



OFFERING MEMORANDUM

# WINN-DIXIE

2533 THOMAS DRIVE | PANAMA CITY, FLORIDA

**CBRE**

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# WINN-DIXIE

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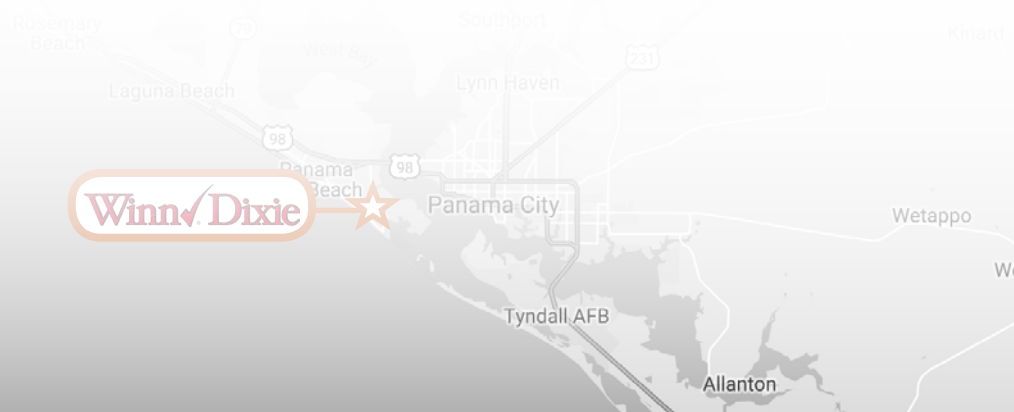
## EXECUTIVE SUMMARY

CBRE is pleased to offer for sale a free-standing Winn Dixie located in Panama City, Florida. Winn Dixie has successfully operated a store at this location since 1994, and maintains an established customer base of affluent, local residents and tourists. The property is located at the signalized intersection of two major arteries, providing convenient access for a large customer trade area.

This asset provides an investor the opportunity to acquire an irreplaceable real estate asset occupied by a long-term tenant at substantially below market rent. As a result, this investment delivers stable, management free cash flow with minimal downside risk, and significant upside in the unlikely event of a vacancy.

### INVESTMENT HIGHLIGHTS

- Net Lease
- Excellent Hard Corner Location
- Resort / Tourist Market with Over 11 Million Tourists Annually
- 25-Year Operating History
- Extremely Strong Tenant Sales Performance
- Below Market Rent
- Renewed 5-Year Lease Extension with no Landlord Incentives
- Well Regarded Local Brand with Established Customer Base



### PROPERTY OVERVIEW

Address	2533 Thomas Drive, Panama City, Florida 32408
Tenant	Winn-Dixie Montgomery Leasing, LLC
Price	\$4,300,000
Year 1 NOI	\$319,000
Price PSF	\$79.63
Cap Rate	7.42%
GLA	± 53,997 SF
Site Size (AC)	± 4.77 AC
Occupancy	100%
Year Built	1994
Parking Spaces (Ratio)	230 Spaces (4.25/1,000)

DEMOGRAPHICS	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS	15 MIN DRIVE
Population	6,154	22,216	43,195	49,830
Households	2,802	9,782	18,867	21,664
Avg. HH Income	\$75,393	\$73,760	\$69,389	\$69,464
Avg. Home Value	\$317,033	\$334,182	\$292,728	\$287,931

TRAFFIC COUNTS	AADT
Thomas Drive	27,000 AADT
Magnolia Beach Road	9,900 AADT



## LEASE SUMMARY

### WINN-DIXIE

TENANT	Winn-Dixie Montgomery Leasing, LLC
GLA (SF)	53,997
LEASE COMMENCEMENT	12/10/1993
RENT COMMENCEMENT	11/1/1994
INITIAL LEASE TERM	20 years
CURRENT LEASE EXPIRATION	10/31/2024
OPTION TERMS REMAINING	4 - 5 yr
LEASE TYPE	NNN

