

1631 S BYRON BUTLER PKWY, PERRY, FL 32348
DRVN IS NOW PUBLICLY TRADED ON NASDAQ



JASON JUSKO
Principal
850.519.2487
jason.jusko@sperrycga.com
FL #BK3292419

SILVER FISH CRE
2821 SHARER ROAD
TALLAHASSEE, FLORIDA
32312
WWW.SPERRYCGA.COM



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The Owner shall have no legal commitment or obligation to You or any person or entity reviewing this Memorandum or making an offer to purchase, lease, or finance the Property unless and until written agreement(s) for the purchase or finance of the Property that are satisfactory to Owner in its sole and absolute discretion have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

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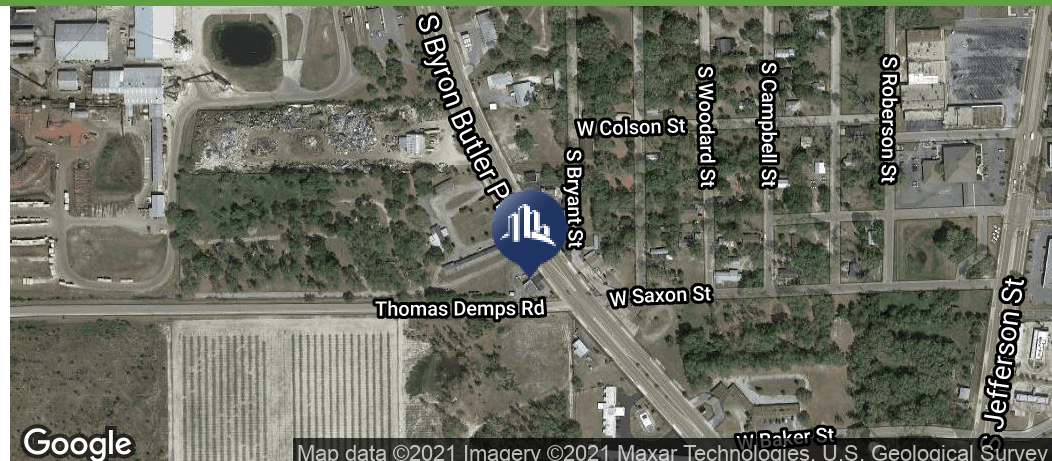
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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$736,777
Cap Rate:	5.25%
NOI:	\$38,680
Available SF:	
Lot Size:	0.38 Acres
Building Size:	1,900 SF
Zoning:	Commercial
Price / SF:	\$387.78

PROPERTY OVERVIEW

Sperry CGA Silverfish CRE is pleased to present the rare opportunity to acquire the leased fee interest in a free-standing, corporate guaranteed, The property has 15 years of remaining lease term with 3 (Four) 5 (Five) year options. A 10% rent increase is added every five years throughout the potential 30-year lease. This provides an investor long term security and stability, and hedges against inflation well into the future. This Super Lube will be rebranded into a Take 5 lube center within 18 months. All development and construction to re-brand the stores is the responsibility of Take 5. One of the most critical decisions for a 1031/NNN investor is stability and the FUTURE of the property. . Driven Brands corporately guarantee the lease. Driven Brands ownership includes Take 5, Maaco, Meineke, Carstar USA, and 1-800 Radiator. Absolute NNN Leases.

PROPERTY HIGHLIGHTS

- Road Frontage on US27
- Re- Brand to Take 5
- Corporate NNN Absolute Lease
- Backed by Driven Brands
- 15 Year Lease Ending in 2034

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EXECUTIVE SUMMARY // 3



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ADDITIONAL PHOTOS



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ADDITIONAL PHOTOS // 4



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REGIONAL MAP



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REGIONAL MAP // 5



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LOCATION MAPS



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LOCATION MAPS // 6

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AERIAL MAP



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AERIAL MAP // 7

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INCOME & EXPENSES

INCOME SUMMARY

TAKE 5 IN FLORIDA

PER SF

Gross Income

-

-

EXPENSE SUMMARY

TAKE 5 IN FLORIDA

PER SF

Gross Expenses

-

-

Net Operating Income

\$38,680

\$20.36

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INCOME & EXPENSES // 8

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RETAILER MAP



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RETAILER MAP // 9

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DEMOGRAPHICS REPORT

	1 MILE	5 MILES	10 MILES
Total population	710	7,557	11,680
Median age	34.6	35.4	37.5
Median age (Male)	30.8	31.9	34.7
Median age (Female)	37.5	38.0	39.7
Total households	260	2,761	4,200
Total persons per HH	2.7	2.7	2.8
Average HH income	\$40,022	\$41,429	\$44,757
Average house value	\$101,405	\$101,203	\$101,165

