



O'REILLY AUTO PARTS

TEMPLE TERRACE (TAMPA), FLORIDA



TEMPLE TERRACE (TAMPA MSA)

O'REILLY AUTO PARTS

5275 E. BUSCH BOULEVARD – TEMPLE TERRACE (TAMPA), FL 33617

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01. INVESTMENT



INVESTMENT HIGHLIGHTS

15 YEAR BTS FOR O'REILLY AUTO PARTS IN 2021

- New 15 Year Lease (commenced in 2021) with Four, 5 Year options to extend, demonstrating a long-term commitment to the site.
- Upgraded Masonry and Block construction with a metal roof.
- 6% Rental Increase in Year 11 and every 5 years within the option periods.

PRIME BUSCH GARDENS & ADVENTURE ISLAND LOCATION

- Located less than 1 mile from Busch Gardens with over 4 million visitors annually.
- Only 1.5 miles from Adventure Island, the 7th most visited U.S. water park with 640,000+ annual visitors.

COLLEGE MARKET PROXIMITY

- Just west of the University of South Florida, home to 50,000 students and 16,000 employees.
- Minutes south of Florida College, serving 500+ students.

HIGH TRAFFIC RETAIL CORRIDOR

- Positioned along Busch Boulevard, with traffic counts exceeding 38,000 vehicles per day.
- Directly across from a High-Volume Publix Anchored Center.
- Near Seminole Hard Rock Hotel & Casino Tampa, one of the largest casinos in the world, generating \$1 billion annually and recently completing a \$700 million renovation.

HIGH GROWTH TAMPA SUBURB

- Serving over 260,000 Residents in a Growing Tampa Suburb.
- Centrally located with convenient access to Interstate 75, Interstate 275, and Interstate 4.
- Temple Terrace was named a "Best of the Best Hometown" by the *Tampa Bay Times*.

INVESTMENT SUMMARY

ASKING PRICE: \$2,767,000

CAP RATE: 5.25%

TENANT: O'Reilly Auto Parts

GUARANTOR: Corporate

LOCATION: 5275 E. Busch Boulevard
Temple Terrace (Tampa), FL 33617

RENT:

Year 1 – 10:	\$145,270
Year 11 – 15:	\$153,985
Option 1:	\$163,225
Option 2:	\$173,019
Option 4:	\$183,400
Option 5:	\$194,404

RENTABLE AREA: 7,240 SF

LAND AREA: 0.77 acres

LEASE TYPE: NN

LEASE TERM: 15 Years

INCREASES: 6% in Year 11 and in each option period

OPTIONS: Four, 5-Year Renewals

RENT COMMENCEMENT: February 1, 2021

LEASE EXPIRATION: January 31, 2036

RIGHT OF FIRST REFUSAL: 10 Business Days



INVESTMENT OFFERING

RDO Investments is pleased to offer 5275 East Busch Boulevard, a 7,240 SF freestanding O'Reilly Auto Parts in the heart of Temple Terrace (Tampa), Florida. This property presents a rare opportunity to acquire a recently built, fee-simple interest in a Class "A" O'Reilly Auto Parts retail location.

Constructed in 2021, the building sits on a generous 1.08-acre lot and features upgraded block-and-stucco construction, enhanced architectural accents, and lush landscaping. The property is prominently positioned on Busch Boulevard, the primary east/west retail corridor in Temple Terrace, with over 38,000 vehicles per day, and just west of 56th Street (Highway 583), which carries more than 44,500 vehicles daily. The site benefits from a lighted intersection, excellent visibility, direct access from Overlook Drive, and proximity to major attractions, including Busch Gardens (4M+ visitors annually). Within 1.5 miles are additional demand drivers such as the University of South Florida (50,000+ students), Florida College, and Adventure Island.