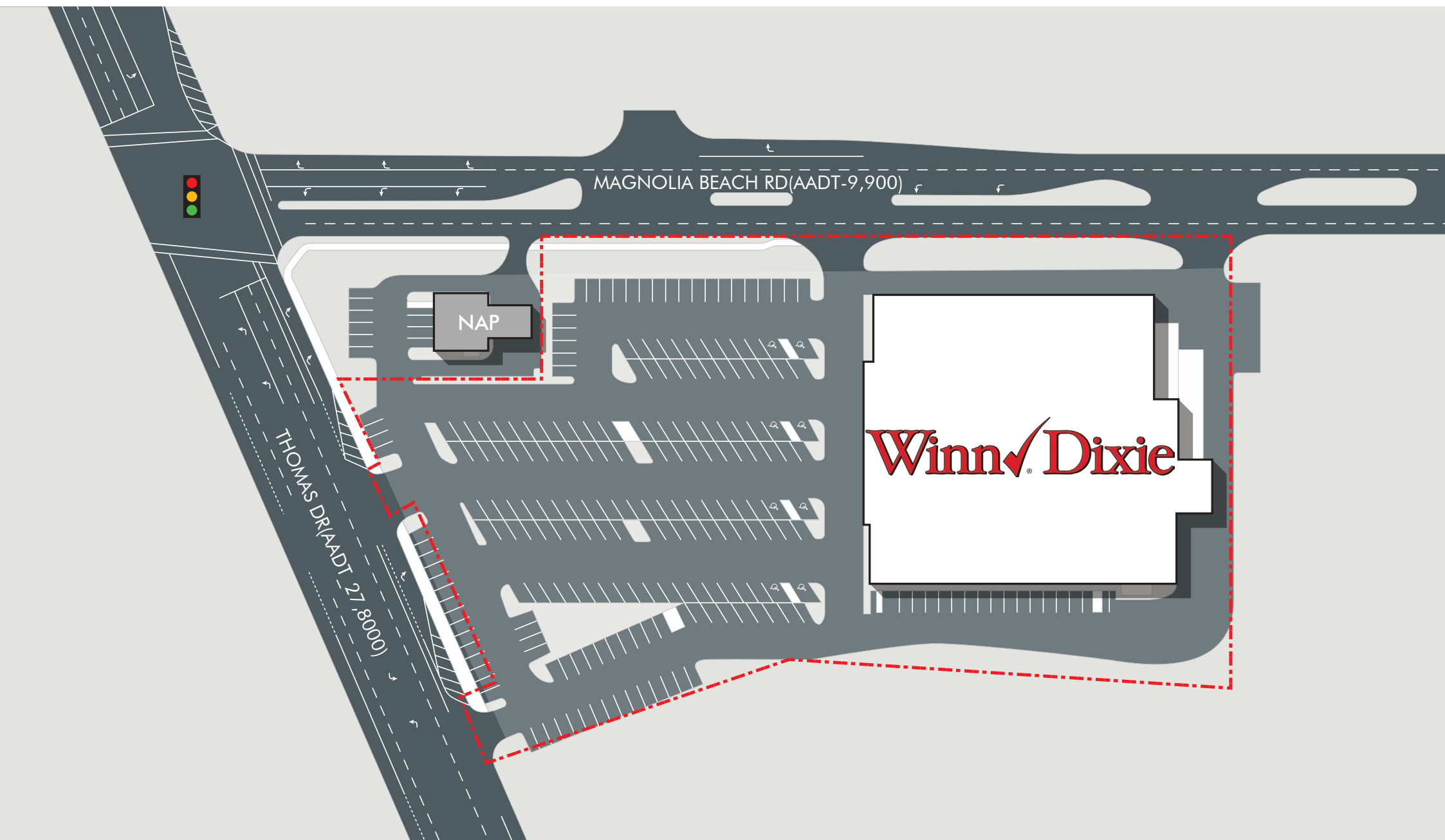
	Lease Start	Lease Expiration	Rental Annual *	Rental SF
Initial Term	12/10/1993	10/31/2014	\$ 319,000.00	\$ 5.91
	11/1/2014	10/31/2019	\$ 319,000.00	\$ 5.91
	11/1/2019	10/31/2024	\$ 319,000.00	\$ 5.91
Options	11/1/2024	10/31/2029	\$ 319,000.00	\$ 5.91
	11/1/2029	10/31/2034	\$ 319,000.00	\$ 5.91
	11/1/2034	10/31/2039	\$ 319,000.00	\$ 5.91
	11/1/2039	10/31/2044	\$ 319,000.00	\$ 5.91

