

**STRATHMORE REAL ESTATE GROUP
PRESENTS TAMPA, FLORIDA MSA I-75
EXIT 250 NEW 2026 NATIONAL SINGLE
TENANT NNN GROUND LEASE:
ELECTRIFY AMERICA**

INVESTMENT SUMMARY:

OFFERING PRICE: \$2,500,000
NOI YEAR 1: \$122,600
RENT INCREASES: 10% EVERY 5 YEARS
INITIAL TERM: 20 YEARS
OPTION TERMS: 2 x 5 YEARS
CAP RATE OVER TERM: 5.70%
TERM BEGINS: MAY 2026
TOTAL LAND AREA: 0.92 ACRES
TENANT WEBSITE: WWW.ELECTRIFYAMERICA.COM



ABOUT VOLKSWAGON GROUP OF AMERICA SUBSIDIARY ELECTRIFY AMERICA:

Electrify America LLC, a subsidiary of the Volkswagen Group of America, is the largest open Hyper-Fast charging network in the U.S. and is investing more than \$2 billion in Zero Emission Vehicle (ZEV) infrastructure and access. The investment enables millions of Americans to charge with confidence and discover the benefits of electric driving on its coast –to coast network of highway and community chargers.

Electrify America's Hyper-Fast network currently operates in 47 states and the District of Columbia, supporting increasing ZEV adoption with a network that is convenient, technologically advanced and built for customers.

2025 Estimated Population	
1 Mile	7,153
3 Miles	75,149
5 Miles	181,179
2025 Average Household Income	
1 Mile	\$121,205
3 Miles	\$103,045
5 Miles	\$108,445



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