O'Reilly Auto Parts operates on a 15-year NN lease that commenced in 2021 and runs through January 2036. The lease includes a 6% rental increase in year 11, plus four (4) five-year extension options. Surrounding national retailers include Publix, CVS, Walgreens, Winn-Dixie, Starbucks, Chase, Jersey Mike's, AutoZone, WaWa, Save-A-Lot, AT&T, and Burger King.





02. TENANT

\$16.4 BILLION

2024 Annual Revenues

\$86.9 BILLION

Market Cap

OWNERSHIP

Public

TICKER SYMBOL

ORLY (NASDAQ)

CREDIT RATING

BBB (S&P)

LOCATIONS

6,483

OF EMPLOYEES

94,000+



O'Reilly Automotive, Inc

O'Reilly Automotive, Inc. and its subsidiaries operate as a retailer and supplier of automotive aftermarket parts, tools, supplies, equipment, and accessories in the United States and Mexico. The company provides new and remanufactured automotive hard parts and maintenance items, such as alternators, batteries, brake system components, belts, chassis parts, driveline parts, engine parts, fuel pumps, hoses, starters, temperature control, water pumps, antifreeze, appearance products, engine additives, filters, fluids, lighting products, and oil and wiper blades; and accessories, including floor mats, seat covers, and truck accessories. It also offers auto body paint and related materials, automotive tools, and professional service provider service equipment. In addition, the company provides enhanced services and programs comprising used oil, oil filter, and battery recycling; battery, wiper, and bulb replacement; battery diagnostic testing; electrical and module testing; check engine light code extraction; loaner tool program; drum and rotor resurfacing; custom hydraulic hoses; and professional paint shop mixing and related materials. Further, it offers do-it-yourself and professional service for domestic and imported automobiles, vans, and trucks. The company was founded in 1957 and is headquartered in Springfield, Missouri.

FINANCIAL PERFORMANCE:

For TTM (Aug 25'), O'Reilly Auto Parts reported record net revenues of \$17.1 billion and net income of \$3.291 billion. In addition to record-breaking sales, the company had a 9.0% increase in comparable store sales. The company was on track to open 200+ new store openings in 2025 across 48 U.S. states, Puerto Rico, and Mexico.

Lease Summary



TENANT RESPONSIBILITIES

Tenant shall, at its expense and at all times, repair and maintain the Demised Premises, including, but not limited to, the entrances, all glass, all window molding and panes, all fixtures, partitions, ceilings, floor coverings, all doors, door openers, equipment, machinery, appliances, signs and appurtenances thereof, including lighting, and plumbing equipment and fixtures, fire suppression system, electronic monitoring, and utility systems to the point of distribution to within the building portion of the Demised Premises, general maintenance and repair of sidewalks, and landscaping (watering, trimming and mowing). Tenant shall also be responsible for the maintenance, repair and replacement of the HVAC equipment.

LANDLORD RESPONSIBILITIES

Landlord covenants and agrees, at its expense, without reimbursement or contribution by Tenant, throughout the term of this Lease, to keep, maintain, and replace, if necessary, foundations, floors (except floor coverings), slabs, exterior walls (excluding exterior painting), structural systems of the building, load bearing walls, roof, roof drainage systems (including drains, gutters and downspouts), parking lot drainage, parking lot lighting, sidewalks (replacement and legal compliance only), landscaping (replacement only upon request of the governing municipality), irrigation, fire suppression system (if applicable), utilities systems to the point of internal distribution to within the building portion of the Demised Premises, and all future Capital Improvements to be defined in the Lease and to exclude the HVAC system. Landlord shall be solely responsible for all maintenance, repair and replacement of the parking lot.

TAXES

Tenant shall pay all taxes and assessments.

INSURANCE

Tenant shall carry property insurance and commercial general liability insurance.

Landlord may also keep commercial general liability insurance.

RIGHT OF FIRST REFUSAL

Tenant has 10 Business Days from receipt of notice to respond.

