



Marcus & Millichap
THE BITONTI GROUP

WINN DIXIE

13508 North Florida Avenue, Tampa, FL 33613

ABSOLUTE TRIPLE NET INVESTMENT

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Executive Summary

WINN DIXIE

Marcus and Millichap is pleased to present for sale this Winn-Dixie located at 13508 N Florida Avenue in Tampa, FL. The subject property consists of 57,073 Square Feet and is situated on an oversized 6.8 Acre Parcel with out lot development potential. Winn-Dixie is operating on an Absolute Net Lease with Zero Landlord responsibilities and a Lease Term Ending December 31, 2032.

Aldi has purchased all Winn-Dixie and Harveys Supermarket stores as part of its acquisition of Southeastern Grocers. This deal, announced in August 2023 and completed in early 2024, includes around 400 stores located mainly in Florida, Alabama, Georgia, Louisiana, and Mississippi. Aldi plans to convert some of these locations to its own brand, while keeping others operating under the Winn-Dixie and Harveys names. The transition will begin with about 50 stores converting to the Aldi format in late 2024, with these stores expected to reopen as Aldi locations in 2025. This acquisition is part of Aldi's broader strategy to expand its presence in the U.S., aiming to add 800 stores nationwide by 2028.

Winn-Dixie is located on a Hard Corner at West Fletcher Avenue and North Florida Avenue, with multiple points of ingress and egress access on both main roads. The subject property is located in a dense retail and residential corridor making this Net Lease Investment a Unique Opportunity.

Major National Tenants in the immediate vicinity include Walmart, Target, Big Lots, ALDI, CVS Pharmacy, McDonald's, Burger King, Wawa, Bank of America, Dunkin' Donuts, Advance Auto Parts, Panera Bread, Sherwin' Williams, O'Reilly Auto Parts and others. Winn-Dixie is located just a 10-minute drive from University Mall, a 1.3 million-square foot shopping mall that includes anchors Dillard's, Burlington Coat Factory, Grand's, K&G Fashion as well as Champs Sports, Foot Locker, The Cheesecake Factory and other 165 national/regional retailers.



WINN DIXIE

13508 North Florida Avenue, Tampa, FL 33613



Investment Highlights

WINN DIXIE



THE PROPERTY

The real estate consists of 57,073 square foot single-tenant retail building that sits on an oversized 6.8-acre lot. The property offers multiple points of ingress and egress access on both main roads. In 2020, the parking lot was resurfaced and a new roof was installed in 2022. The property offers 300 parking stalls.



LEASE & TENANTS

WinnDixie is operating on an Absolute Net Lease with Zero Landlord responsibilities. The lease term is ending on Dec 31, 2032 with (4) 5-year options available. The tenants has 5% increases every five years, with the next increase scheduled in January of 2025. ALDI, one of the nation's biggest grocery chains, has completed its acquisition of WinnDixie, a Southeastern grocer with over 400 stores in Florida, Alabama, Mississippi, & Louisiana.



WINN DIXIE

13508 North Florida Avenue, Tampa, FL 33613



THE LOCATION

Located at the signalized, hard corner of N. Florida Ave and E. Fletcher Ave with a combined average of over 64,000 Vehicles per Day. The Property is located 0.4 miles from the 275 Freeway (122,500 VPD) on/off ramp. 630 feet of frontage along Fletcher Ave and 534 feet of frontage along Florida Ave, a highly trafficked, signalized corner with over 64,000 Vehicle per day. The property has ample parking, a total of 300 parking spaces.



EXPLOSIVE TRADE AREA

The Tampa-Clearwater metro area was the 8th fastest growing metro in the county by the end of 2023 and ranked inside the top 25 for economic strength, core economic indicators, and prime workforce. From Tampa's International Airport's new terminal construction, luxury towers & hotel development, to toll Expressway expansions, the city's economy is booming.



