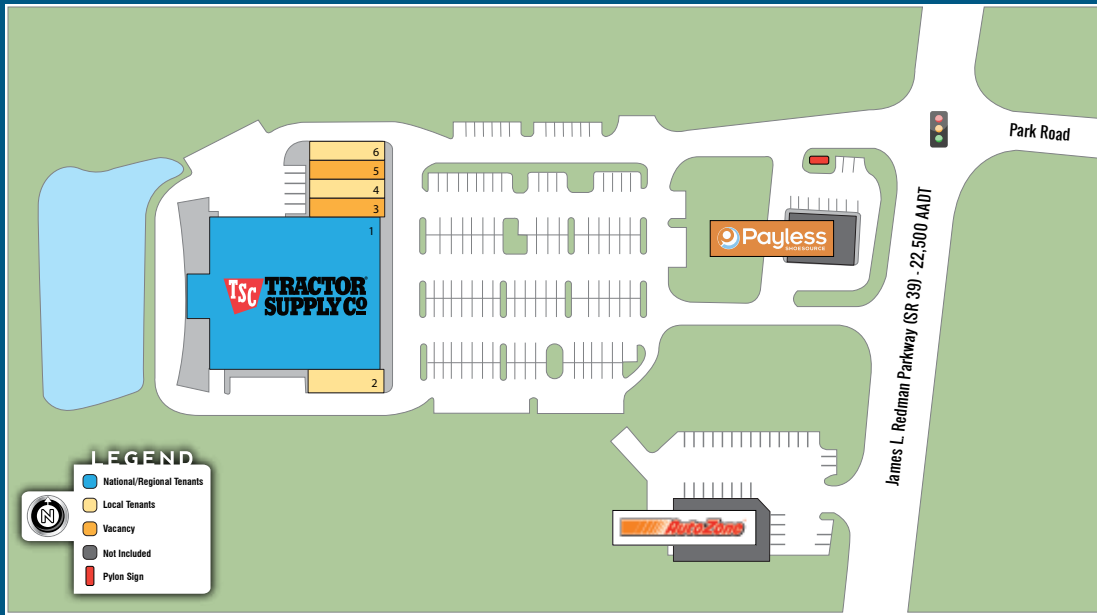




# Collins Park Commons

Tampa Bay Area, Florida

EXCLUSIVE LISTING AGENT | **PLAZA**ADVISORS  
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## Offering Overview

Plaza Advisors, acting as exclusive agent on behalf of the Owner, is proud to offer for sale a 100% interest in the Collins Park Commons shopping center (the "Property" or "Collins Park Commons"). This anchored neighborhood shopping center totals 37,458 square feet ("SF") of gross leasable area ("GLA") and is situated in Plant City, located in eastern Hillsborough County. Plant City is within the Tampa Bay MSA, which is the 19th largest metropolitan area in the United States and home to more than 2.8 million permanent residents according to the 2010 federal census. This destination oriented property is anchored by a 29,000 SF Tractor Supply as well as separately owned outparcels with a Payless ShoeSource and a AAA Auto Club office building. Collins Park Commons was constructed in 1989 and was originally anchored by a Food Lion grocery store. The Property is presently 90% leased and is being offered without any existing financing.

PROPERTY TYPE	Neighborhood Shopping Center
PROPERTY ADDRESS	1803 James L. Redman Parkway Plant City, Florida 33563
ANCHOR TENANT	Tractor Supply (29,000 sf)
GROSS LEASABLE AREA	37,458 SF
PHYSICAL OCCUPANCY	90% (3,850 vacant SF – two spaces)
YEAR BUILT	Developed in 1989
IN-PLACE NOI	\$184,457
LIST PRICE	\$2,250,000
TERMS	All Cash
CAP RATE	8.2%