ASSIGNMENT & SUBLETTING

Tenant may assign or sublet the lease but shall only be released of its obligations under the lease should the unrelated third party have a net worth of \$100,000,000.

ESTOPPEL

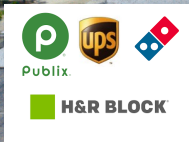
Tenant has 20 Business Days from receipt of request to provide.



03. LOCATION

AERIALS

TAMPA EXECUTIVE AIRPORT



**SUBJECT
PROPERTY**



56th Street (HWY 583)
41,000
VEHICLES PER DAY

Busch Blvd (HWY 580)
38,000
VEHICLES PER DAY



Busch Gardens
OVER 4 MILLION VISITORS ANNUALLY

Adventure Island

UNIVERSITY OF SOUTH FLORIDA
OVER 50,000 STUDENTS & 16,000 EMPLOYEES

ROSES

Save a lot

THE PARK AT CHESTERFIELD
244 UNITS

7-ELEVEN

Wawa

Publix
UPS
Dunkin'
H&R BLOCK

grow financial
federal credit union

AutoZone

SUBJECT PROPERTY

DUNKIN'

Busch Blvd (HWY 580)
38,000
VEHICLES PER DAY

AERIALS





RIVERSIDE FARMS
351 UNITS



ALLISTER PACE
384 UNITS



MERIDAN
280 UNITS



COURTYARDS ON THE RIVER
296 UNITS



**SUBJECT
PROPERTY**



Busch Blvd (HWY 580)
38,000 
VEHICLES PER DAY

RETAILER MAP



CVS pharmacy ANYTIME FITNESS DOLLAR TREE
HIBBETT SPORTS DTLR verizon PAPA JOHN'S boost

STARBUCKS COFFEE CHASE Jersey Mike's Rocking Crab
HAND & STONE MASSAGE AND FACIALS AT&T Oldies

Winn-Dixie SALLY BEAUTY crumbl cookies
Burger King RainBOW T-Mobile Zen Den Sanitas Medical Center

Advance Auto Parts BANK OF AMERICA

CVS pharmacy Publix McDonald's TACO BELL BURGER KING
planet fitness K Applebee's Chick-fil-A
7-ELEVEN DUNKIN' CARRABBA'S ITALIAN GRILL