WINN DIXIE

13508 North Florida Avenue, Tampa, FL 33613

Property Highlights	
WINN DIXIE	
ADDRESS	13508 N. Florida Ave Tampa, FL 33613
TENANT	Winn Dixie
APN	018181-0000
GLA	57,073 SF
LOT SIZE	6.80 AC
BUILT/RENO	1978/2019
NOI	\$648,690
LEASE TYPE	NNN
TRAFFIC COUNTS	
N. FLORIDA AVE	25,500 VPD
W. FLETCHER AVE	38,500 VPD
275 FREEWAY	122,500 VPD



PRICE
\$12.97M

CAP RATE
5%

GROSS LEASABLE AREA
57,073 SF

BUILT/RENO
1978/2019

LOT SIZE
6.80AC

PARKING STALLS
300



Financial Analysis

OPERATING DATA

Pricing

Price	\$12,973,800
Price/SF	\$227.32/SF
Cap Rate	5%

Lease Summary

Lease Type	NNN
Guarantor	ALDI
Lease Commencement	January 1, 2020
Lease Expiration	December 31, 2032
Years Remaining on Lease	8 Years
Renewal Options	(4) 5-yr Options
Rent Increases	Primary Term & Options
Rent Increase Details	5% Every 5 years
Tenant Responsibility	All Expenses Including Roof /Structure
Landlord Responsibility	None
Current NOI	\$648,680



WINN DIXIE Rent Schedule

2033 - 2037	\$681,124
2038 - 2042	\$715,180
2043 - 2047	\$750,939
2048 - 2052	\$788,486

Tenant Profile

COMPANY OVERVIEW



WINN DIXIE

www.winndixie.com

Founded in 1925, Winn-Dixie grocery stores, and liquor stores serve communities throughout five southeastern states – Alabama, Florida, Georgia, Louisiana and Mississippi. Winn-Dixie Stores, Inc. is a subsidiary of Southeastern Grocers. On August 16, 2023, Southeastern Grocers entered into an agreement to sell 400 Winn-Dixie and Harvey’s Supermarkets stores to German supermarket chain Aldi.

TICKER	WIN
CREDIT	-
LOCATIONS	546
EMPLOYEES	41,000



SOUTHEASTERN GROCERS

www.segrocers.com

Southeastern Grocers is an American supermarket portfolio headquartered in Jacksonville, Florida. The portfolio was created as the new parent company for Harveys, Winn-Dixie, and Fresco y Más. On August 16, 2023, the company announced its intention to sell all Winn-Dixie and Harveys stores to German supermarket chain Aldi, and all locations will either remain open under their respective brands or convert into the ALDI brand.

TICKER	Private
CREDIT	-
LOCATIONS	600
EMPLOYEES	40,000



ALDI

www.aldi.us

ALDI is the common company brand name of two German multinational family-owned discount supermarket chains operating over 12,000 stores in 18 countries. With ALDI headquarters in Batavia, Illinois, they have grown to more than 2,000 stores across 36 states with over 25,000 employees.

