

ACTUAL SITE



POPEYES

WILLISTON, FL



20-YEAR ABSOLUTE NNN
LEASE, 10% INCREASES
EVERY 5 YEARS



BRAND NEW CONSTRUCTION,
NEWEST PROTOTYPE DESIGN
WITH DRIVE-THRU



CORPORATE GUARANTEE FROM
SAILORMEN, INC., ONE OF THE
LARGEST POPEYES OPERATORS
WITH 120+ LOCATIONS

POPEYES

LOUISIANA KITCHEN



130 SW 3RD ST
WILLISTON, FL 32696

\$2,700,000

5.00% CAP RATE



GROSS LEASABLE AREA
2,146 SF



LOT SIZE
1.94 ACRES



YEAR BUILT
2021



NOI
\$135,000

LEASE SUMMARY

LEASE TYPE	Absolute NNN
GUARANTOR	Sailormen, Inc.
ROOF & STRUCTURE	Tenant Responsible
TENANT	Sailormen, Inc.
LEASE TERM	20 Years
RENT COMMENCEMENT	3/25/2021
RENT EXPIRATION	3/31/2041
INCREASES	10% Increases Every 5 Years
OPTIONS	Three, 5-Year

RENT SUMMARY

TERM	MONTHLY	ANNUAL
Years 1 - 5	\$11,250.00	\$135,000.00
Years 6 - 10	\$12,375.00	\$148,500.00
Years 11 - 15	\$13,612.50	\$163,350.00
Years 16 - 20	\$14,973.75	\$179,685.00
Option 1	\$16,471.13	\$197,653.50
Option 2	\$18,118.24	\$217,418.85
Option 3	\$19,930.06	\$239,160.74



8,100 VPD



MAIN ST



POTENTIAL
UPCOMING DEVELOPMENT

JOYCE BULLOCK ELEMENTARY SCHOOL
562 STUDENTS



17,800 VPD

SUBJECT
PROPERTY

NOBLE AVE



POTENTIAL
UPCOMING DEVELOPMENTS



GAINESVILLE
22 MILES

WILLISTON CROSSINGS RV RESORT
135 ACRE RV PARK

WILLISTON CARE CENTER
120 BEDS



NOBLE AVE

17,800 VPD

POTENTIAL
UPCOMING DEVELOPMENT

POTENTIAL
UPCOMING DEVELOPMENTS

SUBJECT
PROPERTY



JOYCE BULLOCK ELEMENTARY SCHOOL
562 STUDENTS



WILLISTON HIGHLAND GOLF COURSE

WILLISTON MUNICIPAL AIRPORT

Winn-Dixie
Advance Auto Parts

LAUREL POINT
47 HOME DEVELOPMENT

SW 7TH ST



7,200 VPD

TSC TRACTOR SUPPLY CO
POTENTIAL
UPCOMING DEVELOPMENTS

17,800 VPD



Auto Zone

SUBJECT
PROPERTY

O'Reilly AUTO PARTS
PROFESSIONAL PARTS PEOPLE



POTENTIAL
UPCOMING DEVELOPMENT

Hardee's

NOBLE AVE



INVESTMENT HIGHLIGHTS



SECURE INCOME STREAM

- 20-Year Absolute NNN Lease, 10% Increases Every 5 Years
- Brand New 2021 Construction, Newest Prototype Design with Drive-Thru
- Corporate Guarantee from Sailormen, Inc., One of the Largest Popeyes Operators with 120+ Locations
- 2nd Largest Quick-Service Chicken Restaurant Chain with 3,000+ Locations
- Popeyes System Sales Rose 20% in 2020 to Over \$5 Billion
- New Chicken Sandwich Boosted Sales \$400K Per Restaurant



PROXIMITY

- 20,097 Residents in Growing Trade Area
- Adjacent to Potential Upcoming Developments for O'Reilly Auto Parts & Tractor Supply Company
- Excellent Access and Visibility to 17,800 Cars/Day
- Surrounded by Several K-12 Schools with 5,576 Combined Students
- Nearby National Retailers Include McDonald's, Walgreens, AutoZone, Taco Bell and Winn-Dixie
- Close Proximity to Several Distribution Centers for Amazon, Chewy's, Dollar Tree, AutoZone and FedEx with Over 10,000 Employees
- Williston is the Largest City in Levy County, 22 Miles to Gainesville



8,100 CPD

MAIN ST.