publix ups Domino's
Walgreens H&R BLOCK



SUBJECT PROPERTY



56th Street (HWY 583)
41,000 VEHICLES PER DAY

Busch Blvd (HWY 580)
38,000 VEHICLES PER DAY



640,000 ANNUAL VISITORS



OVER 4 MILLION ANNUAL VISITORS





Busch Boulevard

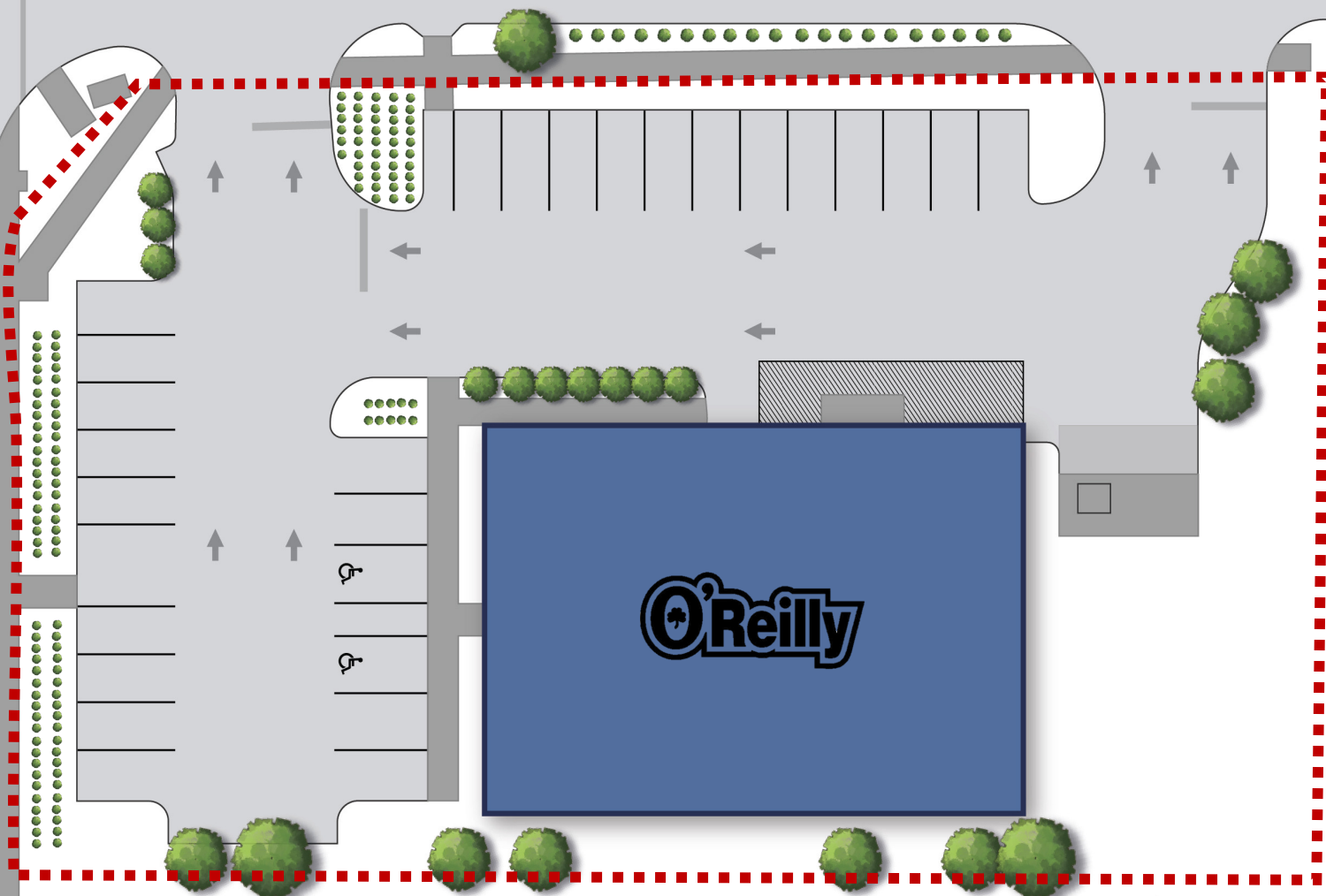
Busch Blvd (HWY 580)