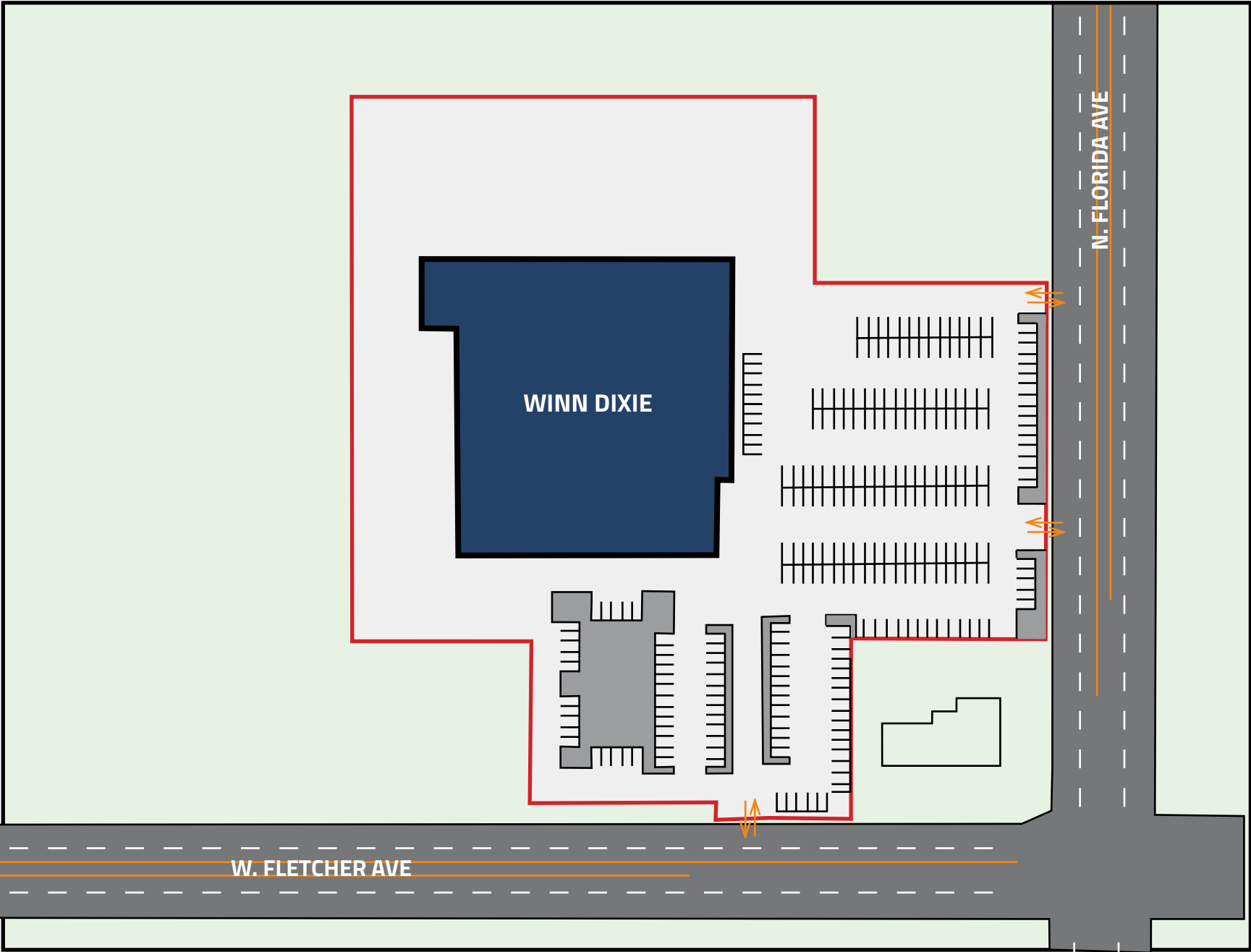
TICKER	Private
CREDIT	-
LOCATIONS	2,500
EMPLOYEES	25,000





