



DENNY'S (TAMPA MSA)

4325 Florida Avenue S Lakeland, FL 33813

TRILOGY CORE

BROKERAGE | DEVELOPMENT | INVESTING



PROPERTY SUMMARY

Offering Price \$2,500,000.00

CAP Rate 6.00%

NOI \$150,000.00

Building SqFt 4,340 SqFt

Year Built 1985

Lot Size (acres) 0.85

Parcel ID 232901000000021010

Zoning Type Commercial

County Polk

Coordinates 27.986489,-81.957387

INVESTMENT SUMMARY

Trilogy Core LLC is pleased to offer for sale Denny's located at 4325 Florida Avenue S, Lakeland, FL 33813 in the dominant Tampa MSA city of Lakeland, FL. The sale includes the 4,340 improved shopping center on a 0.85 acre lot. This shopping center is positioned off the corner of Florida Avenue S and Highland Drive with over ±45,000 cars per day at this intersection. The Tampa MSA is one of the strongest and most desirable retail trade areas in Florida.

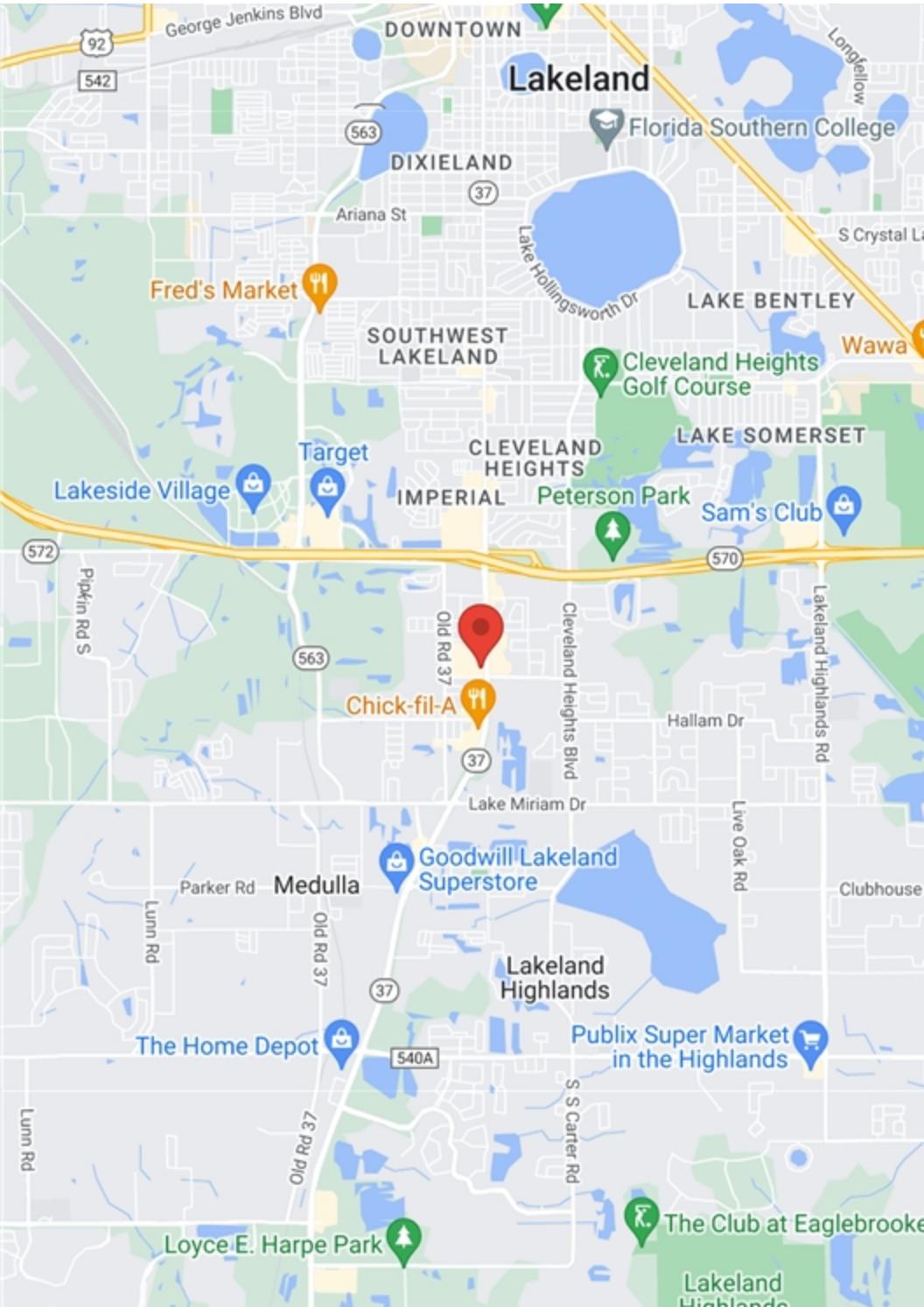
The offering consists of a 10 year Absolute NNN Sale Leaseback opportunity. Year One NOI of \$150,000 with 10% increases every 5 years throughout the lease, including the 4x5 year options to extend. The guarantor is a healthy 26+ unit Denny's entity (Meyer Metz Restaurants), underneath a 60+ unit restaurant operator (RREMC). RREMC is the 3rd largest Denny's operator in the US. RREMCRestaurants.com

