



**Winn-Dixie**

**SINGLE TENANT ABSOLUTE NNN INVESTMENT OPPORTUNITY**

1830 W. AIRLINE HIGHWAY, LAPLACE, LA 70068







**Winn-Dixie**

**EXCLUSIVELY MARKETED BY**

**DAN ELLIOT | SENIOR VICE PRESIDENT  
SRS NATIONAL NET LEASE GROUP**

155 N. Wacker Drive, Suite 3660 | Chicago, IL 60606

DL: 312.279.5342 | M: 312.972.7978

Dan.Elliott@srsre.com | IL License No. 475144985

**SEAN LUTZ | SENIOR VICE PRESIDENT  
SRS NATIONAL NET LEASE GROUP**

155 N. Wacker Drive, Suite 3660 | Chicago, IL 60606

DL: 312.279.5345 | M: 312.437.8598

Sean.Lutz@srsre.com | IL License No. 475132482

Broker of Record: Beezie Landry - LA License No. 0000029069







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# INVESTMENT SUMMARY

SRS National Net Lease Group is pleased to offer the opportunity to acquire the fee simple interest (land and building ownership) in an absolute NNN leased, corporate guaranteed, Winn-Dixie, investment property located in LaPlace, Louisiana. The tenant, Winn-Dixie Stores, Inc., has recently signed a new 10-year extension. The NNN lease is corporate guaranteed with zero landlord responsibilities. The store has strong sales of over \$300 per square foot. The subject property was recently remodeled by the tenant with \$500,000 in landlord contributions. The building has a new roof with a 20 year guaranty. The subject property also includes a 35,722 sf pad to Winn-Dixie, adjacent to Chili's Grill & Bar, in which Winn-Dixie would allow the property owner to build a 3,000 sf building. The use and tenant would need to be approved by Winn-Dixie. Please see aerial image on page 9.

Winn-Dixie is strategically located at the signalized, hard corner intersection of Belle Terre Boulevard and West Airline Highway with 56,800 combined vehicles passing by each day. There are several access points off of Belle Terre Boulevard and West Airline Highway. The site is directly adjacent to a Walmart Supercenter anchored center and is situated in the primary retail corridor. Other nearby national/credit tenants include The Home Depot, PetSmart, Dollar General, Walgreens, and more, increasing consumer draw the trade area. The 5-mile trade area is supported by a population of 35,000 and an average household income of \$73,000





# OFFERING HIGHLIGHTS

## OFFERING

PRICING:	\$9,335,000
NET OPERATING INCOME:	\$676,780
CAP RATE:	7.25%
GUARANTY:	Corporate
TENANT:	Winn-Dixie Stores, Inc.
LEASE TYPE:	Absolute NNN
LANDLORD RESPONSIBILITIES:	None

## PROPERTY SPECIFICATIONS

RENTABLE AREA:	62,297 SF
LAND AREA:	7.00 Acres
PROPERTY ADDRESS:	1830 W. Airline Highway, LaPlace, LA 70068
PARCEL NUMBER:	0400461300
OWNERSHIP:	Fee Simple (Land and Building)
OUT PARCEL:	35,722/SF/Land Possible 3,000 BCD, with Winn-Dixie approval





# INVESTMENT HIGHLIGHTS

## NEWLY SIGNED 10-YEAR LEASE | CORPORATE GUARANTEED LEASE | STRONG SALES

- Brand new 10-year lease extension
- Winn-Dixie Stores, Inc. corporate guaranteed lease
- Strong store sales of over \$300 per square foot
- \$500,000 in landlord contributions to remodel the store
- 35,722 sf pad approved to be developed adjacent to Chili's Grill & Bar, contact broker for additional details

## ABSOLUTE NNN LEASE | FEE SIMPLE OWNERSHIP | ZERO LL RESPONSIBILITIES

- Tenant pays for CAM, taxes, insurance and maintains all aspects of the premises
- No landlord responsibilities
- Ideal, management-free investment for an out-of-state, passive investor
- New roof in 2015, 20 year roof guaranty to tenant and landlord

## LOCATED NEAR SIGNALIZED HARD CORNER INTERSECTION | EXCELLENT VISIBILITY

- Situated near the hard corner intersection of US Highway 61 and Belle Terre Boulevard with 56,800 combined VPD
- Large pylon sign and excellent visibility along Belle Terre Blvd and US Highway 61
- Several points of access of Belle Terre Boulevard and West Airline Highway
- Approximately 1.5 miles south of Belle Terre Country Club and 2 miles from Riverlands Golf and Country Club