38,000 
VEHICLES PER DAY

Busch Gardens
Less than 1 Mile

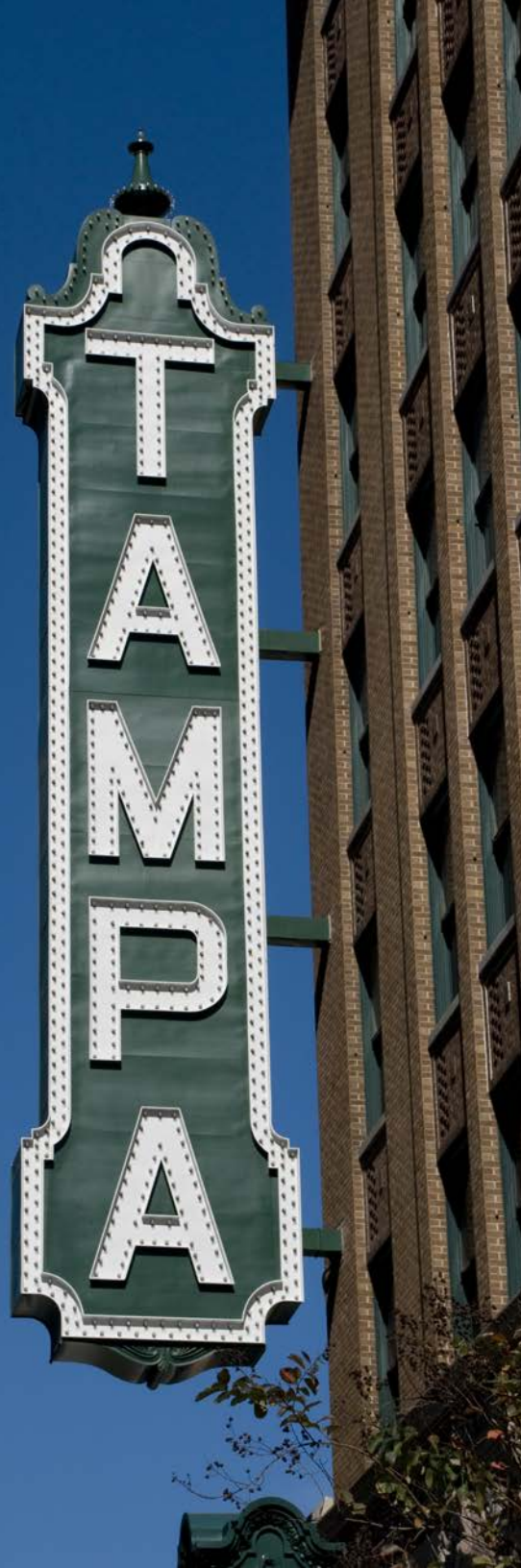


Overlook Drive





04. MARKET



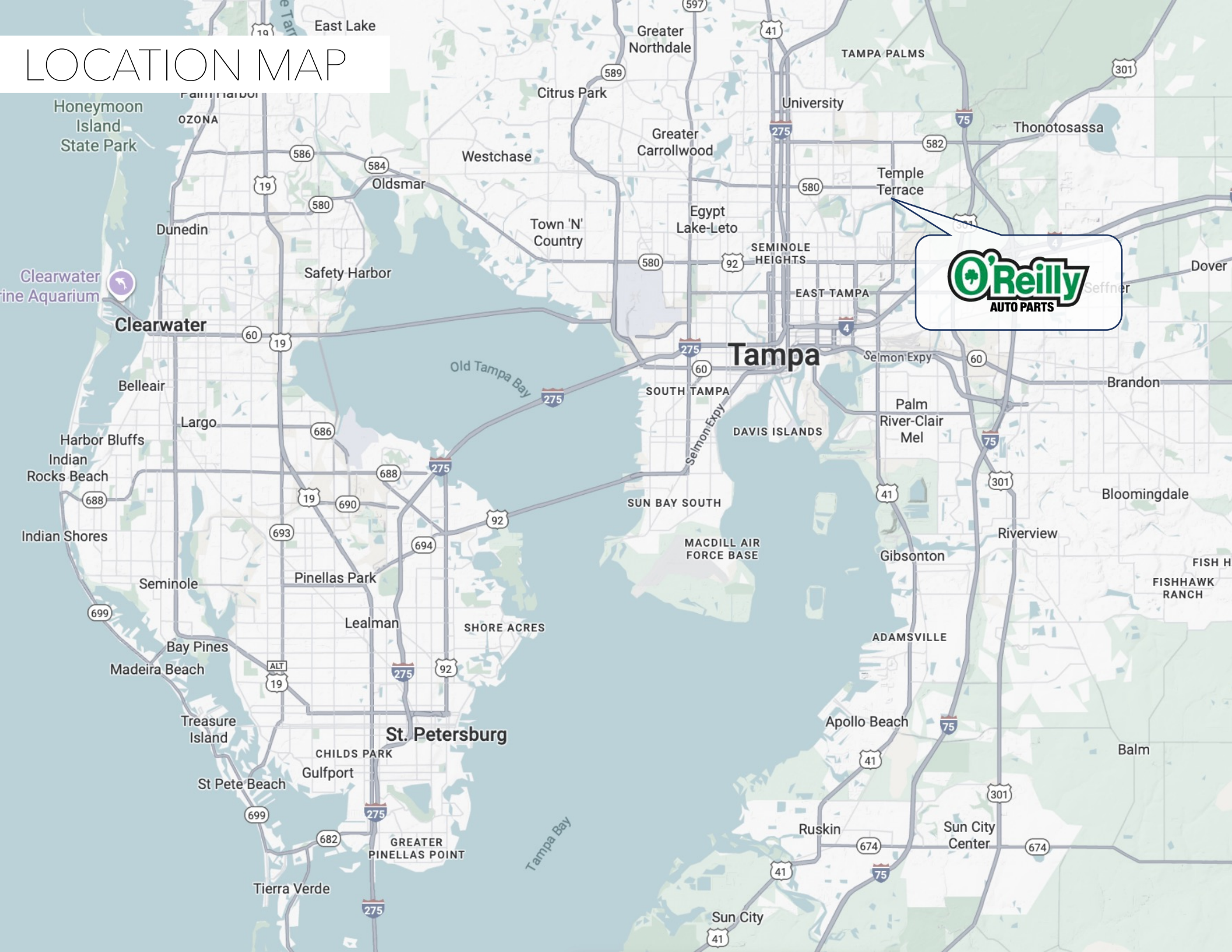
The Tampa-Temple Terrace market delivers the ideal combination of economic strength, strategic location, and exceptional livability—making it a top choice for investors, employers, and residents alike.

