



OFFERING MEMORANDUM  
8602 US Highway 19  
Port Richey, FL 34668



## EXCLUSIVELY LISTED BY

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### Broker of Record

Kyle Matthews  
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## INVESTMENT HIGHLIGHTS

- ± 11.75 years remaining on an absolute NNN ground lease – complete hands-off ownership position
- Early 10-year lease extension and 24-year operating history speaks to the strength of the location and overall market
- Corporate guarantee from Checkers Drive-In Restaurants, Inc. which operates over 800 locations and has seen 6 consecutive years of system-wide, same-store sales growth
- Healthy 5% rent/sales ratio and year-over-year growth from 2016-2017 (see broker for details on sales)
- Fixed 10% rental increase in 2025 and in both option periods
- Two parcels in from the signalized hard-corner of I-19 and Ridge Road, which has combined vehicles per day of over 89,000
- Positioned strategically across from Walmart and benefiting from great frontage and visibility to over 57,000 vehicles per day on I-19
- Densely populated retail corridor, with the 742,000 square foot Gulf View Square Mall less than 1-mile north and various national retailers such as Ross, Michael's, Bed Bath & Beyond, McDonald's, Chipotle, Panera Bread, Taco Bell and TJ Maxx within close proximity
- Over 123,000 residents within a 5-mile radius and a coastal suburb of Tampa which is the 3rd largest city in the state of Florida





## FINANCIAL OVERVIEW



## FINANCIAL SUMMARY



List Price  
\$907,000



Cap Rate  
5.40%



Term Remaining  
±11.75 Years

## ANNUALIZED OPERATING DATA

	Monthly Rent	Annual Rent	Increases	Cap Rate
Effective Date- March 30, 2020	\$4,083.33	\$49,000.00	—	5.40%
March 31, 2020- March 30, 2025	\$4,083.33	\$49,000.00	—	5.40%
March 31, 2025- March 30, 2030	\$4,491.67	\$53,900.00	10.00%	5.94%
Option 1: March 31, 2030- March 30, 2035	\$4,940.83	\$59,290.00	10.00%	6.54%
Option2: March 31,2035- March 30,2040	\$5,434.92	\$65,219.00	10.00%	7.19%

## TENANT SUMMARY

Tenant Trade Name	Checkers
Type of Ownership	Ground Lease
Lease Guarantor	Corporate
Lease Type	NNN
Roof and Structure	Tenant Responsibility
Original Lease Term	20 Years
Lease Expiration Date	3/30/2030
Term Remaining on Lease	±11.75 Years
Increases	10% Every 5 Years
Options	Two, 5-Year Options



## TENANT OVERVIEW



## TENANT OVERVIEW

- **Company Name**  
Checkers
- **Year Founded**  
1985
- **Headquarters**  
Tampa, FL
- **No. of Locations**  
±800
- **Industry**  
Quick Service Restaurant
- **No. of Employees**  
±4,000

Checkers Drive-In Restaurants, Inc. is one of the largest chains of double drive-thru restaurants in the United States. The company operates Checkers and Rally's restaurants in 28 states and the District of Columbia. Known for their hamburgers, hot dogs, french fries and milkshakes, Checkers was originally founded in Mobile, Alabama in 1986, and Rally's in Louisville, Kentucky in 1985. The two merged in 1999, creating Checkers Drive-In Restaurants, Incorporated. The company was acquired by Oak Hill Capital Partners in 2017.

Checkers has seen six consecutive years of system-wide same-store sales growth, and over the last 8 years, restaurant profitability has grown more than 700 basis points. During that time, overall profitability grew 20% per year. With a bright future ahead, Checkers plans to have approximately 1,200 locations in the system by 2020.

### THE OFFERING

Property Address	8602 US Hwy 19 Port Richey, FL34668
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### SITE DESCRIPTION

Number of Stories	One
Year Built	1991
GLA	±683 SF
Lot Size	±21,780 SF



## SURROUNDING TENANTS









## AREA OVERVIEW

### PORT RICHEY, FL

Port Richey is a beautiful suburban city of the Tampa-St. Petersburg- Clearwater, Florida Metropolitan Statistical Area. Sitting right on the Gulf Coast, Port Richey is home to many beaches and state parks.

With recent job growth outpacing the national average, Port Richey has a healthy and vibrant economy. Most residents work in management, construction, and retail occupations. Future job growth over the next 10 years is expected to be 38.06%.

### AREA DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2023 Projection	6,802	61,280	128,557
2018 Estimate	6,518	58,795	123,228
2010 Census	6,223	56,207	117,447
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2023 Projection	3,073	27,160	57,505
2018 Estimate	2,929	26,019	55,072
2010 Census	2,764	24,778	52,400
INCOME	1 MILE	3 MILE	5 MILE
Annual Household Income 2018	\$45,544	\$48,019	\$50,652



# TAMPA, FLORIDA





## TAMPA, FLORIDA

The City of Tampa is the largest city in Hillsborough County, is the county seat and is the third most populous city in Florida. It is located on the west coast of Florida, approximately 200 miles northwest of Miami, 180 southwest of Jacksonville, and 20 miles northeast of St. Petersburg. The population of the city represents approximately one-third of the total population of Hillsborough County. Tampa's economy is founded on a diverse base that includes tourism, agriculture, construction, finance, healthcare, government, technology, and the port of Tampa.