## DENSE RETAIL CORRIDOR | ACROSS FROM WALMART SUPERCENTER

- Located within the primary corridor serving the trade area, directly across from a Walmart Supercenter anchored center
- Nearby national tenants include The Home Depot, PetSmart, Dollar General, Walgreens, CVS, IHOP, and more
- Increases consumer draw to the trade area and promotes crossover shopping

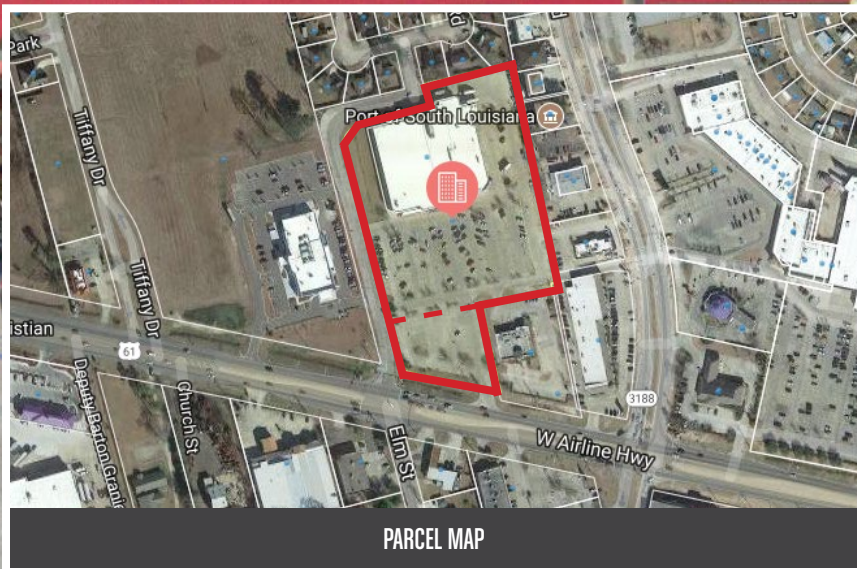
## LOCAL DEMOGRAPHICS IN 5-MILE TRADE AREA

- More than 35,000 residents and nearly 13,000 employees support the trade area
- \$73,000 average household income
- Dominant retail trade area of Laplace





# PROPERTY OVERVIEW



## ACCESS

W. Airline Highway/ U.S. Highway 61: ..... 2 Access Points  
Belle Terre Boulevard/ State Highway 3188: ..... 3 Access Points



## TRAFFIC COUNTS

W. Airline Highway/ U.S. Highway 61: ..... 40,400 VPD  
Belle Terre Boulevard/ State Highway 3188: ..... 16,400 VPD



## IMPROVEMENTS

There is approximately 62,297 SF of existing building area.



## PARKING

There are approximately 331 parking spaces on the owned parcel.  
The parking ratio is approximately 5.31 stalls per 1,000 SF of leasable area.



## PARCEL

Parcel Number: 0400461300    Acres: 7.00    Square Feet: 304,920



## ZONING

Commercial District 1











East St John  
Elementary School

East St John High School

Ochsner Health Center

40,400  
CARS PER DAY



Tiffany Dr.



W. Airline Hwy. / U.S. Hwy. 61

Ochsner Medical Complex

Potential Out Parcel  
Development



State Highway 3188

16,400  
CARS PER DAY





16,400  
CARS PER DAY



FRENCH RIVIERA  
FITNESS

State Highway 3188

Winn-Dixie

9,000 SF Future  
Development Site

Ochsner Medical Complex

Potential Out Parcel  
Development

40,400  
CARS PER DAY



DOLLAR TREE  
CITITRENDS  
PET SMART

Walmart  
Supercenter

GameStop



RTC

Advance  
America



Capital One

CVS pharmacy

POPEYES

REGIONS

URGENT CARE  
Franklin Financial



AutoZone

O'Reilly AUTO PARTS

FAMILY DOLLAR

Food 4 Less

DOLLAR GENERAL

Firestone

Percy Hebert Rd.

