



SANDS INVESTMENT GROUP  
NET INVESTMENTS... NET RESULTS



Long John Silver's | A&W  
351 Missouri Avenue N  
Largo, FL 33770



# EXCLUSIVELY MARKETED BY:



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# INVESTMENT SUMMARY

Sands Investment Group is Pleased to Exclusively Offer For Sale the 2,886 SF Long John Silver's and A&W Located at 351 Missouri Avenue N in Largo, Florida. This High-Quality Tenant is Situated Adjacent to the Largo High School Which Serves Over 1,829 Students and Provides For Ample Foot Traffic.

## OFFERING SUMMARY

PRICE	BEST PRICE OFFERING
NOI	\$59,895
GUARANTOR	White Stone Foods, LLC

## PROPERTY SUMMARY

ADDRESS	351 Missouri Avenue N Largo, FL 33770
COUNTY	Pinellas
BUILDING AREA	2,886 SF
LAND AREA	1.00 AC
BUILT	2003





# HIGHLIGHTS

- Adjacent to the Largo High School Which Serves Over 1,829 Students and Provides For Ample Foot Traffic
- Strong Corridor With a Mix of National and Local Retailers That Has a Traffic Count of Over 37,100 Vehicles Per Day
- Excellent Demographics With a Population of 55,073 Residents Making an Average Household Income of \$59,099 Within a 2-Mile Radius
- Population Jumps to Over 113,845 Residents in a 3-Mile Radius and is Projected to Increase Another 4% in the Next 5 Years
- 6 Minutes From the Largo Medical Center/ER Which is a Full-Service 455 Bed, Teaching Emergency Care Hospital Specializing in Bariatric Care
- 10 Minutes From 4,500 Feet of Secluded White Sand Shoreline and Upscale Residential Community of Belleair Beach
- Less Than 30 Minutes Away From St Petersburg to the South and the Tampa/Tampa International Airport to the East
- Tampa is Known For the Florida Aquarium, Busch Gardens Theme Park, Adventure Island and the University of South Florida; Tampa is the 3rd Largest City in Florida
- Nearby Tenants Include: ALDI, Walmart Supercenter, Aaron's, T-Mobile, T.J. Maxx, Ross, Dollar Tree, Goodwill, NAPA Auto Parts, Wawa, Dunkin', Wells Fargo, Publix and More



