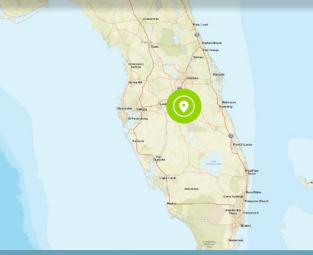


ACROSS 495,972 SF LAKESHORE MALL

9,040 SF | Absolute NNN Asset | Sebring, FL

Pier 1 imports®





Offering Memorandum









Visit Us at FranklinSt.com

Pier 1 imports®

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DEMOGRAPHICS

FINANCIALS

LEASE ABSTRACT

ABOUT FRANKLIN STREET

Pier 1 imports*

OFFERING HIGHLIGHTS



760 US Highway 27 North Sebring, FL 33870

PRICE: \$1,260,000
CAP RATE: 8.38%

NET OPERATING INCOME: \$105,690 **RENTABLE AREA (SF):** 9,040

LAND AREA: 0.86 ACRES

YEAR BUILT: 199
ZONING: B3

PARCEL NUMBER:

C-26-34-28-01000B0-0061

GUARANTY:

CORPORATE

ABSOLUTE NNN

LANDLORD RESPONSIBILITIES: NONE OCCUPANCY: 100%

TERM REMAINING: 5 YEARS, WITH 5-YEAR OPTIONS

0P110

RENT INCREASE: 3.67%

LEASE COMMENCEMENT: DECEMBER 23RD, 2002 **LEASE EXPIRATION:** FEBRUARY 28TH, 2023





41,000 VPDTravel daily along US 27



SURROUNDING RETAILERS

Nearby retailers include: Outback Steakhouse, Belk, Bealls, AMC Theaters, Chili's Grill & Bar, IHOP, KFC, Sonic, Rainbow Shops, JC Penney, Cody's, and Cricket Wireless, among many others.