Walgreens

PAPA JOHN'S

enterprise

W. Airline Hwy. / U.S. Hwy. 61





16,400  
CARS PER DAY



Winn-Dixie

9,000 SF Future  
Development Site

Ochsner Medical  
Complex

Potential  
Out Parcel  
Development

W. Airline Hwy./ 61 U.S. Highway

Advance  
Auto Parts

PAPA JOHN'S

GoAuto

ALLIED  
CASH ADVANCE

cricket

enterprise

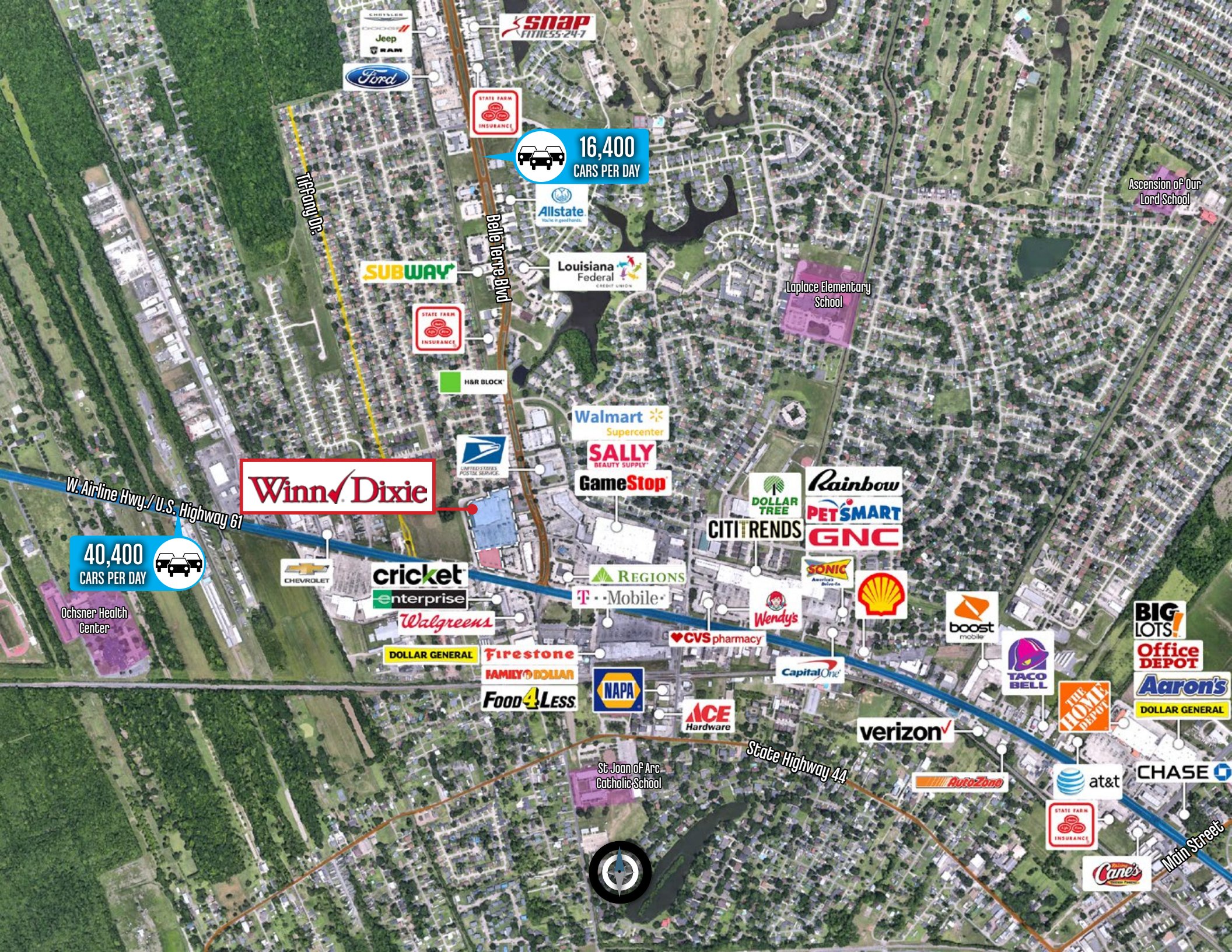
Walgreens

40,400  
CARS PER DAY



T-Mobile





CHRYSLER  
Jeep  
RAM

Ford

**snap**  
FITNESS 24-7

STATE FARM  
INSURANCE

16,400  
CARS PER DAY

Allstate  
Auto Insurance

SUBWAY

STATE FARM  
INSURANCE

H&R BLOCK

UNITED STATES  
POSTAL SERVICE

Louisiana  
Federal  
CREDIT UNION

Walmart  
Supercenter

SALLY  
BEAUTY SUPPLY

GameStop

DOLLAR  
TREE

Rainbow

PET SMART

GNC

CITITRENDS

REGIONS

T-Mobile

Wendy's

CVS pharmacy

Capital One

Shell

boost  
mobile

TACO  
BELL

BIG  
LOTS!