CAM	Tenant Responsibility
TAXES	Tenant Responsibility
INS	Tenant Responsibility

Rate\*: Percentage rent of 1% of Gross Sales over the base rental, sales would have to be over \$31.9M for percentage rent to increase above Annual Base Rental.



## SITE PLAN





## AERIAL VIEW OF PROPERTY







## TENANT OVERVIEW

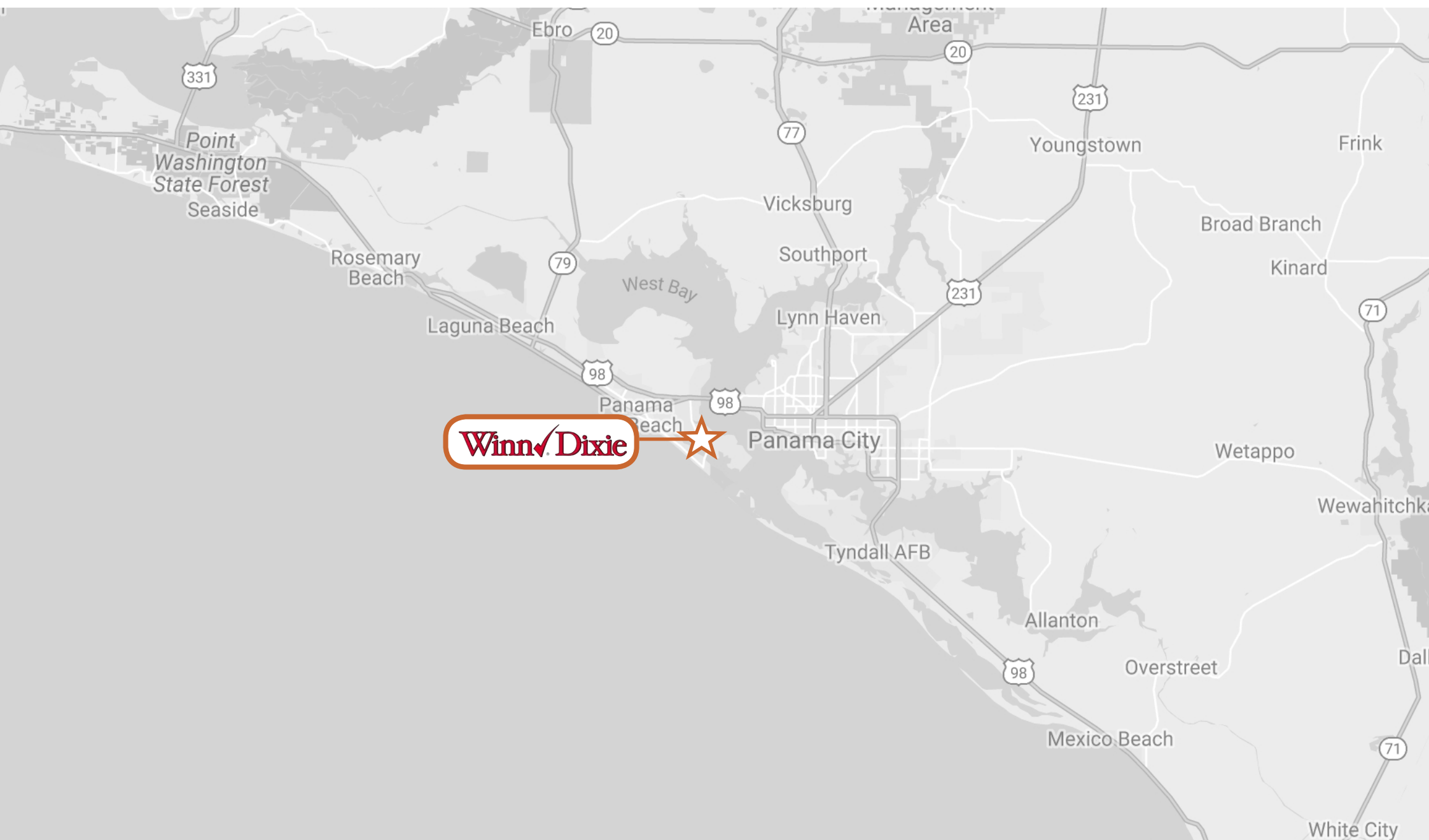


Founded in 1925, Winn-Dixie Stores, Inc. is a community anchor, serving as a grocery store, liquor store and in-store pharmacy throughout the southeastern states, with 495 stores across Alabama, Florida, Georgia, Louisiana, and Mississippi. Headquartered in Jacksonville, Florida, Winn-Dixie Stores, Inc. is a subsidiary of Southeastern Grocers, one of the largest supermarket chains in the region.

Parent Company:	Southeastern Grocers, LLC
Public/Private:	Private
Credit Rating:	Not Rated
Annual Revenue:	Est. \$10.5 billion
Website:	<a href="http://www.winndixie.com">www.winndixie.com</a>