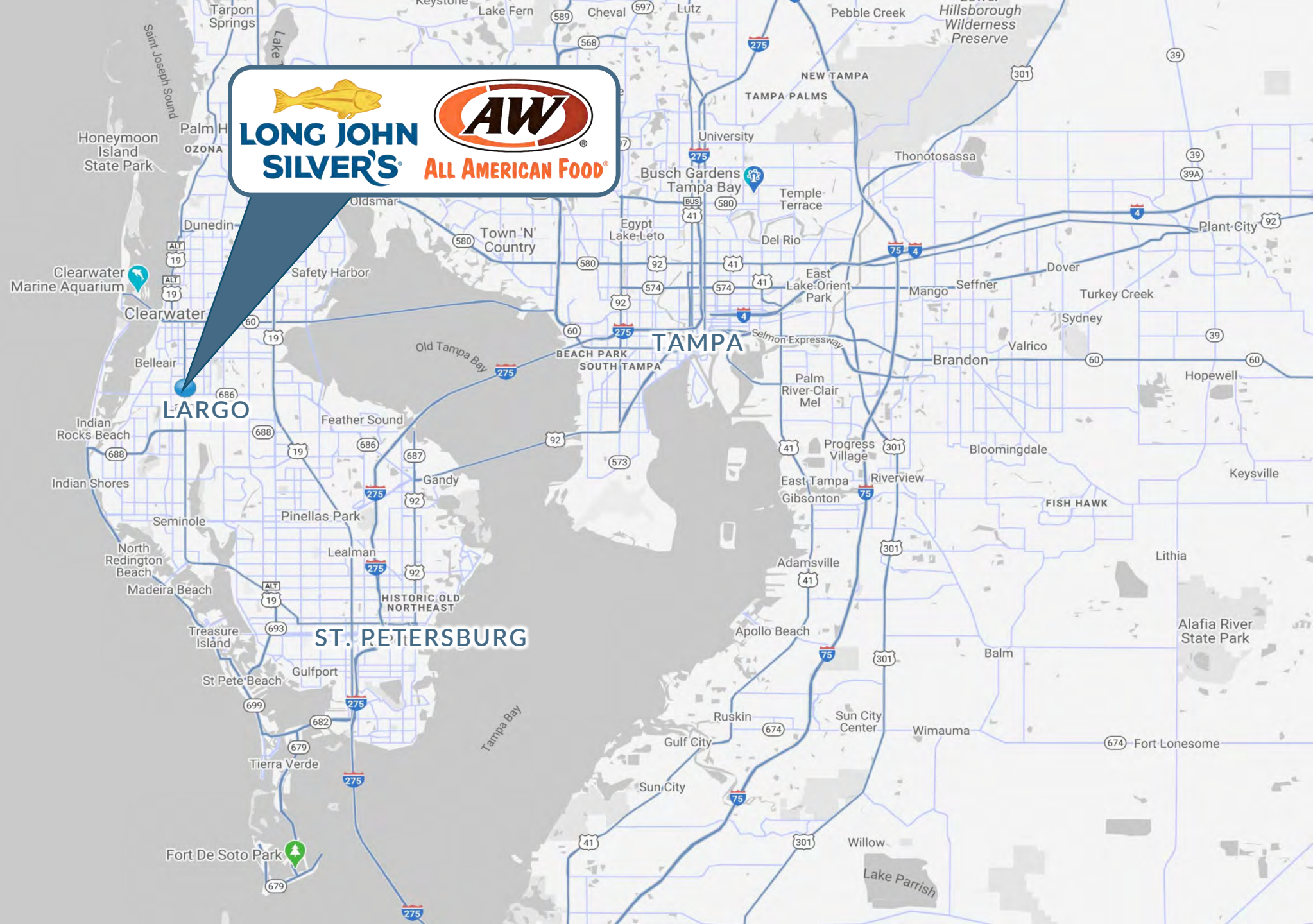


# LEASE SUMMARY

TENANT	White Stone Foods, LLC
PREMISES	A Building of Approximately 2,886 SF
LEASE TYPE	Absolute Triple Net (NNN) Ground Lease
PERMITTED USE	Fast Food
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Tenant's Responsibility
ROOF & STRUCTURE	Tenant's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility

SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF
2,886 SF	\$59,895	\$20.75







3E ERDEI DESIGNS

PRINCE of PEACE  
LUTHERAN CHURCH

PRINCE OF PEACE PRESCHOOL  
*Making Learning Fun!*

LONG JOHN  
SILVER'S

**AW**  
ALL AMERICAN FOOD

**BOB'S**  
CARPET & FLOORING

Public  
Storage

**McGILL**  
1589-2052  
7719-W

**CVS**  
pharmacy

CROSSFIT  
**B**

**munce**  
group

Massage & Wellness SPA

**G** GREAT FLORIDA  
INSURANCE

booksy

WEST COAST  
AUTO  
REPAIR  
AUTO CENTERS

Missouri Ave N

**LARGO**  
HIGH SCHOOL

Largo  
Subs

**7**  
ELEVEN

Hampton  
Inn

(lbc)  
LIFE BRIDGE  
CHURCH

**SOLACE**  
INSURANCE

**BB&T**

Donny Mills  
AUTO SALES

E Bay Dr



Publix DUNKIN'

COLD STONE CREAMERY Walgreens

BONEFISH GRILL Panera Bread WELLS FARGO

Coast Dental & Orthodontics REGIONS Bank of America

Speedway Great Expressions Bank OZK

SUNTRUST First Citizens Bank

TJ-maxx ROSS Dress for Less Aaron's

ALDI LA FITNESS LifeStorage

MATTRESS FIRM SHOE CARNIVAL Youfit HEALTH CLUBS

Wawa DOLLAR TREE metro by T-Mobile WELLS FARGO

PNC

Advance Auto Parts Walgreens

Office DEPOT OfficeMax Bank of America

FIFTH THIRD BANK Checkers

TACO BELL Kentucky Fried Chicken metro by T-Mobile

WAFFLE HOUSE O'Reilly AUTO PARTS

Walmart Supercenter FAMILY DOLLAR SUBWAY

McDonald's BURGER KING SALLY BEAUTY

TAKE 5 OIL CHANGE RAC NAPA Denny's goodwill

MAV'S DISCOUNT TIRE Badcock HOME FURNITURE & more T

LONG JOHN SILVER'S AW ALL AMERICAN FOOD

DUNKIN'