The real estate fundamentals offer excellent retail synergies, sitting as an out parcel to a Planet Fitness | Staples | ABC Fine Wine and Spirits anchored multi-tenant retail center. Other nearby tenants include NAPA Auto Parts, Big Lots, Walgreens, Tire Choice, Haverty's Furniture, Pet Supermarket, Wells Fargo, TD Bank, Mattress FIRM, Mavis Tired & Brakes, and more. Florida Avenue S has a reported ±40,500 vehicles per day.



INVESTMENT HIGHLIGHTS

- New 10 year Sale Leaseback to commence at Close of Escrow offering 10% increases every 5 years. Zero landlord responsibility and increasing returns.
- 4325 Florida Avenue S, Lakeland, FL 33813 is being offered at \$2,500,000 with a year one net operating income of \$150,000.
- Florida is an Income Tax Free State - consult with your CPA.
- 26+ Unit Operator (Meyer Metz Restaurants) is the guarantor, part of a larger 60+ unit restaurant operator (RREMC - RREMCRestaurants.com)
- Nearby mix of national and local tenants.

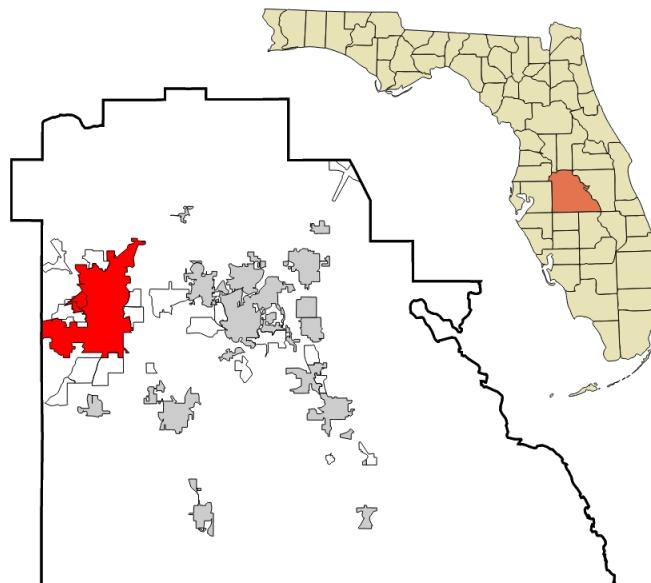






ABOUT LAKELAND

Lakeland is a city in Central Florida. Located along Interstate 4 east of Tampa and west of Orlando, it is the most populous city in Polk County, Florida, United States. As of the 2020 U.S. Census Bureau release, the city had a population of 112,641.