17,800 CPD



SUBJECT PROPERTY

JOYCE BULLOCK ELEMENTARY
562 STUDENTS

LAUREL POINT
47 HOME DEVELOPMENT

WILLISTON HIGHLAND
GOLF COURSE

WILLISTON MUNICIPAL
AIRPORT



ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



DRONE FOOTAGE



CLICK TO WATCH



ADT

17,800

Along W Noble Ave

LOT SIZE

1.94

Acres

PARKING

40

Spaces

TENANT OVERVIEW

POPEYES

Popeyes was founded in New Orleans, Louisiana in 1972 and is the world's second largest quick-service chicken concept, based on the number of units. Popeyes distinguishes itself with a unique "New Orleans" style menu that features spicy chicken, chicken tenders, fried shrimp and other seafood, as well as jambalaya, red beans and rice, and other regional items. Popeyes is a unique brand with a passion for its Louisiana heritage and flavorful authentic food. Popeyes serves food the world craves and is continuing to expand its global reach. Popeyes operates and franchises over 3,000 Popeyes restaurants in the U.S. and around the world. On March 27, 2017, Restaurant Brands International bought Popeyes for \$1.8 billion, making Popeyes a subsidiary of Restaurant Brands International. The company is the third largest operator of fast food restaurants in the world, managing three iconic restaurant brands: Burger King, Tim Hortons, and Popeyes. Restaurant Brands International has over 24,000 restaurants in more than 100 countries, with over \$30 billion in system-wide sales.

WWW.POPEYES.COM

COMPANY HIGHLIGHTS

- » Popeyes is the world's second largest quick-service chicken concept with 3,000 units.
- » Popeyes new chicken sandwich has provided a historic sales boost - visits are 114.8% above the company's baseline since the chicken sandwich launched.
- » Popeyes has ramped up delivery significantly in the U.S. resulting in \$250M in additional revenue.

HEADQUARTERS
MIAMI
FLORIDA

LOCATIONS
3,000+

EMPLOYEES
11,000+

OF STATES
40

TOTAL REVENUE
\$1.05B
Q2 - 2020

FOUNDED IN
1972



REPRESENTATIVE PHOTO

FRANCHISEE OVERVIEW

ABOUT SAILORMEN, INC.

Sailormen, Inc. was founded in 1987 with 10 stores, and grew to over 150 stores with over \$185 million in revenue in Florida, Georgia, Mississippi, Alabama, and Louisiana. In 2018, Sailormen divested its stores in Mississippi, Alabama, and Louisiana to concentrate on its new store development in both Florida and Georgia. Currently, Sailormen operates 119 Popeyes in Florida and Georgia, with approximately 10 new stores slated to open by the end of 2020.

Sailormen is the recipient of numerous brand awards and its executives participate on numerous franchisee committees, including marketing, operations, development, and technology. In addition to their success as a Popeyes franchisee, the longtime partners also own and operate over 50 Burger King and Taco Bell restaurants through affiliated companies and have numerous real estate holdings. Sailormen, Inc. operates as a subsidiary of Interfoods of America, Inc. In 2019, the Sailormen, Inc. Golf Classic helped raise \$680,000 to help families affected by MDA.

Sailormen

inc.

POPEYES
LOUISIANA KITCHEN

(119+ LOCATIONS)



(25+ LOCATIONS)



(25+ LOCATIONS)

“Currently, Sailormen operates 119 Popeyes in Florida and Georgia, with approximately 10 new stores slated to open by the end of 2020.”