Publix Walgreens tropical SMOOTHIE CAFE

Save a lot ACE McDonald's

DUNKIN' CHASE Hallmark Sprint

CVS pharmacy Public Storage

7 ELEVEN Hampton by HILTON BB&T

Hungry Howie's TIRE PLUS TOTAL CAR CARE

Valley Mobil metro by T-Mobile 7 ELEVEN Chevron

Indian Rocks Rd

Missouri Ave N

E Bay Dr



Largo is the third largest city in Pinellas County in Florida. The city's 2018 estimate population was about 84,996 residents. The city is the 4th largest in the Tampa Bay Area and located 22 miles from downtown Tampa. Tampa is a major city in, and the county seat of, Hillsborough County, Florida. It is on the west coast of Florida on Tampa Bay, near the Gulf of Mexico. Tampa is the largest city in the Tampa Bay Area. With a population of 392,890 residents in 2018, Tampa is the third-largest city in Florida after Miami and Jacksonville. The bay's port is the largest in the state, near downtown's Channel District. Bayshore Boulevard runs along the bay and is east of the historic Hyde Park neighborhood. Today, Tampa is part of the metropolitan area most commonly referred to as the "Tampa Bay Area". For U.S. Census purposes, Tampa is part of the Tampa-St. Petersburg-Clearwater, Florida Metropolitan Statistical Area. The four-county area is composed of roughly 3.1 million residents, making it the second largest metropolitan statistical area (MSA) in the state, and the fourth largest in the Southeastern U.S.

Finance, retail, healthcare, insurance, shipping by air and sea, national defense, professional sports, tourism, and real estate all play vital roles in the area's economy. Several Fortune 1000 companies are headquartered in Tampa, including OSI Restaurant Partners, WellCare, TECO Energy, and Raymond James Financial. MacDill Air Force Base remains a major employer as the parent installation for over 15,000 active uniformed military in the Tampa Bay area. Tampa's port is now the seventh largest in the nation and Florida's largest tonnage port, handling nearly half of all seaborne commerce that passes through the state. Tampa ranks second in the state behind Miami in terms of cruise ship travel. Besides smaller regional cruise ships such as Yacht Starship and SunCruz Casino, Tampa also serves as a port of call for three cruise lines: Holland America's MS Ryndam, Royal Caribbean's Grandeur of the Seas and Radiance of the Seas, and Carnival's Inspiration and Legend.

The Tampa Bay area is along Florida's Gulf Coast. A major business center, it's also known for its museums and other cultural offerings. Busch Gardens is an African-themed amusement park with thrill rides and animal-viewing areas. The historic Ybor City neighborhood, developed by Cuban and Spanish cigar-factory workers at the turn of the 20th century, is a dining and nightlife destination. The city is also home to the Florida Aquarium which is a 250,000-square-foot aquarium home to exotic animals.



