



**STEAK 'N SHAKE
ABSOLUTE NNN LEASE
INVESTMENT OPPORTUNITY**

**7101 W COLONIAL DR.
ORLANDO, FLORIDA 32818**



Steak 'n Shake was founded in February, 1934 in Normal, Illinois. Gus Belt, Steak 'n Shake's founder, pioneered the concept of premium burgers and milk shakes.

For over 80 years, the company's name has been symbolic of its heritage. The word "steak" stood for STEAKBURGER. The term "shake" stood for hand-dipped MILK SHAKES.

Gus was determined to serve his customers the finest burgers and shakes in the business. To prove his point that his burgers were exceptionally prime, he would wheel in a barrel of steaks (including round, sirloin, and T-bones) and grind the meat into burgers right in front of the guests. Hence arose the origin of our famous slogan, "In Sight It Must Be Right."

After 80 years, we are continuing Steak n Shake's tradition of serving the country's best, freshest, and tastiest burgers and shakes.

Steak 'n Shake Operations, Inc. is a wholly owned subsidiary of Biglari Holdings Inc.



LISTING DETAILS

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OFFERING SUMMARY

PRICE: \$2,325,000

CAP RATE: 5.80%

NOI: \$134,588

LEASE COMMENCEMENT: April 13, 1998

EXPIRATION: April 30, 2026

YEARS REMAINING: SIX (6) Years

OPTIONS: Two (2) Five Year Options

LEASE GUARANTY: Steak 'n Shake, Inc.

PROPERTY SUMMARY

ADDRESS: 7101 W. Colonial Drive, Orlando, FL 32818

COUNTY: Orange

BUILDING AREA: 3,630 SF

LAND AREA: 1.15 Acres

YEAR BUILT: 1998



- Absolute Triple Net (NNN) Corporate Lease
- Exercised two 5-year renewal options
- High traffic location with over 35,000 vehicles per day
- This Steak 'n Shake is open 24 Hours, 7 Days a Week

AERIAL

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Located at the Highland Lakes Center on West Colonial Blvd., a major east & west retail thoroughfare. Steak 'n Shake has direct access off West Colonial Blvd. Good access to SR-408 (Spessard L. Holland East-West Expressway) Surrounding area has mix of regional and national retail tenants to include: Home Depot, Walmart, Sam's Club, Marshalls, Burlington Coat Company, Office Depot an many others. History of strong sales performance



Contact one of our agents for more information

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