Site Plan

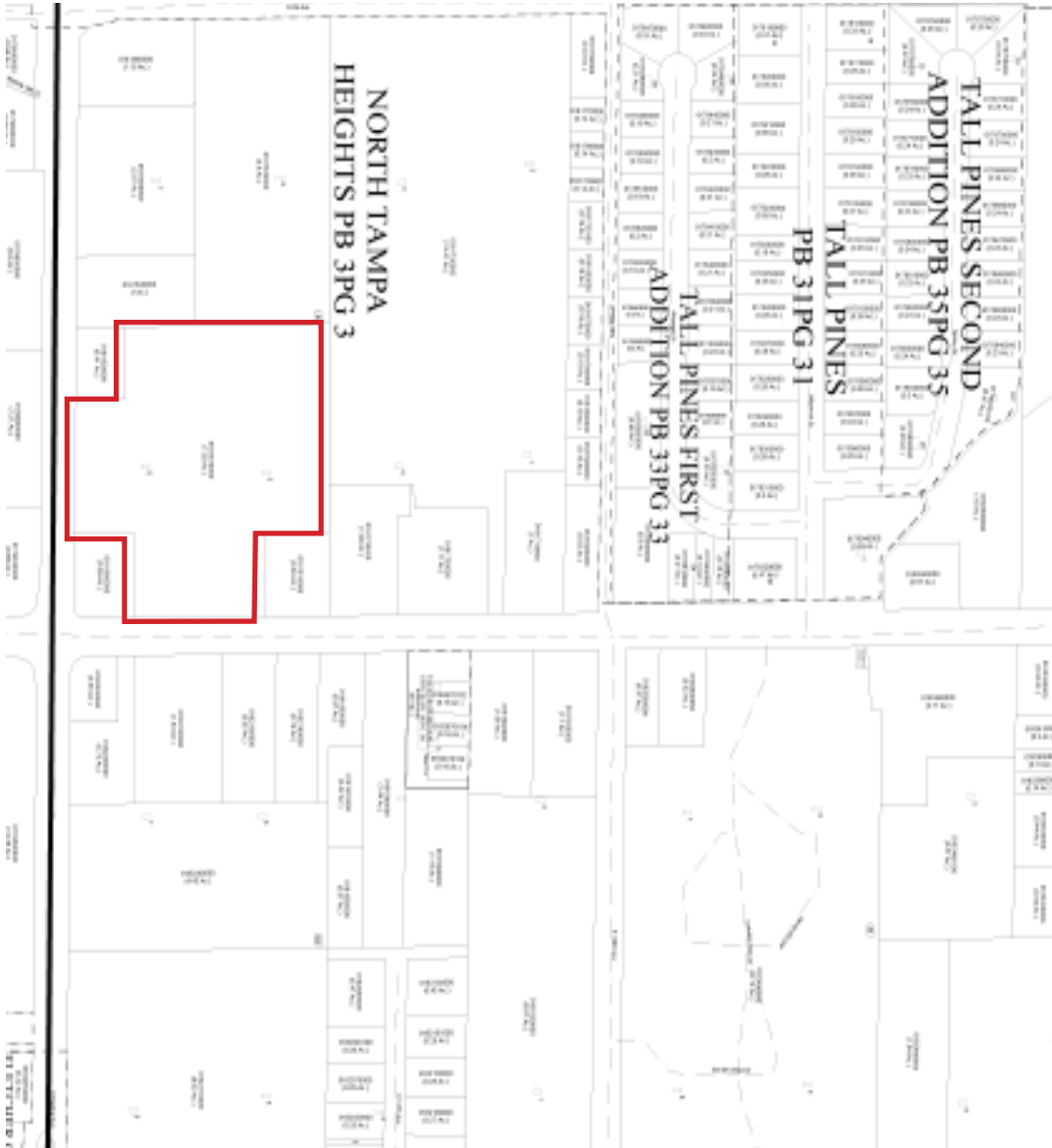
WINN DIXIE



ADDRESS	13508 N. Florida Ave Tampa, FL 33613
TENANT	Winn Dixie
APN	018181-0000
GLA	57,073 SF
LOT SIZE	6.80 AC
YEAR BUILT	1978/2019
PARKING	300 Stalls

Plat Map

WINN DIXIE



TAMPA

| Florida

Tampa is a city on the Gulf Coast of the U.S. state of Florida. The city’s borders include the north shore of Tampa Bay and the east shore of Old Tampa Bay. Tampa is the largest city in the Tampa Bay area and the county seat of Hillsborough County. With an estimated population of 403,364 in 2023, Tampa is the 49th-most populous city in the country and the third-most populous city in Florida after Jacksonville and Miami.

The St. Pete-Tampa-Clearwater metro ranked inside the top 25 for economic strength (7), core economic indicators (8), and prime workforce (22), with workforce readiness just outside the top 25, coming in at No. 26 in the country. The area’s ranking in the final two factors were job growth indicators (31), and wage and salary growth (49), giving the region top 50 rankings in all phases.

Tampa’s downtown continues to see redevelopment with new residential, commercial, and entertainment spaces, including

transportation infrastructure, such as expansions to public transit options and bike-friendly initiatives, are ongoing. Tampa Bay Area is becoming a hub for technology companies and startups, with several initiatives to foster innovation and entrepreneurship. Tampa is known for its sports teams (such as the Tampa Bay Buccaneers and Tampa Bay Lightning) and vibrant cultural scene, with ongoing events and festivals.

Tampa has experienced steady job growth across various sectors, including healthcare, finance, technology, and tourism. The real estate market in Tampa has been active, with both residential and commercial sectors seeing development and investment. Investments in infrastructure, including transportation improvements and public amenities, continue to support economic growth and urban development. Tampa has been fostering its reputation as a tech hub, attracting startups and entrepreneurs with initiatives like incubators and accelerators. Tourism remains a vital part of Tampa’s economy, with attractions such as Busch Gardens, cultural events, and the city’s proximity to beaches drawing visitors.



TAMPA
TOTAL POPULATION

403,264



POPULATION
5-MILE RADIUS

287,897



AVG HH INCOME
5-MILE RADIUS

\$79,613



MEDIAN HH INCOME
5-MILE RADIUS

\$52,905



HOUSEHOLDS
5-MILE RADIUS

119,057



TAMPA MEDIAN
PROPERTY VALUE

\$333,200



OWNER OCCUPIED HH
5-MILE RADIUS

55,923



BUSINESSES
5-MILE RADIUS

14,774



HILLSBOROUGH COUNTY

Hillsborough County is a county located in the west-central portion of the U.S. state of Florida. In the 2020 census, the population was 1,459,762, making it the fourth-most populous county in Florida and the most populous county outside the Miami metropolitan area. A 2021 estimate has the population of Hillsborough County at 1,512,070 people with a yearly growth rate of 1.34%, which itself is greater than the populations of 12 states according to their 2019 population estimates. Its county seat and largest city is Tampa. Hillsborough County is part of the Tampa–St. Petersburg–Clearwater Metropolitan Statistical Area.