YBOR CITY

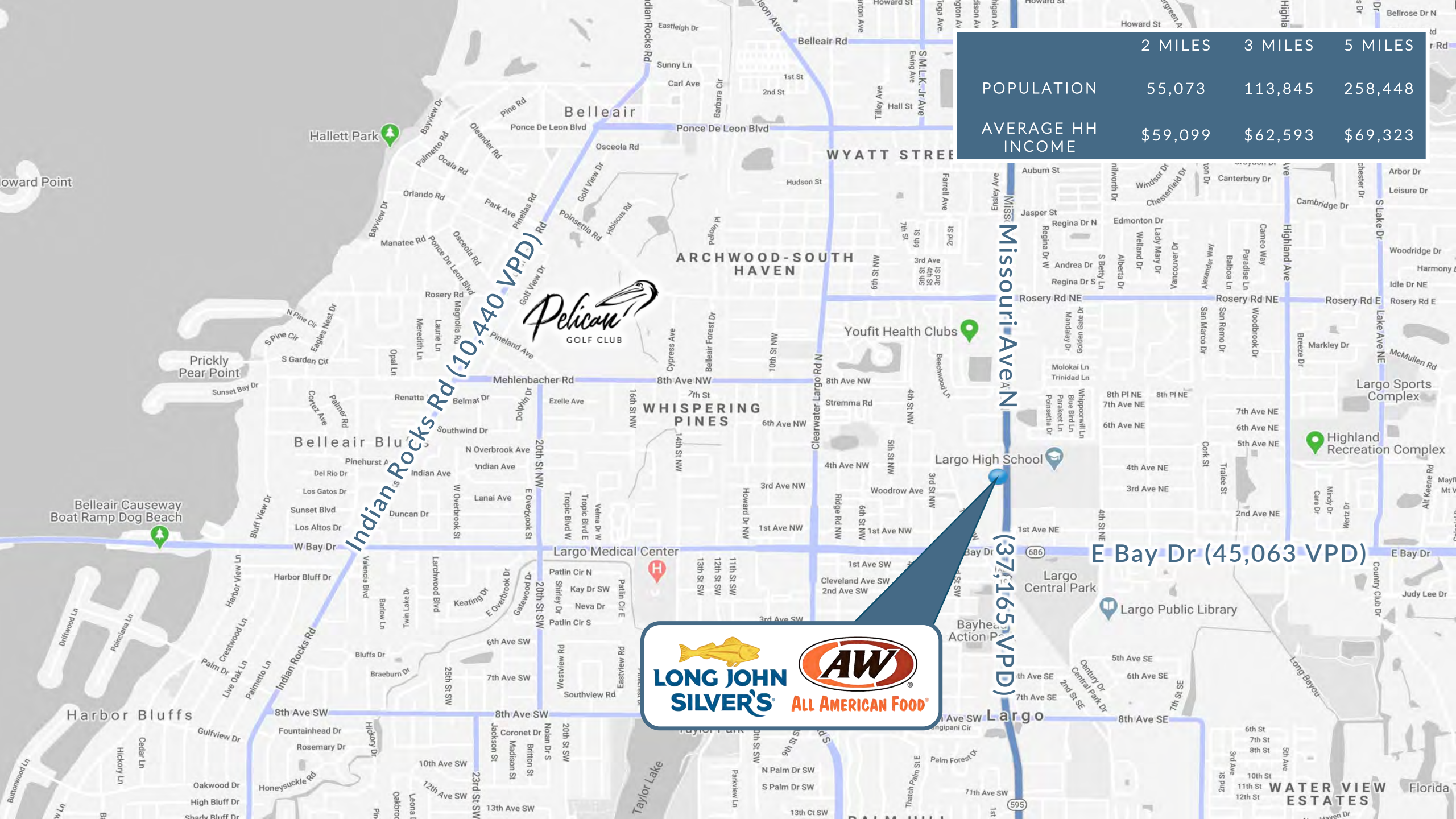


BUSCH GARDENS



TAMPA, FL





	2 MILES	3 MILES	5 MILES
POPULATION	55,073	113,845	258,448
AVERAGE HH INCOME	\$59,099	\$62,593	\$69,323





# LONG JOHN SILVER'S TENANT PROFILE

Long John Silver's, Inc., is a United States-based fast-food restaurant. Founded in 1969 in Lexington, Kentucky, the company's headquarters are now in Louisville, Kentucky. The brand's name is derived from the novel Treasure Island by Robert Louis Stevenson, in which the pirate "Long John" Silver is one of the main characters. Formerly a division of Yum! Brands, Inc., the company was divested to a group of franchisees in September 2011 and is now 80% franchise owned.

Over the last 50 years, Long John Silver's has combined its national scale, strong consumer awareness, craveable menu, compelling proposition, and unmatched seafood knowledge and expertise to serve over one million customers per week. Today, Long John Silver's owns, operates and franchises the largest seafood QSR system in the world, with over 871 restaurants (80% franchised) located across 40 U.S. states, Puerto Rico, Singapore and the Philippines generating annual system wide sales of approximately \$500 million. Long John Silver's is the largest seafood QSR operator in the world, and the only operator in the U.S. with a national presence. Craveable seafood, like that offered by Long John Silver's, has grown in popularity as a healthier alternative to typical QSR offerings.



COMPANY TYPE  
Private



FOUNDED  
1969



# OF LOCATIONS  
871+



HEADQUARTERS  
Louisville, KY



WEBSITE  
[ljsilvers.com](http://ljsilvers.com)



# CONFIDENTIALITY AGREEMENT

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Sands Investment Group and should not be made available to any other person or entity without the written consent of Sands Investment Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



ACTUAL PROPERTY IMAGES



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