



1209 SOUTH JEFFERSON STREET, MONTICELLO, FL
BUSINESS & REAL ESTATE SALE





1209 SOUTH JEFFERSON STREET,
MONTICELLO, FL

LISTED BY

ROBERT VASILAVITCHIOUS
ASSOCIATE

direct +1 (949) 432-4517
mobile +1 (224) 522-9064
robert.v@matthews.com
License No. 02071826 (CA)

GARY CHOU
SVP & SENIOR DIRECTOR

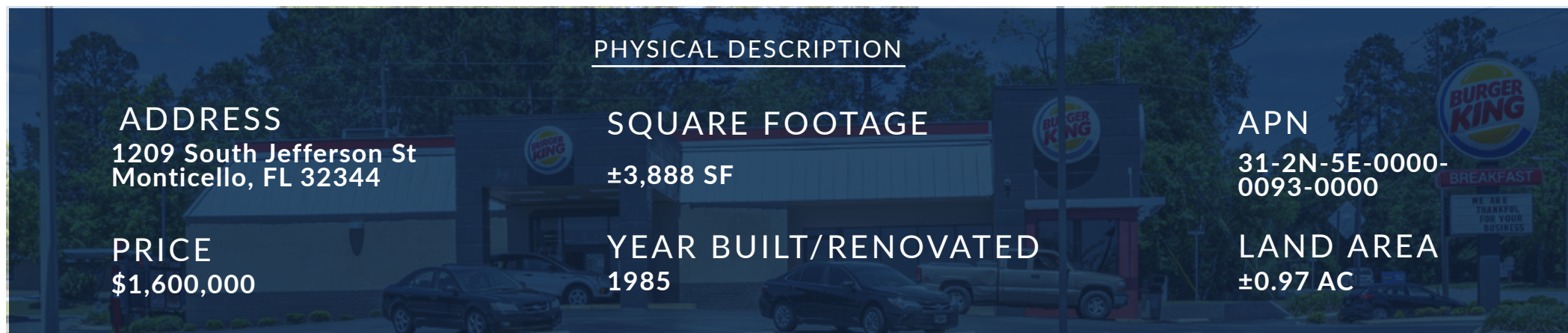
direct +1 (310) 919-5827
mobile +1 (714) 928-8016
gary.chou@matthews.com
License No. 01911222 (CA)

BROKER OF RECORD
KYLE MATTHEWS
FIRM # CQ1052263 (FL)

1209 SOUTH JEFFERSON STREET, MONTICELLO, FL

PROPERTY OVERVIEW





PHYSICAL DESCRIPTION

ADDRESS

1209 South Jefferson St
Monticello, FL 32344

SQUARE FOOTAGE

±3,888 SF

APN

31-2N-5E-0000-
0093-0000

PRICE

\$1,600,000

YEAR BUILT/RENOVATED

1985

LAND AREA

±0.97 AC

INVESTMENT HIGHLIGHTS

- » **Burger King For Sale** – Business and Real Estate are offered in sale – Financial information can be provided with signed Confidentiality Agreement
- » **Dense Retail Corridor** – Other national tenants in the immediate area include Winn-Dixie, Pizza Hut, Subway, Dollar Tree, CVS, Dollar General, Capital City Bank among others
- » **Strong Store Performance** – Year over year store sales have increased over the past 4 years
- » **Major Tourist Attractions** – Canoeing in Wacissa Springs, ghost tours and the Monticello Opera House, Monticello Old Jail Museum, Indian mounds and more
- » Those curious about the supernatural are advised to make a stop in Monticello, named by ABC-TV as the “Most Haunted Small Town in the U.S.”
- » **Target Demographic** – Average household incomes are \$30,855 (1-Mile), \$32,773 (3-Mile), and \$34,152 (5-Mile) which is the ideal demographic for quick service restaurant concepts
- » **Tax-Free State** – Florida is one of 8 states out of 50 that has no state income taxes great investment for those living in tax-free states or for those who do not want to file taxes in other states.
- » **Iconic Brand** – Established in 1954, Burger King has grown to over 17,000 units worldwide
- » Restaurant Brands International (RBI), the parent company of Burger King, Tim Horton’s and Popeyes opened 1,300 new stores across its three brands last year.
- » Restaurant Brands International says it plans to surpass 40,000 restaurants in the next eight to ten years.