SURROUNDING RETAIL







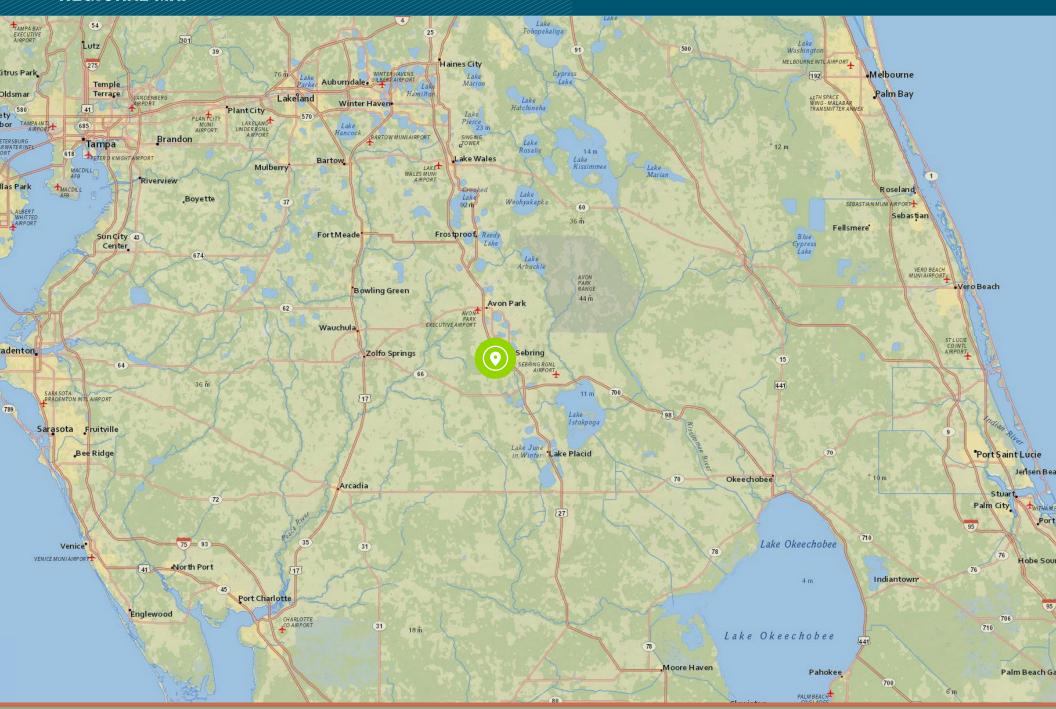
INVESTMENT HIGHLIGHTS

- 9,040 Square foot single-tenant, absolute NNN retail located directly on US Highway
 North
- Sitting across the street from Lakeshore Mall, 495,972 square feet of retail space
- Surrounding immediate area boasts many national & notable tenants including Chili's,
 Outback Steakhouse, Home Depot, Lowe's, and the 65+ tenants in Lakeshore Mall; 5
 of which are anchored
- Located just west of the iconic Lake Jackson, known for its clear water, beach-like sandy shores, and the popular public boat ramp on the lake's west side

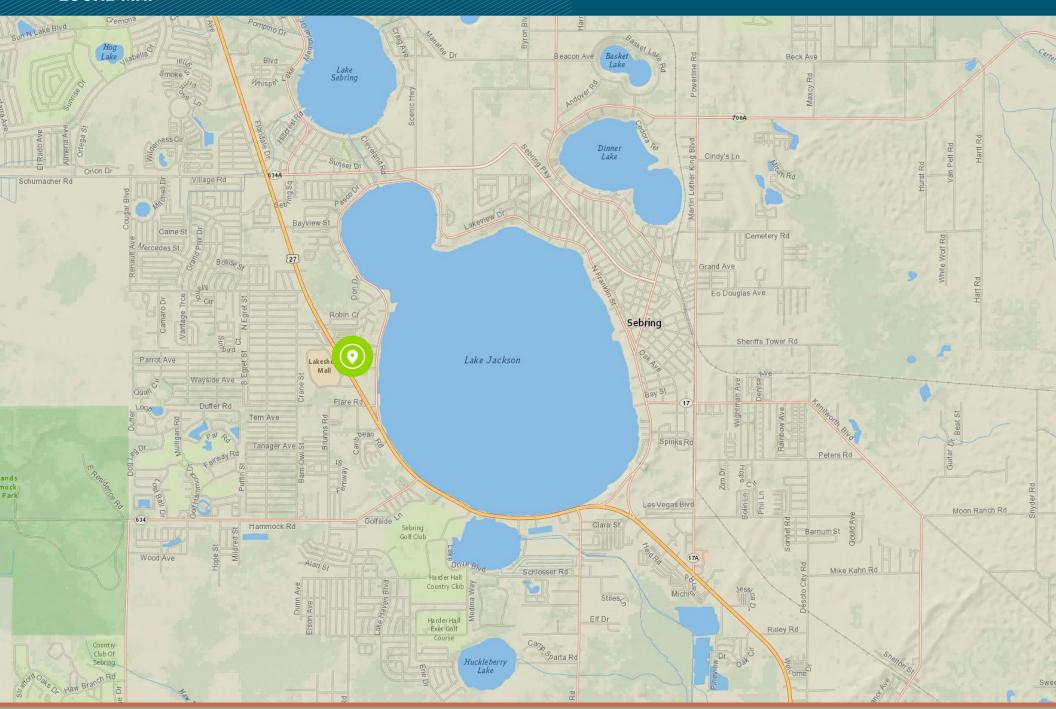
INVESTMENT SUMMARY

Franklin Street is pleased to present Pier 1 Imports on US Highway 27 North; a 9,040 square foot, single tenant, absolute NNN leased building located across the street from the Lakeshore Mall. Directly on one of Florida's most famous highways, US 27, Pier 1 Imports is situated just west of Lake Jackson. The surrounding area boasts many national credit & notable tenants including Chili's, Outback Steakhouse, Home Depot, Lowe's, and many more in Lakeshore Mall, which occupies nearly 495,972 SF of 65+ retail stores; 5 of which are anchored tenants. The property provides an investor with a rare opportunity to purchase a stabilized property along one of Sebring's most trafficked thoroughfares. With below market rents, the property provides great upside opportunity.