Office  
DEPOT

Aaron's

DOLLAR GENERAL

THE  
HOME  
DEPOT

verizon

AutoZone

STATE FARM  
INSURANCE

Cane's

CHASE

Main Street



Winn-Dixie

40,400  
CARS PER DAY

CHEVROLET

cricket  
enterprise

Walgreens

DOLLAR GENERAL

Firestone

FAMILY DOLLAR

Food 4 Less

NAPA

ACE  
Hardware

Ochsner Health  
Center

W. Airline Hwy./U.S. Highway 61

Bellefleur Blvd

116th Dr

Ascension of Our  
Lord School

Laplace Elementary  
School

St Joan of Arc  
Catholic School

State Highway 44



**Winn-Dixie**

9,000 SF Future  
Development Site

Potential Out Parcel  
Development

PYLON SIGN

61

W. AIRLINE HWY. - 40,400 VPD

388

BELLE TERRE BLVD. - 16,400 VPD



FRENCH RIVIERA  
FITNESS



First American Bank  
Since 1853  
A Banking Tradition Since 1853



REGIONS



TIFFANY DR.



**BATON ROUGE**

58 Minutes | 53 Miles  
To Baton Rouge



**LAPLACE**

35 Minutes | 30 Miles  
To New Orleans

**NEW ORLEANS**

**2017 ESTIMATED  
POPULATION**

3 Mile.....	8,505
5 Mile.....	35,336
10 Mile.....	77,603

**2017 AVERAGE  
HOUSEHOLD INCOME**

3 Mile.....	\$77,255
5 Mile.....	\$73,241
10 Mile.....	\$72,881

**2017 ESTIMATED  
TOTAL EMPLOYEES**

3 Mile.....	2,636
5 Mile.....	13,043
10 Mile.....	27,377



# AREA OVERVIEW

## LaPlace, Louisiana

LaPlace is a census-designated place (CDP) in St. John the Baptist Parish, Louisiana, United States, situated along the east bank of the Mississippi River, in the New Orleans metropolitan area. The population was 29,297 as of July 1, 2017. LaPlace is the southern terminus of Interstate 55, where it joins with Interstate 10, and of US 51, where it terminates at the junction with US 61. LaPlace is located 25 miles west of New Orleans. The Port of South Louisiana is headquartered in LaPlace. Other major employers in the region include Shell Chemical Company, DuPont, ADM Growmark, and ArcelorMittal (formerly Bayou Steel).

New Orleans is a major United States port and the largest city and metropolitan area in the state of Louisiana. The estimated population of the city was 389,617 as of 2015 U.S. Census. The New Orleans metropolitan area (New Orleans–Metairie–Kenner Metropolitan Statistical Area) had a population of 1,167,764 in 2010 and was the 46th largest in the United States. The New Orleans–Metairie–Bogalusa Combined Statistical Area, a larger trading area, had a 2010 population of 1,452,502.

New Orleans has one of the largest and busiest ports in the world, and metropolitan New Orleans is a center of maritime industry. The New Orleans region also accounts for a significant portion of the nation's oil refining and petrochemical production, and serves as a white-collar corporate base for onshore and offshore petroleum and natural gas production. New Orleans is a center for higher learning, with over 50,000 students enrolled in the region's eleven two- and four-year degree granting institutions. A top-50 research university, Tulane University, is located in New Orleans' Uptown neighborhood. Metropolitan New Orleans is a major regional hub for the health care industry and boasts a small, globally competitive manufacturing sector.

The city is the home to a single Fortune 500 company: Entergy, a power generation utility and nuclear powerplant operations specialist. In the wake of Hurricane Katrina, the city lost its other Fortune 500 company, Freeport-McMoRan, when it merged its copper and gold exploration unit with an Arizona company and relocated that division to Phoenix, Arizona. Its McMoRan Exploration affiliate remains headquartered in New Orleans. Other companies either headquartered or with significant operations in New Orleans include: Pan American Life Insurance, Pool Corp, Rolls-Royce, Newpark Resources, AT&T, TurboSquid, iSeat, IBM, Navtech, Superior Energy Services, Textron Marine & Land Systems, McDermott International, Pellerin Milnor, Lockheed Martin, Imperial Trading, Laitram, Harrah's Entertainment, Stewart Enterprises, Edison Chouest Offshore, Zatarain's, Waldemar S. Nelson & Co., Whitney National Bank, Capital One, Tidewater Marine, Popeyes Chicken & Biscuits, Parsons Brinckerhoff, MWH Global, CH2M HILL, Energy Partners Ltd, The Receivables Exchange, GE Capital, and Smoothie King.





