



# OFFERING SUMMARY

## **Winn-Dixie**

WINN-DIXIE - 13002 COURSEY BLVD, BATON ROUGE, LA 70816

 **Newmark  
Knight Frank**  
NET LEASE CAPITAL MARKETS



## PRICE & CAP RATE

**\$6,750,369**  
**PURCHASE PRICE**

**6.50%**  
**CAP RATE**

## INVESTMENT HIGHLIGHTS



### **DOMINANT REGIONAL GROCER | 5TH LARGEST SUPERMARKET CHAIN IN THE U.S.**

Winn-Dixie Stores, Inc. is a privately held subsidiary of Southeastern Grocers, LLC the 5th largest conventional supermarket chain in the US. The Company has 575 grocery stores (approximately 473 of which are Winn-Dixie), operating under the banners Winn-Dixie, Bi-Lo, Harvey's and Fresco y Mas. The Company operates in AL, FL, GA, LA, MS, NC, & SC.



### **CORPORATE GUARANTY | LONG TERM NNN LEASE | ZERO LANDLORD OBLIGATIONS**

The Subject Property features an absolute triple net lease, with zero landlord obligations, and a Corporate Guaranty from Winn-Dixie Stores, Inc. The tenant operates under a long term lease and has six (6), five (5) year options to extend. The lease features fixed rental increases, providing income growth and a hedge against inflation.



### **STRONG STORE SALES | HEALTHY RENT-TO-SALES RATIO**

Winn-Dixie has strong annual sales at the Subject Property and its Rent-to-Sales Ratio of less than 3% demonstrates the strength of the location and long term viability of the tenant.



### **STRONG DEMOGRAPHICS | DESIRABLE RETAIL TRADE AREA**

The Subject Property is highly visible and strategically positioned along Coursey Blvd (34,118 VPD), in the affluent eastern Baton Rouge suburb of Parkview East. Within 5 miles of the Subject Property, there are 149,898 people with an average household income of \$89,008. Additional retailers in the trade area include Raising Cane's, Walgreens, Burger King, Outback Steakhouse, Smoothie King, McDonald's, CVS, Jiffy Lube and Celebrity Theatres Baton Rouge.







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For more information, please contact:

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