CITY OF LAKELAND

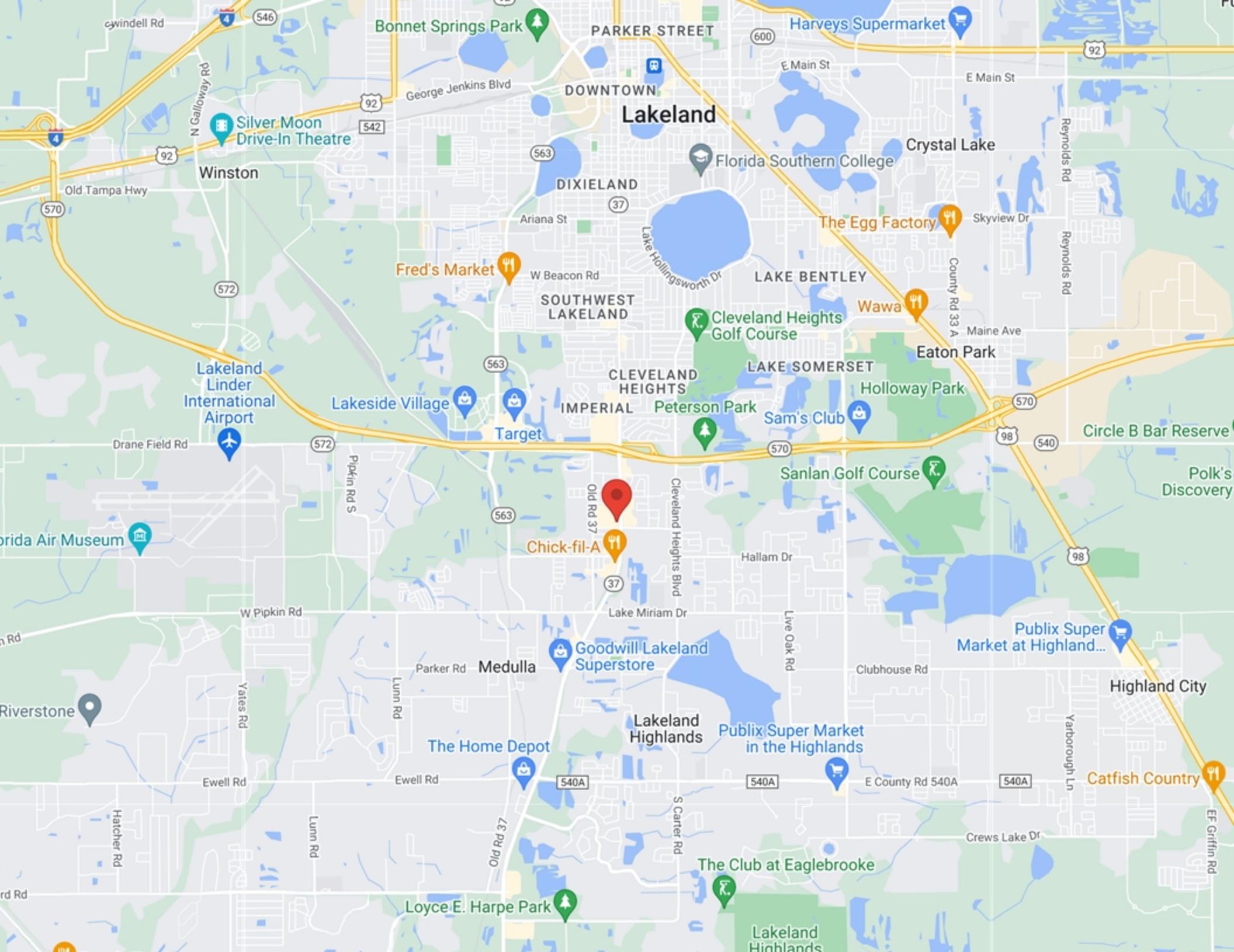
COUNTY	POLK
INCORPORATED	12/31/1884

AREA

CITY	75.3 SQ MI
LAND	66.3 SQ MI
WATER	9 SQ MI
ELEVATION	194 FT

POPULATION

POPULATION	112,641
DENSITY	1,699.27 SQ MI
URBAN	277,915



CONFIDENTIALITY STATEMENT

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from TRILOGY CORE LLC and it should not be made available to any other person or entity without the written consent of TRILOGY CORE LLC.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to TRILOGY CORE LLC. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. TRILOGY CORE LLC has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe reliable; however, TRILOGY CORE LLC has not verified, and will not verify, any of the information contained herein, nor has TRILOGY CORE LLC conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

**PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONTACT THE TRILOGY CORE LLC ADVISOR FOR MORE DETAILS.**

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