Just minutes from downtown Tampa, Temple Terrace offers a distinctive setting defined by its mature oak canopy, rolling riverfront terrain, and historic Mediterranean-Revival architecture. Originally developed as one of the nation's first golf course communities, the city retains its prestige around the Temple Terrace Golf & Country Club while benefiting from seamless access to Tampa's employment centers, universities, and cultural attractions. The community's proximity to the University of South Florida, Florida College, and key healthcare and technology hubs creates a steady draw for talent and business activity.

Tampa anchors the metro with a diverse, high-performing economy spanning healthcare, finance, defense, shipping, and tourism. Major employers—including MacDill Air Force Base, BayCare Health System, Tampa General Hospital, and Raymond James Financial—drive a stable, expanding job base. Port Tampa Bay, the largest in Florida by tonnage, connects the region to global commerce, while Tampa International Airport provides world-class air service to major domestic and international markets.

This combined market offers a rare value proposition: the charm, accessibility, and community character of Temple Terrace paired with the scale, infrastructure, and opportunity of Tampa. With a strong workforce pipeline, year-round lifestyle appeal, and connectivity to the Gulf Coast's beaches and Florida's leading attractions, the Tampa-Temple Terrace area stands out as a premier location for real estate investment, business expansion, and long-term growth.

Based upon the 2010-2020 Census, the national demographics consulting firm ESRI has estimated that for 2025 there are approximately 270,156 residents and 103,662 households within a five-mile radius of the Property. According to ESRI, the average household income within a five-mile radius of the Property was estimated to be \$71,276.

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AREA DEMOGRAPHICS

	<u>1 Mile Radius</u>	<u>3 Mile Radius</u>	<u>5 Mile Radius</u>
2025 Estimated Population:	19,192	114,979	270,156
2030 Estimated Population:	20,011	118,315	280,562
Projected Annual Growth 2025 to 2030:	0.84%	0.57%	0.76%
Projected Annual Growth 2020 to 2025:	1.0%	0.63%	0.71%
2025 Estimated Households:	7,605	42,013	103,662
2030 Projected Households:	7,942	43,372	108,013
2025 Estimated Average Household Income:	\$68,131	\$68,144	\$71,276

Ryan D. O'Connell
Owner/Principal
O. 602-595-4000
M. 602-790-9036
E. Ryan@RDOinvestments.com

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Don Bernardine
License # BK343902