## REGIONAL MAP





## AERIAL FACING NORTHWEST





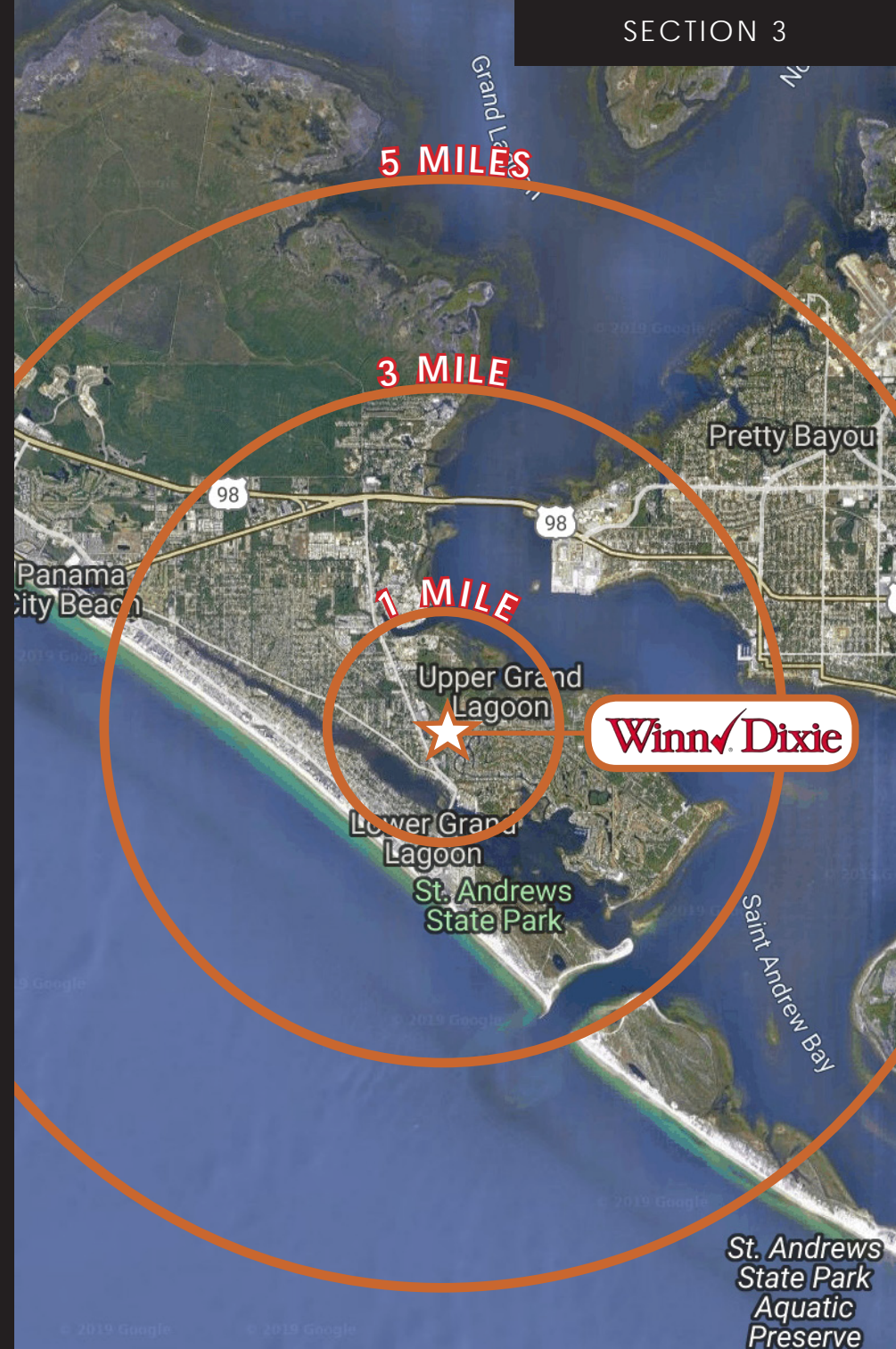
## AERIAL FACING SOUTH





## DEMOGRAPHICS

	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS	15 MIN. DRIVE
2018 Population	6,154	22,216	43,195	49,830
2023 Population	6,593	23,887	46,088	53,093
2010 Population	5,667	20,167	39,563	45,944
2010-2018 Pop. Growth Rate	1.00%	1.18%	1.07%	0.99%
2018-2023 Pop. Growth Rate	1.39%	1.46%	1.30%	1.28%
2018 Median Age	44.70	42.20	41.50	41.90
2018 Households	2,802	9,782	18,867	21,664
2023 Households	2,993	10,489	20,087	23,026
2010 Households	2,597	8,949	17,385	20,114
2010-2018 HH Growth Rate	0.93%	1.08%	1.00%	0.90%
2018-2023 HH Growth Rate	1.33%	1.41%	1.26%	1.23%
2018 Average HH Size	2.18	2.26	2.26	2.27
2018 Average HH Income	\$75,393	\$73,760	\$69,389	\$69,464
2018 Median HH Income	\$51,569	\$53,189	\$49,159	\$50,684
2018 Housing Units	4,185	18,784	34,540	38,483
2018 Vacant Housing Units	1,383	9,002	15,673	16,819
2018 Occupied Housing Units	2,802	9,783	18,866	21,664
2018 Population Age 25 and Older	4,675	16,390	31,421	36,440
% Of Pop. with High School - Associates	62.2%	62.9%	65.3%	65.0%
% Of Pop. with Bachelor's Degree	18.5%	19.6%	17.6%	18.2%
% Of Pop. with Graduate Degree	10.9%	11.1%	9.8%	9.4%
2018 Businesses	258	1,184	2,532	3,289
2018 Employees	2,788	11,455	27,001	35,628



## PANAMA CITY MARKET OVERVIEW

Panama City, Florida is an ever-growing community in Bay County located in the heart of the Florida Panhandle. Situated between Pensacola and Tallahassee on the Gulf Coast, it is a thriving city and the more populated of two principal cities of the Panama City-Lynn Haven, Florida Metropolitan Statistical Area. The Bay County area is recognized for its miles of stunning white-sand beaches and turquoise waters, but it is also becoming just as popular of a place to do business, being named one of the number one areas for economic growth potential in the U.S.