HEADQUARTERS
MIAMI
FLORIDA

REVENUE
\$185M

OF UNITS
119

FOUNDED
1987

WILLISTON, FL



SUNSHINE STATE

Williston is a city in Levy County Florida and is about 22 miles southwest of Gainesville. The city was established before 1885 by J.M. Willis, who named it after himself. Williston is located in Florida's heartland and has abundant natural resources, which include the world-famous dive springs of Devil's Den and Blue Grotto, upland forests, and many other beautiful physical features. Williston is the gateway to "The Nature Coast." This region exudes southern charm and hospitality coupled with its rich history and vast wilderness. The natural attributes of this region provide a high quality of life for residents and it is home to the University of Florida. Industries that are experiencing significant growth are manufacturing, distribution, and forestry. The cost of conducting business in this region is minimal in comparison to surrounding regions producing the same caliber of talent and skilled labor. These successes are supported by an infrastructure consisting of Interstate Highways, State and County Roads, railroads, and the Williston Municipal Airport with its surrounding 2,000-acre Industrial Park.



ECONOMY

The largest industries in Williston, FL are Health Care & Social Assistance, Educational Services and Other Services, Except Public Administration, and the highest paying industries are Finance & Insurance, & Real Estate & Rental & Leasing, Finance & Insurance, and Transportation & Warehousing, & Utilities. Compared to other places, Williston, has an unusually high number of Agriculture, Forestry, Fishing & Hunting, Real Estate & Rental & Leasing, and Other Services, Except Public Administration industries.



TRANSPORTATION

Closest airport to Williston is Ocala International Airport / Jim Taylor Field. Distance from Ocala International Airport / Jim Taylor Field to Williston is 20.34 miles. Gainesville Regional Airport is 23.5 miles from Williston.



ATTRACTIONS

Home to an abundance of natural resources, including the world-famous dive springs of Devil's Den and Blue Grotto, Williston combines its rich history and lush wilderness with small-town charm and hospitality. Nestled near Ocala and just 30 minutes outside of Gainesville, this underrated destination offers a lot in terms of family-friendly attractions and outdoor adventures.



EDUCATION

There are 56 colleges within 100 miles of Williston enrolling a total of 462,420 students. The closest colleges are ranked below by distance from Williston. The nearest college is University of Florida in Gainesville at a distance of 19.8 miles from Williston. Driving time to these schools from Williston should be less than 2 hours. The top rated college in the area is University of Florida in Gainesville. The largest college in the area is University of Central Florida enrolling 68,475 students.

DEMOGRAPHICS

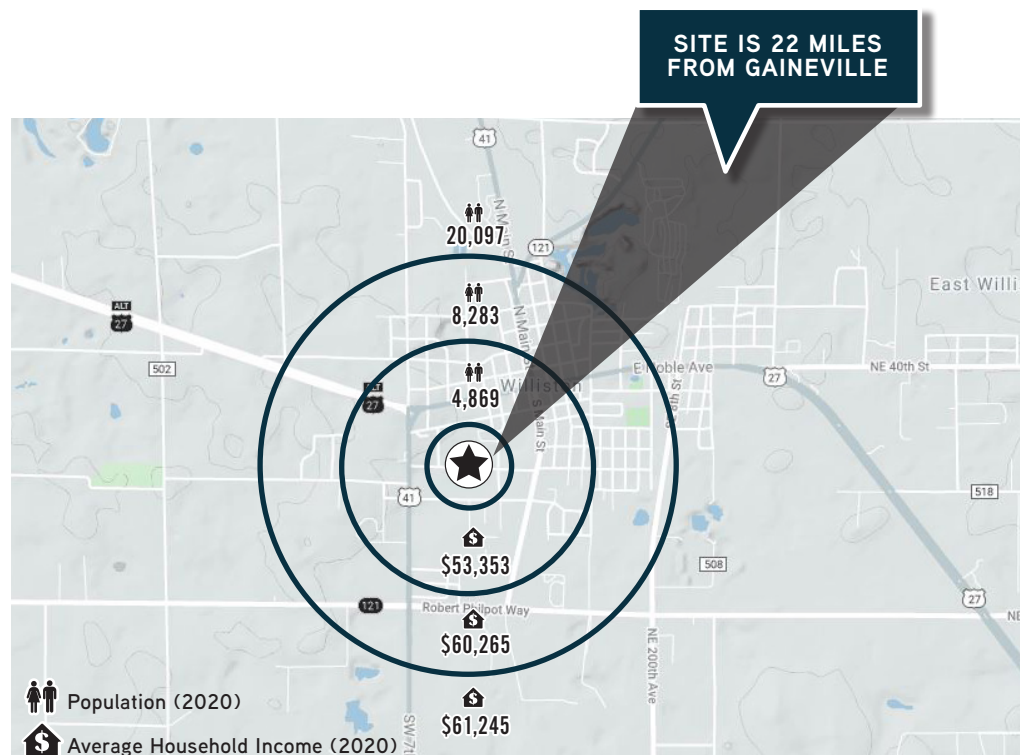
POPULATION	3 MI	5 MI	10 MI
2020 Total	4,869	8,283	20,097
2025 Projected	4,954	8,477	20,860
Total Daytime Population	5,357	8,040	17,593
Population Change 2020-2025	1.7%	2.3%	3.8%