REGIONAL MAP



LOCAL MAP



NEARBY RETAILER MAP



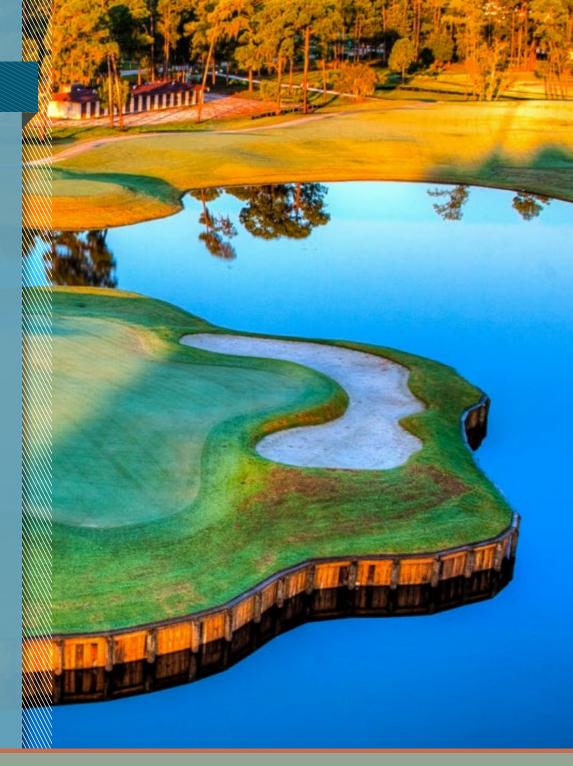
RETAILER MAP





AREA DEMOGRAPHICS

| 11.2.30 | 1 MILES | 3 MILES | 5 MILES |
|--|----------|----------|----------|
| | | | |
| POPULATION | | | |
| Estimated Population (2018) | 3,540 | 25,108 | 46,489 |
| Projected Population (2023) | 3,701 | 26,465 | 49,010 |
| Census Population (2010) | 3,438 | 24,288 | 44,742 |
| HOUSEHOLDS | | | |
| Estimated Households (2018) | 1,796 | 11,684 | 21,289 |
| Projected Households (2023) | 1,795 | 11,805 | 21,503 |
| Census Households (2010) | 1,713 | 11,075 | 20,085 |
| HOUSEHOLD INCOMES | | | |
| Estimated Average Household Income (2018) | \$28,774 | \$26,560 | \$24,811 |
| Estimated Median Household Income (2018) | \$31,637 | \$30,215 | \$28,201 |
| Estimated Per Capita In- come(2018) | \$19,128 | \$19,061 | \$18,832 |







LOCATION OVERVIEW

SEBRING, FL

Sebring's natural environment is unsurpassed by other Central/South Florida cities. Situated amongst more than 84 lakes, friendly neighborhoods, world-class recreation facilities, and a stable business community. It is geographically centered in Highlands County and is home to Sebring's remarkable city parks such as Sebring's golf course, Veterans Beach on Lake Jackson, Circle Park, and the beautiful City Pier. The City of Sebring was incorporated in 1913, and has expanded into a growing, vibrant municipality, with a residential population exceeding 10,500. The City of Sebring is rich in amenities, a competitive business environment and beautifully landscaped streets. You will find an urban environment intermixed with a nature-like lifestyle, achieved through thoughtful comprehensive planning and the vision and support of the City Council, staff and volunteer organizations.



Pier 1 imports®

LEASE ABSTRACT

Base Rent Lease Years Per SF Annual Rent
Primary Term 15 to 20 \$11.69 \$105,690

Option Rent Lease Years Per SF Annual Rent
Option 1 21 to 25 \$12.12 \$109,577.60