Parkway Land & Sea

Carquest Auto Parts
Monticello Carquest

Fashion Tiger

Bari's Liquor

Hong Kong
Chinese

H&R BLOCK

CVS
pharmacy®

Winn-Dixie

BURGER
KING®

Pizza
Hut SUBWAY


DOLLAR TREE

S Jefferson Street
± 8,000 VPD

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AREA OVERVIEW

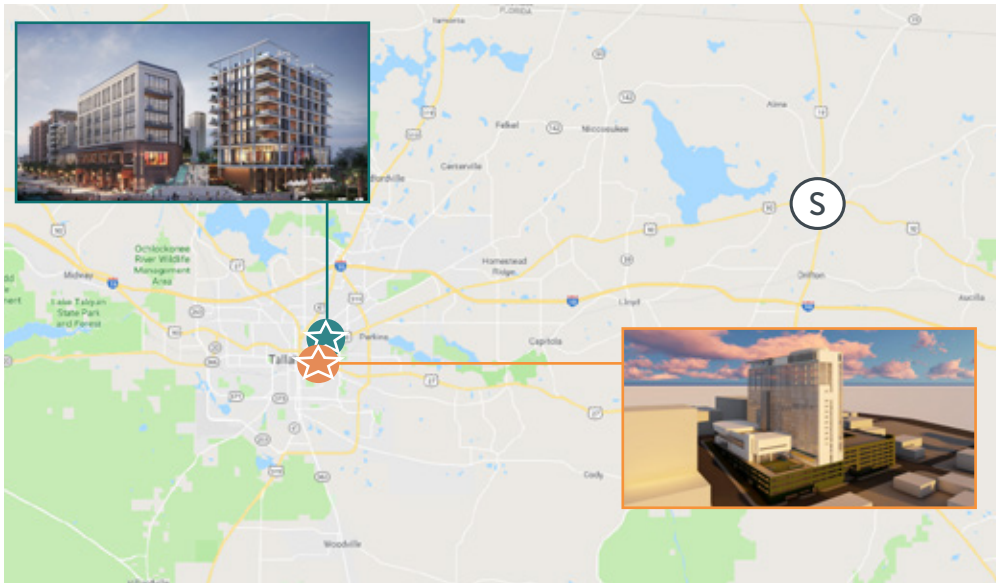


TALLAHASSEE, FL

Monticello is a city in Jefferson County and also apart of the city of Tallahassee. Sitting so close to Tallahassee allows the city of Monticello to benefit from the larger city aspects. More specifically, Tallahassee is the capital of Florida. Tallahassee is home to Florida State University, ranked the nation's twenty-sixth best public university by U.S. News & World Report. It is also home to Florida A&M University, the fifth-largest historically black university by total enrollment. Tallahassee qualifies as a significant college town, with a student population exceeding 70,000.

Tallahassee is the largest city in the Florida Panhandle region and the main center for trade and agriculture in the Florida Big Bend and Southwest Georgia regions. The city only continues to grow, in fact, the city has the fastest growing economy per capita for any Florida city. nomic development officials forecast 6,300 jobs created and more are in the works. The gross domestic product of Tallahassee mostly consists of four areas: consumption of goods and services, government expenses benefiting a community and investment, and the net export of products coming out of the region.

COMMERCIAL DEVELOPMENTS



THE CASCADES PROJECT

The Cascades Project is an ambitious \$150-million redevelopment project; Tallahassee's take on Central Park. Residents living in its posh 260 apartments or 24 townhouses will have Cascades Park in their backyards. They'll have big city amenities, including an on-site fitness center, access to a hidden parking garage with two floors for the public and a large plaza. The Cascades Project is the developer's bold vision for an urban community within walking distance of the Capitol and downtown employers. Millennials are the target, especially recent graduates and young professionals looking to land local jobs and make a name in the capital of the country's third largest state.

WASHINGTON SQUARE

Fairmont Development LLC has spent the last six months refining Washington Square's design. This mixed-use project soaring 15 stories that includes condos, a hotel and a restaurant that should be open by August 2020. The \$90-million, mixed-use project excites government and economic development leaders eagerly anticipating the nearly 1,800 jobs it's estimated to pour into the local economy and \$67 million in wages when the project is completed by summer of 2020. It represents an estimated total economic impact of \$206.3 million and is one of two massive mixed-use projects simultaneously under construction within less than a mile of each other.

DEMOGRAPHICS

Population	3-Mile	5-Mile	7-Mile
2000 Census	3,857	6,253	7,797
2010 Census	4,241	7,251	9,063
2019 Estimate	4,123	7,096	8,887
2024 Projection	4,166	7,177	9,002

Households	3-Mile	5-Mile	7-Mile
2000 Census	1,490	2,118	2,715
2010 Census	1,723	2,514	3,264
2019 Estimate	1,725	2,532	3,287
2024 Projection	1,767	2,601	3,376

Income	3-Mile	5-Mile	7-Mile
2019 Est. Average Household Income	\$51,237	\$55,477	\$57,265