HOUSEHOLDS	3 MI	5 MI	10 MI
2020 Total Households	1,856	3,265	7,988
2025 Total Households	1,886	3,341	8,289
Household Change 2020-2025	0.24%	0.39%	0.68%

INCOME	3 MI	5 MI	10 MI
2020 Median Income	\$40,806	\$46,292	\$46,199
2020 Average Income	\$53,353	\$60,265	\$61,245

AGE/HOME VALUE	3 MI	5 MI	10 MI
2020 Est. Median Age	41.1	44.2	46.2
18 and Older	77%	78.7%	80.2%
2020 Est. Median Home Value	\$148,488	\$167,275	\$158,218
2025 Est. Median Home Value	\$156,761	\$177,766	\$174,366

EDUCATION	3 MI	5 MI	10 MI
Bachelor's Degree or Higher	12.5%	17.4%	18.0%





17,800
 ALONG NOBLE AVE


18%
 INDIVIDUALS WITH A BACHELOR'S
 DEGREE OR HIGHER WITHIN 10 MILES


19,471
 2020 TOTAL POPULATION
 CONSENSUS WITHIN 5 MILES


\$61,245
 2020 AVERAGE HOUSEHOLD
 INCOME WITHIN 10 MILES


\$148,488
 2020 MEDIAN HOME VALUE
 WITHIN 3 MILES


20,860
 2025 TOTAL POPULATION
 PROJECTION WITHIN 10 MILES

CONFIDENTIALITY DISCLAIMER

The information contained herein, including an pro forma income and expense information (collectively, the “Information”) is based upon assumption and projections and has been compiled or modeled from sources we consider reliable and is based on the best available information at the time the brochure was issued. However, the Information is subject to change and is not guaranteed as to completeness or accuracy. While we have no reason to believe that the Information set forth in this brochure, underwriting, cash flows, valuation, and other financial information (or any Information that is subsequently provided or made available to you) contains any material inaccuracies, no representations or warranties, express or implied, are made with respect to the accuracy or completeness of the Information. Independent estimates of pro forma income and expenses should be developed before any decision is made on whether to invest in the Property. Summaries of any documents are not intended to be comprehensive or all-inclusive, but rather only outline some of the provisions contained therein and are qualified in their entirety by the actual document to which they relate. You understand that the Information is confidential and is furnished solely for the purpose of your review in connection with a potential investment in the Property. You further understand that the Information is not to be used for any purpose or made available to any other person without express written consent of Colliers International. This offering is subject to prior placement and withdrawal, cancellation, or modification without notice. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2021. All rights reserved.



ACTUAL SITE



PLADT | PATEL
INVESTMENT ADVISORS

Colliers International
5901 Priestly Dr, Suite 100 Carlsbad, CA 92008



Thomas T. Ladt
+1 760 930 7931
thomas.ladt@colliers.com
CA License No. 01803956

Nick Nguyen
+1 760 930 7932
nick.t.nguyen@colliers.com
CA License No. 02098591

Broker of Record
Ron Schultz
FL License No. CQ1047537