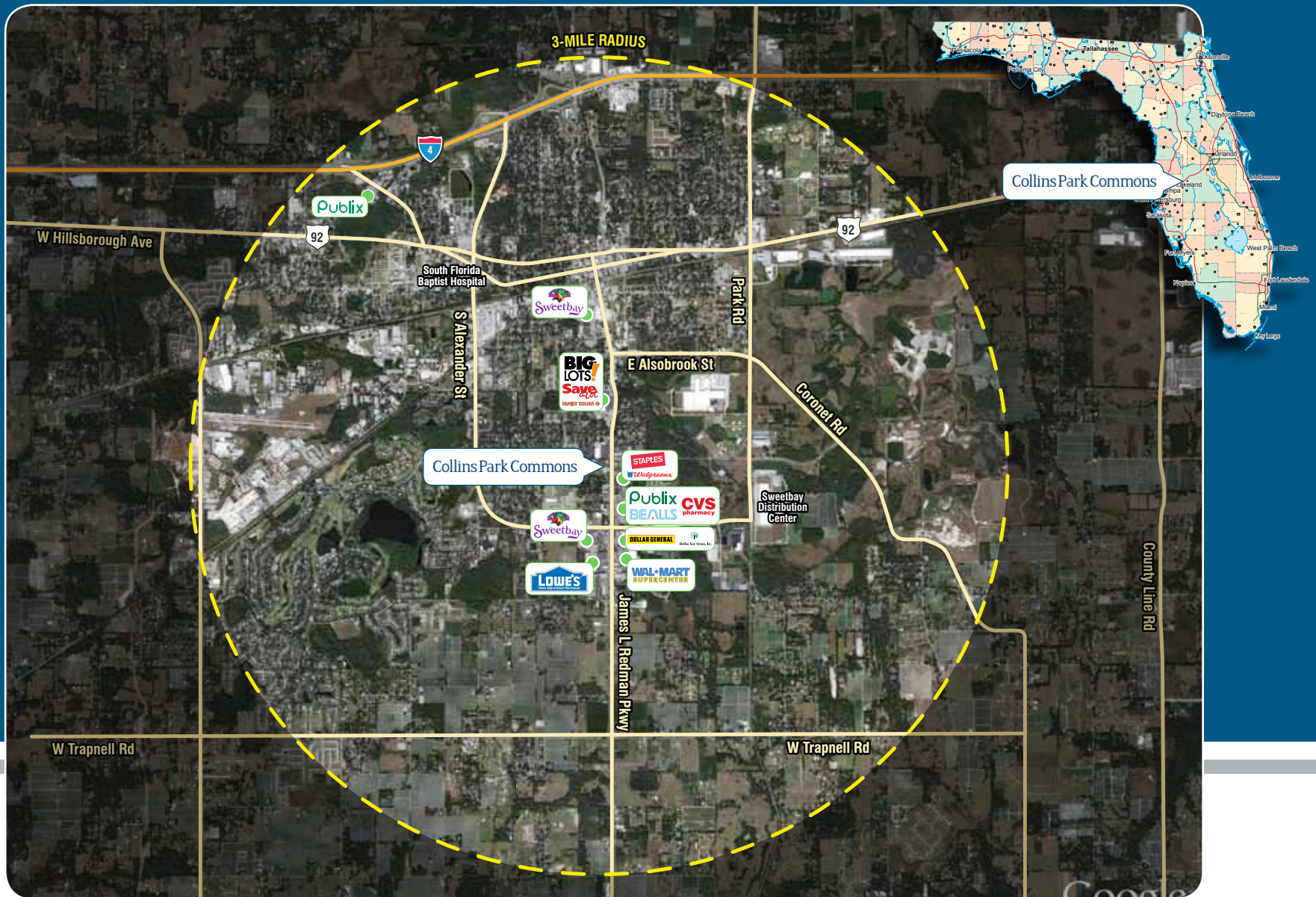
## Investment Highlights

- The Collins Park Commons is a destination oriented strip center featuring Tractor Supply. Tractor Supply is an excellent credit tenant that offers significant positive attributes to this offering:

  - 1) Tractor Supply was founded in 1938, employees more 7,900 workers and operates more than 1,000 stores in 44 states.
  - 2) The lease at the Property was recently extended through November 2020.
  - 3) The store's base rent is a very low \$5.45 per square foot.
  - 4) The store has recorded sales in excess of \$5 million for each of the past three years.
  - 5) The high credit Tractor Supply Company contributes over 81% of the gross income at Collins Park Commons.
  - 6) The store at Collins Park Commons represents 86% of the occupied GLA.
  - 7) The tenant has four five-year options that include base rent increases.
- The in-place base rents are very low at Collins Park Commons and average \$5.93 per square foot.
- Significant financial upside may be attained by the successful lease-up of the two vacant spaces totaling 3,850 sf.
- Collins Park Commons is located on the main retail/commercial corridor, which features numerous national and regional tenants including; Walmart, Lowes, Publix, Staples, Bealls, Walgreens, CVS, Big Lots, Save-A-Lot, Family Dollar, Dollar Tree, and Dollar General.
- The Property is located in the Tampa Bay MSA, which is the 19th largest metropolitan area in the United States and home to more than 2.8 million permanent residents according to the 2010 federal census.
- The five mile trade area is composed of relatively young working-families. There are an estimated 60,959 residents in 21,381 households with an estimated average household income of nearly \$61,000 with a median age of 36 years. In addition there are in excess of 28,000 employees. This trade area's civilian unemployment rate is estimated at very low rate of 3.82%.
- The Property only contains four tenants and is not management intensive.
- Collins Park Commons is being offered without any existing financing and is expected to trade below replacement cost.

## Demographic Summary

Category	1-Mile Radius	3-Mile Radius	5-Mile Radius
2010 Est Population	6,005	36,197	60,959
2010 Est. Median Age	32	33	34
2010 Est Households	2,070	12,739	21,381
2010 Est. Family Households	75.22%	72.68%	74.30%
2010 Est. Average Household Size	2.88	2.81	2.82
2010 Est. Total Employment	3,920	20,287	28,109
2010 Est. Average Household Income	\$57,946	\$61,059	\$60,786
2010 Est. Median Household Income	\$44,657	\$47,700	\$48,481
Est. Civilian - Unemployed (age 16+)	5.08%	4.07%	3.82%
Owner Occupied Housing Units	63.67%	64.10%	70.20%
Est. Median All Owner-Occupied Housing Value	\$142,105	\$134,518	\$129,855



# PLAZA ADVISORS

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