DISTANCE FROM MAJOR CITIES



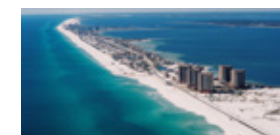
31 MILES
TALLAHASSEE



134 MILES
GAINESVILLE



144 MILES
JACKSONVILLE



223 MILES
PENSACOLA

LOCAL UNIVERSITIES

1

FLORIDA STATE UNIVERSITY

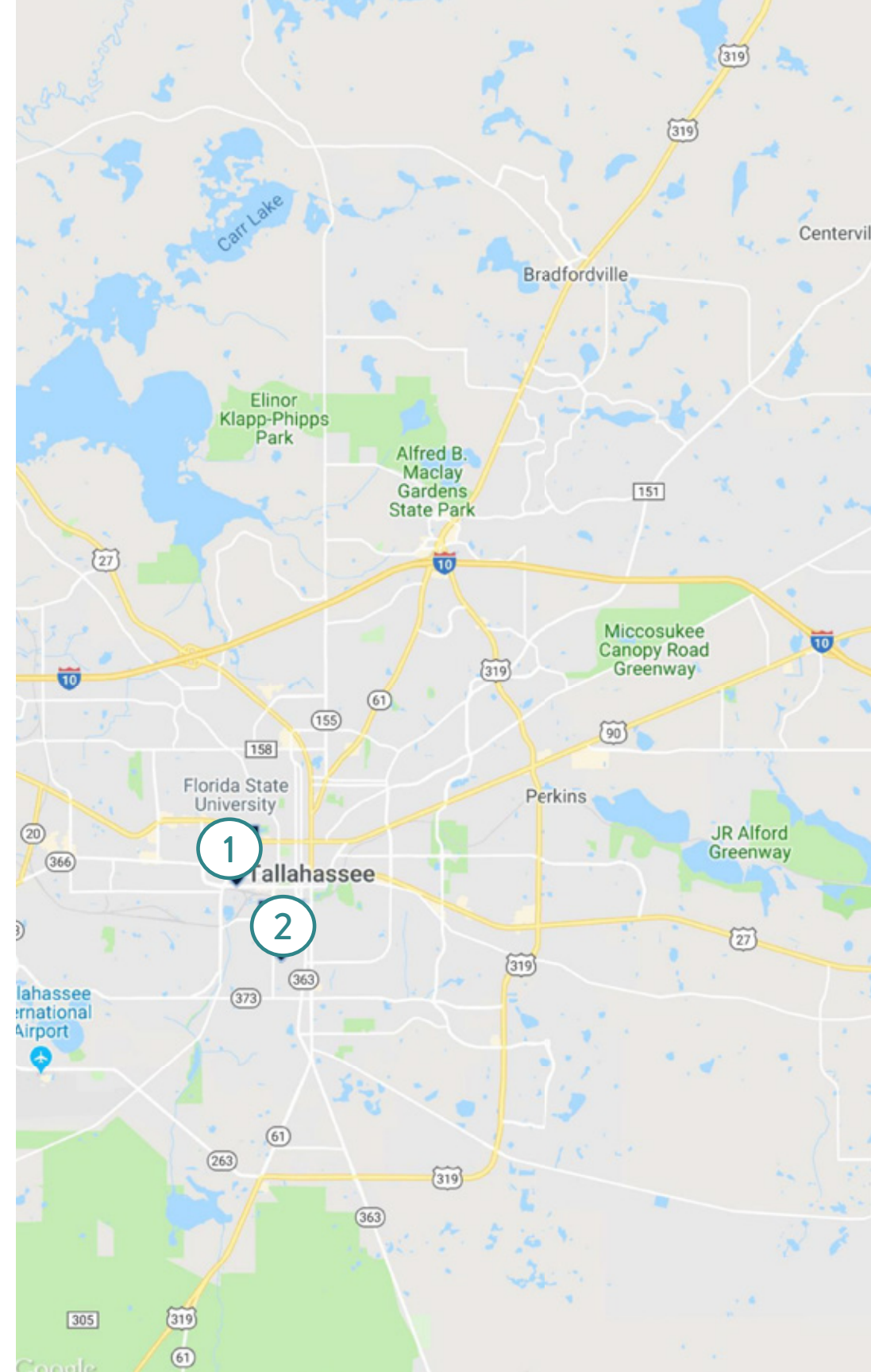
The university comprises 16 separate colleges and more than 110 centers, facilities, labs and institutes that offer more than 360 programs of study, including professional school programs. For 2019, U.S. News & World Report ranked Florida State as the 26th best public university in the United States in the national university.



2

FLORIDA A&M UNIVERSITY

Florida Agricultural and Mechanical University (FAMU) is a public university. It is the 5th largest historically black university in the United States by enrollment and the only public historically black university in Florida. The 2019 edition of the U.S. News & World Report college rankings placed the university 9th among all HBCUs and 2nd among all public HBCUs.



Confidentiality Agreement & Disclaimer

This Offering Memorandum contains select information pertaining to the business and affairs of Burger King located at 1209 South Jefferson City, Monticello, FL ("Property"). It has been prepared by Matthews Real Estate Investment Services. 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 Real Estate Investment Services. 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 Real Estate Investment Services 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 Real Estate Investment Services 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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