** Demographic data derived from 2010 US Census*

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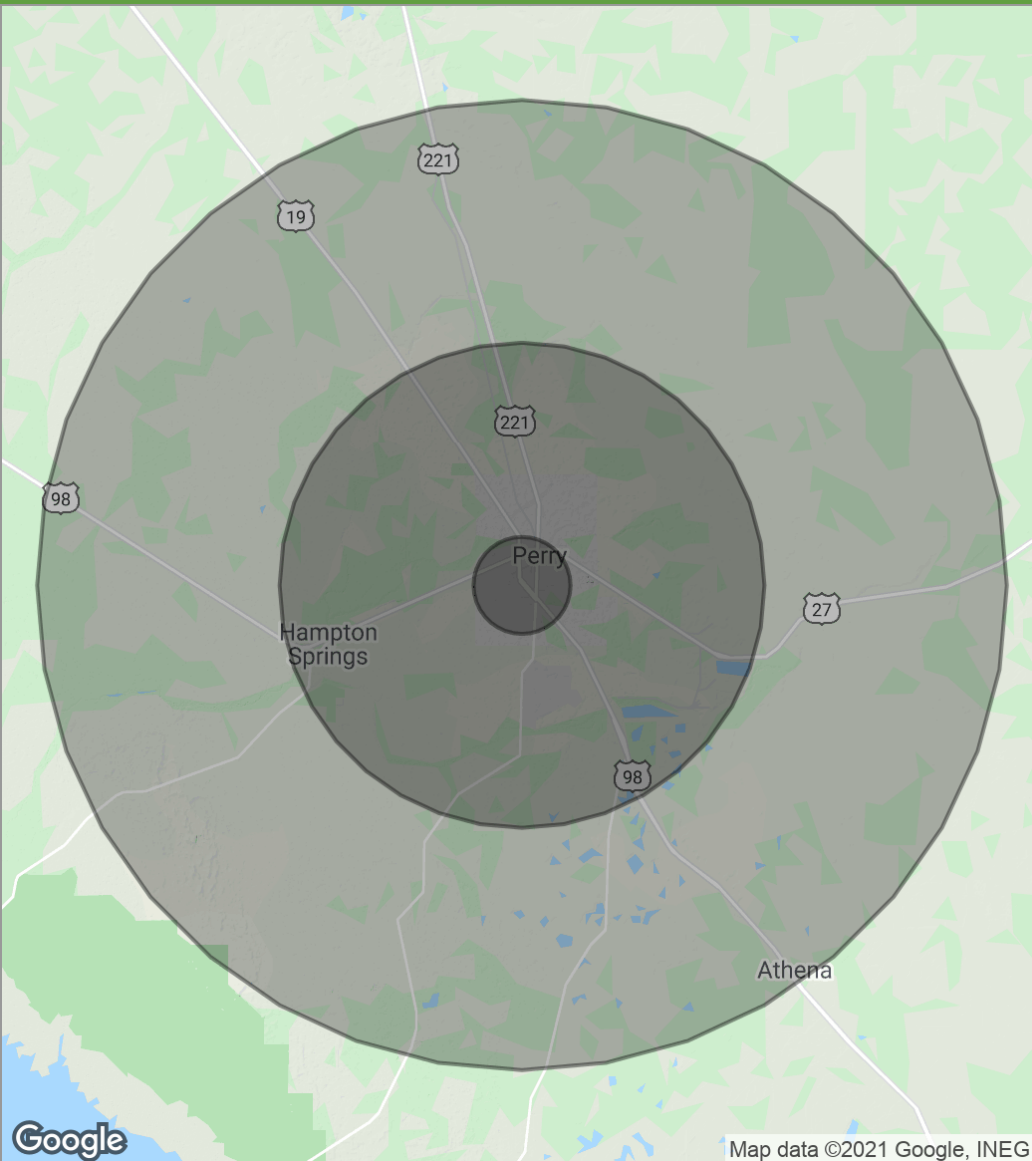
DEMOGRAPHICS REPORT // 10

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DEMOGRAPHICS MAP // 11

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