The economy of Hillsborough County, FL employs 730k people. The largest industries in Hillsborough County, FL are Health Care & Social Assistance (97,174 people), Retail Trade (81,950 people), and Professional, Scientific, & Technical Services (71,002 people), and the highest paying industries are Utilities (\$82,184), Mining, Quarrying, & Oil & Gas Extraction (\$76,089), and Professional, Scientific, & Technical Services (\$72,511).

The median property value in Hillsborough County, FL was \$294,900 in 2022, which is 1.05 times larger than the national average of \$281,900. Between 2021 and 2022 the median property value increased from \$251,200 to \$294,900, a 17.4% increase. The homeownership rate in Hillsborough County, FL is 60.5%, which is approximately the same as the national average of 64.8%.

People in Hillsborough County, FL have an average commute time of 28.3 minutes, and they drove alone to work. Car ownership in Hillsborough County, FL is approximately the same as the national average, with an average of 2 cars per household.

Median household income in Hillsborough County, FL is \$70,612. In 2022, the tract with the highest Median Household Income in Hillsborough County, FL was Census Tract 64 with a value of \$175,288, followed by Census Tract 60 and Census Tract 115.10, with respective values of \$172,434 and \$166,392.

In 2022, 18.5% of the population was living with severe housing problems in Hillsborough County, FL. From 2014 to 2022, the indicator declined 2%.



2023 Population

1.51M



2021 Median Age

37.6



2021 Median Property Value

\$294,900



2021 Median Household

\$70,612



2021 Employment Population

730,402



Market Overview

TAMPA DEMOGRAPHICS

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Population	14,127	117,378	287,897
Population Growth 2028	5.22%	4.81%	5.40%
Households	5,785	48,199	119,057
Average Household Size	2.39	2.29	2.33
Household Growth 2028	5.55%	5.50%	6.08%
Owner Occ Housing	2,731	19,575	55,923
Avg Household Income	\$58,132	\$73,346	\$79,613
Med. Household Income	\$40,126	\$43,858	\$52,905
Avg Income Growth 2028	5.2%	4.8%	5.4%



Market Overview

NEARBY ATTRACTIONS

RAYMOND JAMES STADIUM

Raymond James Stadium is a multi-purpose stadium in Tampa, Florida, that opened in 1998 and is home to the Tampa Bay Buccaneers of the National Football League (NFL) and the University of South Florida (USF) Bulls college football program. The seating capacity for most sporting events is 69,218, though it can be expanded to about 75,000 for special events with the addition of temporary seating.

DOWNTOWN TAMPA BAY

With a vibrant nightlife, family-friendly entertainment, a beautiful waterfront and award-winning parks, downtown Tampa offers visitors a lot to see and do. Downtown Tampa has a multitude of exciting activities. Whether you're looking to have lunch in a park, stroll along the Riverwalk, or spend an entire day, downtown Tampa offers cultural, sporting, and entertainment for all ages.

JAMES HALEY VETERAN'S HOSPITAL

James A. Haley Veterans' Hospital is a tertiary care facility classified as a Clinical Referral Level 1 Facility. It was the first VA hospital—and is one of 342 VA and private hospitals worldwide—to receive the prestigious designation as a Magnet Hospital, the national benchmark for excellence in Nursing Care. JAHVH is a teaching hospital, providing a full range of patient care services, with state-of-the-art technology as well as education and research.

UNIVERSITY OF SOUTH FLORIDA

The University of South Florida (USF) is a public research university with its main campus located in Tampa, Florida, and other campuses in St. Petersburg and Sarasota. It is one of 12 members of the State University System of Florida. USF is home to 14 colleges, offering more than 240 undergraduate, graduate, specialist, and doctoral-level degree programs. Founded in 1956, USF is the fourth largest university in Florida by enrollment, with 49,766 students from over 145 countries and all 50 states.

RAYMOND JAMES STADIUM

9.4 MILES



DOWNTOWN TAMPA

9 MILES



VETERAN'S HOSPITAL

2.5 MILES



USF

2.5 MILES



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