# AREA DEMOGRAPHICS

DEMOGRAPHICS	3 MILE	5 MILES	10 MILES
2017 Estimated Population	8,505	35,336	77,603
2022 Projected Population	8,593	35,080	78,146
2010 Census Population	8,297	35,701	76,795
2017 Estimated Households	3,068	12,234	27,306
2022 Projected Households	3,104	12,178	27,561
2010 Census Households	2,987	12,284	26,873
2017 Estimated White	71.20%	47.30%	50.00%
2017 Estimated Black or African American	23.40%	47.30%	44.90%
2017 Estimated Asian or Pacific Islander	0.60%	0.90%	1.00%
2017 Estimated American Indian or Native Alaskan	0.30%	0.40%	0.30%
2017 Estimated Other Races	3.20%	2.30%	1.90%
2017 Estimated Hispanic	7.80%	6.90%	6.70%
2017 Estimated Average Household Income	\$77,255	\$73,241	\$72,881
2017 Estimated Median Household Income	\$59,520	\$58,427	\$55,986
2017 Estimated Per Capita Income	\$28,077	\$26,052	\$26,133
2017 Estimated Total Businesses	259	1,057	2,026
2017 Estimated Total Employees	2,636	13,043	27,377





# RENT ROLL

TENANT NAME	SQUARE FEET	LEASE TERM		BEGIN	INCREASE	RENTAL RATES		ANNUALLY	PSF	RECOVERY TYPE	OPTIONS
		LEASE START	LEASE END			MONTHLY	PSF				
Winn-Dixie Stores, Inc. (Corporate Guaranty)	62,297	6/5/1997	3/4/2028	Current	-	\$56,398	\$0.91	\$676,780	\$10.86	Absolute NNN	5 (5-year) Option Periods Same Rent as the Current Rental Amount

## FINANCIAL INFORMATION

Price: .....\$9,335,000  
 Net Operating Income: .....\$676,780  
 Cap Rate: .....7.25%  
 Lease Type: .....Absolute NNN

## PROPERTY SPECIFICATIONS

Rentable Area: ..... 62,297 SF  
 Land Area: ..... 7.00 Acres  
 Address: .....1830 W. Airline Highway, LaPlace, LA 70068







## BRAND PROFILE

### WINN-DIXIE

Winn-Dixie Stores, Inc. is an American supermarket chain headquartered in Jacksonville, Florida and operates as a food retailing company. The company's stores offer grocery, dairy, frozen food, meat, seafood, produce, deli, bakery, floral, health and beauty, and other general merchandise items. Winn-Dixie employs more than 38,000 associates who serve customers in grocery stores, liquor stores and in-store pharmacies throughout the five southeastern states of Alabama, Florida, Georgia, Louisiana and Mississippi. Winn-Dixie Stores, Inc. was founded in 1925 and is a subsidiary of Southeastern Grocers, which is the second-largest supermarket chain in the Southeast based on store count. Winn-Dixie just remodeled the store inside and out.

Company Type: ..... Subsidiary  
Parent: ..... Southeastern Grocers  
Locations: ..... 580+  
Website: ..... [www.segrocers.com](http://www.segrocers.com)

Winn✓Dixie







## NATIONAL NET LEASE GROUP


### SRS GLOBAL STATS



**1000+**  
PROPERTIES CURRENTLY  
REPRESENTED



**600+**  
CLIENTS REPRESENTED  
IN 2016



**\$2.6B\***  
TRANSACTION VALUE



**20+**  
OFFICES



**250+**  
BROKERS,  
PROFESSIONALS,  
AND STAFF



**#1**  
LARGEST REAL ESTATE FIRM  
EXCLUSIVELY DEDICATED TO  
RETAIL SERVICES IN NORTH AMERICA

\*STATISTICS ARE FOR 2017.

This Offering Memorandum has been prepared by SRS National Net Lease Group (SRS) and has been approved for distribution by the owner. Although effort has been made to provide accurate information, neither the owner nor SRS can warrant or represent accuracy or completeness of the materials presented herein or in any other written or oral communications transmitted or made available to the purchaser. Many documents have been referred to in summary form and these summaries do not purport to represent or constitute a legal analysis of the contents of the applicable documents. Neither owner nor SRS represents that this offering summary is all inclusive or contains all of the information a purchaser may require. All of the financial projections and/or conclusions presented herein are provided strictly for reference purposes and have been developed based upon assumptions and conditions in effect at the time the evaluations were undertaken. They do not purport to reflect changes in the economic performance of the property or the business activities of the owner since the date of preparation of this Offering Memorandum. The projected economic performance of the property, competitive submarket conditions, and selected economic and demographic statistics may have changed subsequent to the preparation of the package. Qualified purchasers are urged to inspect the property and undertake their own independent evaluation of the property, the market and the surrounding competitive environment.