Panama City and Bay County are home to many great assets within the community. Thanks to the beautiful beaches and coastline, abundant recreational activities and southern hospitality, it's no surprise that people not only love to visit Panama City, but people love living here as well. A few of Panama City's finest attributes being the pleasant climate, fishing and water sports, arts and entertainment, attractive housing opportunities and a pleasing small-town environment for raising a family. Bay County continuously ranks above the national average for quality of life.

### ECONOMIC DRIVERS

Bay County is in the midst of an economic growth – its population has been on a steady increase since 1990, adding almost 2,200 people per year. The University of Florida's Bureau of Economic and Business Research expects the population to reach 200,000 by the year 2025. Panama City and Bay County combine an amazing place to live with exceptional quality of life with an emerging diverse economy. Panama City has consistently low unemployment rates, with the current rate being 4.9%.

Being a year-round destination, tourism is Panama City and Bay County's number one industry, responsible for bringing in over 11 million tourists annually and over \$1 billion in direct visitor spending. Residents benefit from the tourism generated revenue and tourism related taxes. The area is focused on not only the booming tourism development but aerospace, technology, manufacturing, distribution/logistics and retail. The area is also surrounded by seven military bases that range from northwest Florida to southeast Alabama – exiting and retired military personnel many times choose to stay in the area working in the engineering, research and science fields. The five colleges and universities in the area also provide a young, skilled workforce of recent graduates.



PANAMA CITY, FL BEACHES

### LARGEST CORPORATIONS IN BAY COUNTY, FLORIDA

- Tyndall Air Force Base
- Coastal Systems Station Naval Surface Warfare Center
- Bay County School District
- WJHG TV Inc
- Bay Medical Center
- Peoples First Properties Inc
- Magic Broadcasting LLC
- Folks Restaurants Ltd
- Bay Hospital Inc
- Bay County Board of County Commissioners
- Edgewater Beach Resort Mgt
- Eastern Shipbuilding Group Inc
- City of Panama City

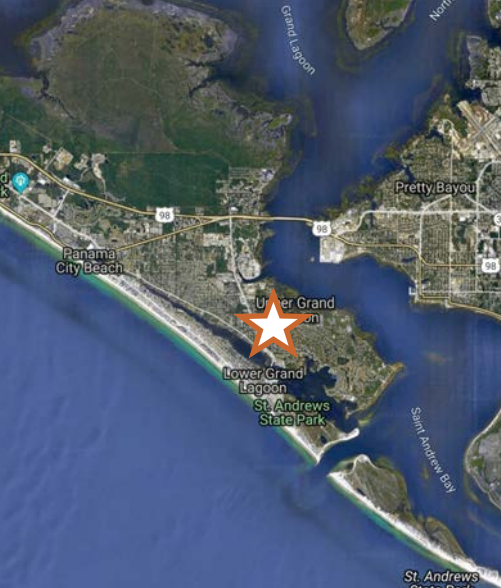


TYNDALL AIR FORCE BASE



BAY MEDICAL CENTER





NORTHWEST FLORIDA BEACHES  
INTERNATIONAL AIRPORT



## PANAMA CITY MARKET OVERVIEW

### ACCESSIBILITY & TRANSPORTATION

Panama City and Bay County are easily accessible in many ways. Highways connect northwest Florida to a plethora of destinations throughout the U.S. - Atlanta, Birmingham and New Orleans are less than five hours away, Jacksonville four hours away and Tallahassee and Pensacola two hours away. Interstate 10, which is the southern-most interstate highway is approximately 10 miles north of the Bay County line. Other main highways include U.S. Highway 98 and 231, State Highways 20, 22 77, and 79. The Gulf Coast Parkway and West Bay Parkway are two new regional connector roads in the planning phases that will provide convenient access to adjacent counties and the Northwest Florida Beaches International Airport. These parkways will improve transportation access for business and leisure pathways.

In addition to the highway system, the Northwest Florida Beaches International Airport, a Southwest Airlines hub, is located only minutes from Panama City Beach and downtown Panama City and is one of the newer airports in the U.S., built to LEED standards. Built on 4,000 acres, there is ample room for growth to meet demands in the years coming. The airport offers connections to popular U.S. destinations as

well as international destinations and has direct service to a plethora of U.S. cities.