Tampa is part of the metropolitan area most commonly referred to as the "Tampa Bay Area". Tampa is part of the Tampa-St. Petersburg-Clearwater, Florida Metropolitan Statistical Area. The four-county area is composed of roughly 2.9 million residents, making it the second largest metropolitan statistical area in the state, and the fourth largest in the Southeastern United States, behind Miami, Washington, D.C., and Atlanta. The Greater Tampa Bay area has over 4 million residents and generally includes the Tampa and Sarasota metro areas.

In the next **FIVE YEARS**, Hillsborough County's population is projected to grow **SIGNIFICANTLY FASTER** than the state of Florida

By **2022**, Hillsborough County's population will be nearly **1.5 MILLION**.





## EDUCATION

The Tampa MSA is a magnet for young, educated people. Hillsborough County's millennial population is growing 13 percent faster than the nation as a whole, according to U.S. Census data. Three public universities located within a short drive of Tampa Bay – University of South Florida, University of Central Florida, and University of Florida – are home to more than **150,000 students**, over 60 percent of whom will stay in Florida upon graduation. Tampa Bay has more than 80 colleges, universities, and technical schools producing thousands of graduates for area employers each year. Approximately **92,000 veterans** are in the active labor force as well, offering employers an invaluable source of uniquely trained personnel.

The University of South Florida Muma College of Business boasts one of the nation's best accounting schools, a top-ranked entrepreneurship center, a nationally-ranked MBA program, and a world-class research faculty. **More than 2,200 students are enrolled** in the Sykes College of Business at the University of Tampa, recognized by The Princeton Review as one of the top 300 business schools in the world for nine consecutive years. University of Tampa's Sykes College of Business has also been ranked the **7th best for value for the price**, beating out University of Notre Dame, Harvard University, and Duke University. Additionally, Hillsborough County Public Schools and Hillsborough Community College provide a variety of training programs for area employers, developing customized curriculum to meet specific business needs.







## **TAMPA TOURISM**

The city of Tampa operates over 165 parks and beaches covering 2,286 acres within city limits; 42 more in surrounding suburbs covering 70,000 acres are maintained by Hillsborough County. These areas include Hillsborough River State Park, just northeast of the city. Tampa is home to a number of attractions and theme parks, including Busch Gardens Tampa, Adventure Island, the Lowry Park Zoo, and the Florida Aquarium.

The Lowry Park Zoo features over 2,000 animals, interactive exhibits, rides, educational shows and more. The zoo serves as an economic, cultural, environmental and educational anchor in Tampa. Well-known shopping areas include International Plaza and Bay Street, Westshore Plaza, the SoHo district, and Hyde Park Village. Palma Ceia is home to the Palma Ceia Design District.

The Tampa Port Authority currently operates three cruise ship terminals in Tampa's Channel District. The Port of Tampa is the year-round home port for Carnival Cruise Lines' MS Carnival Inspiration and MS Carnival Legend.





## CULTURE

Tampa is home to many different performing arts venues, theaters, and museums. Popular theaters include David A. Straz Jr. Center for the Performing Arts, Tampa Theatre, and Gorilla Theatre. Some popular Tampa organizations include the Florida Orchestra, Opera Tampa, and Stageworks Theatre. One of the most popular museums in the area is the Museum of Science and Industry. It has several floors of exhibits that relate to science, as well as, the only domed IMAX theater in Florida.



## EVENTS

One of the most well-known events in Tampa is the celebration of "Gasparilla," a mock pirate invasion held every year since 1904. Residents often refer to the event as Tampa's "Mardi Gras." The invasion is led by the pirate ship, "Jose Gasparilla," and is followed by numerous parades and city activities. This event brings in over 400,000 attendees and contributes tens of millions of dollars to Tampa's economy.



## SPORTS

Tampa has four professional sports teams: Tampa Bay Buccaneers (NFL), Tampa Bay Rays (MLB), Tampa Bay Lightning (NHL), and the Tampa Bay Rowdies (AFL). Each team has brought home victories and keep building a growing fan base, specifically in baseball. For decades, Major League Baseball has had spring training facilities and minor league baseball teams in the area. The New York Yankees hold their spring training in Tampa, which brings out a large crowd each year.



## CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum contains select information pertaining to the business and affairs of **Checkers** located at **8602 US Highway 19 Port Richey, FL 34668("Property")**. It has been prepared by Matthews Retail Advisors. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Retail Advisors. The material is based in part upon information supplied by the Seller and in part upon financial information obtained from sources it deems reliable. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Owner and Matthews Retail Advisors expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Matthews Retail Advisors or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.



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**MATTHEWS**<sup>TM</sup>  
REAL ESTATE INVESTMENT SERVICES