Rent Increase: 3.67%

TENANT: PIER 1 IMPORTS

STOCK SYMBOL: NYSE: PIR
OWNERSHIP: PUBLIC

TENANT/GUARANTEE: CORPORATE

OF LOCATIONS: 1,000+ # OF EMPLOYEES: 20,000

WEBSITE: WWW.TDBANK.COM

Lease Type

Absolute NNN

Demised Premises

9,040 SF

Lease Commencement

December 23rd, 2002

Lease Expiration

February 28th, 2023

Term Remaining

5 Years

Options

One (1), Five (5) Years

Increase

3.67%



ABOUT PIER 1 IMPORTS

Pier 1 Imports, established in 1962 in San Mateo, California, is dedicated to offering customers unique home furnishings and decor. The merchandise is a constantly evolving assortment based on customers' lifestyles and relevant home trends. Pier 1 is a socially conscious company that conducts business with personal and professional integrity. The Pier 1 team consists of committed, caring associates whose first priority is responding to the needs of customers. Pier 1 Imports is a publicly owned company that is traded on the New York Stock Exchange under the trading symbol PIR. The fiscal year begins in March and extends through February. There are more than 1,000 stores across the North America and employ approximately 20,000 people worldwide. The merchandise assortment varies from home accessories to full-sized, upholstered furniture and eclectic wall decor. All merchandise is carefully selected in order to offer customers exclusive, one-of-a-kind products of extraordinary quality at a great value.



Franklin Street is prepared to support and surpass your financial and real estate objectives with our Capital Advisory, Investment Sales, Insurance Services, Landlord Representation, Tenant Representation, Project Management & our Property and Facilities Management teams. Nationwide, our southeast based firm is maximizing client success through our collaborative platform — an industry leader, creating tailored solutions for your Commercial Real Estate needs.

COLLABORATION
INTEGRITY
HARD WORK
ACCOUNTABILITY



CLIENT SERVICES FRANKLINST.COM



CAPITAL ADVISORS

Whether seeking to purchase an investment property or considering a potential refinance, Franklin Street Capital Advisors works with clients to ensure that they secure the most suitable debt product on the market for their business needs—coming up with a plan that enables them to achieve more, retain more and profit more.

INVESTMENT SALES

From the process of buying to selling property, our investment sales team offers customized solutions based on each client's unique needs—ensuring optimal results that increase property value and deliver maximum benefits to the client.

INSURANCE SERVICES

Franklin Street Insurance Services offers commercial property and casualty insurance programs tailored to fit the needs of our clients and protect their businesses in the case of an unfortunate event or situation.

LANDLORD REPRESENTATION

Leasing a commercial real estate property requires expertise, research and planning. Our team creates and implements a unique strategy to find prospective tenants that provide the best, long-term use of the asset.

TENANT REPRESENTATION

Experienced in working with both tenants and landlords nationwide, we understand the industry and will work alongside our clients during every step of the deal process, ensuring that they secure the ideal space and best lease terms for their business needs.

PROPERTY & FACILITIES MANAGEMENT

Business sites require ongoing maintenance. We offer integrated property and facilities management for both investors and occupiers of mixed-use, office, industrial, retail and multifamily product types—maximizing property value and ensuring a safe and reliable environment for its users.

PROJECT MANAGEMENT

Our project management team is ready to manage every aspect of a commercial real estate project, whether it requires an exterior facelift, interior remodel or a tenant build-out. We have expertise to deliver results, while ensuring that projects are completed on time and within budget.



OUR LOCATIONS



FT. LAUDERDALE

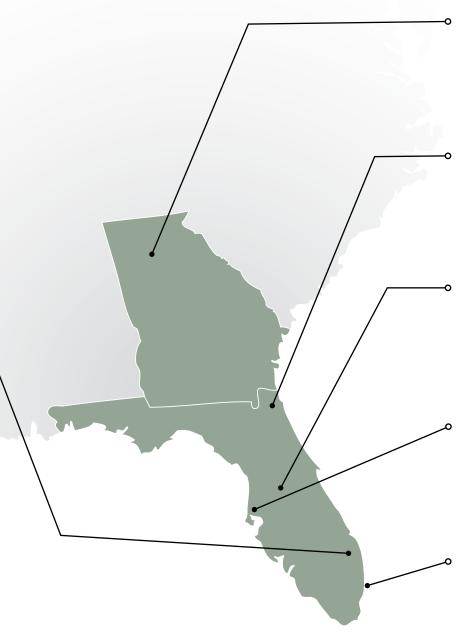
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