Port Panama City is a growing port that handles a wide array of cargo which varies from year to year depending on the market demand for both local and foreign. The port has invested millions in new facilities and equipment with plans to increase its cargo capacity. Port Panama City provides a gateway to shippers in Georgia, Alabama, Florida, Tennessee and the Carolinas and is also trading partners to Central America, South America, Mexico, China, and Europe.

### ATTRACTIONS & EVENTS

With an average of 237 sunny days per year, residents and visitors can enjoy an abundance of outdoor activities. With access to the picturesque waters of the Gulf of Mexico and the inner shores of St. Andrews Bay, as well as many bayous and creeks that run through the city, individuals can enjoy year-round fun on the water. There is no shortage of water activities such as paddle boarding, diving, dolphin tours, cruises, jet-skiing and boat rental. The several large marinas

## PANAMA CITY MARKET OVERVIEW

make it easy to get out and enjoy the water with an array of local professional boating and fishing guides to lend their expertise for inshore and offshore fishing or enjoy fishing from one of the multiple Panama City Beach piers. The nearby unpopulated Shell Island is an undeveloped, 7-mile-long barrier island, it provides a secluded getaway where you can explore and get a glimpse of the great wildlife the island has to offer such as sea turtles and dolphins that are common in the area. One can always just simply relax and enjoy the 27 miles of white sand beaches the area has to offer as well.

Bay County is home to one of those most visited state parks in Florida, St. Andrews State Park. Surrounded by the Gulf of Mexico, St. Andrews State Park is great for hiking, camping, biking, canoeing or just exploring the trails and the great variety of wildlife. Another popular park for locals and tourists is Conservation Park. Nature lovers can enjoy hiking and biking on the 24 miles of trails or walk along the mile of boardwalk that lead you through the beautiful canopy of cypress trees. Camp Helen State Park is a hidden gem that sits between the Gulf of Mexico and Lake Powell which is one of the largest coastal dune lakes in the Florida. You will be able to explore coastal dunes, salt marshes, freshwater wetlands and scrub oak forests along the lake.

Beyond the beaches and parks, Panama City and Bay County is home to an active arts community. The Marina Civic Center is a performing arts facility that showcases national touring acts,

Broadway performances and cultural events. The Panama City Center for the Arts is another great facility that provides cultural enrichment for the city through art contests and exhibitions which have been taking place for more than 50 years. CityArts Cooperative is the largest facility in Northwest Florida that provides the needs of visual, performing, and literary artists with studio space, meeting and classrooms, and gallery space.

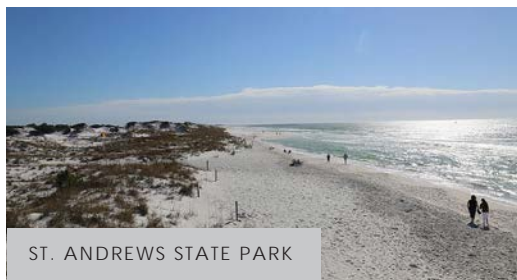
Other local popular events are the annual Seafood & Music Festival which brings in visitors from all over the county with its music headliners and local seafood. The Friday Fest in downtown Panama City is Bay County's largest street festival with over 50 vendors, live bands and great food, this provides locals and visitors with a great opportunity to eat, shop, and have a great time.

### RETAIL MARKET

Pier Park North is an outdoor shopping center in Panama City Beach and is a newer development that includes many national retailers and specialty stores and well knowns restaurants – it is a premier shopping destination for locals and visitors that has everything you need in one place. Downtown Panama City offers a unique historic district with boutique shops and restaurants within walking distance to St. Andrews Bay and the downtown marinas. Bay City Point is a brand new 200,000 SF development located in the heart of Panama City with great access and visibility and close proximity to several national retailers.



ST. ANDREWS BAY



ST. ANDREWS STATE PARK



PANAMA BEACH CITY PIER





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