



TROPICAL SMOOTHIE CAFÉ

3478 South Muskogee Avenue - Tahlequah, OK 74464

TROPICAL SMOOTHIE CAFÉ - TAHLEQUAH, OK

EXCLUSIVELY MARKETING BY

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CONFIDENTIALITY & DISCLAIMER

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SECTION 1

INVESTMENT OVERVIEW

EXECUTIVE SUMMARY

PROPERTY OVERVIEW

Sands Investment Group is Pleased to Exclusively Offer For Sale a Newly Constructed Tropical Smoothies Café on a Strong Retail Corridor With High Traffic Counts. The Area is Attracting New Development For Numerous National, Regional and Local Tenants, Providing For an Excellent Investment.

Sale Price

\$1,454,545

OFFERING SUMMARY

Cap Rate:	6.60%
NOI:	\$96,000
Price / SF:	\$855.61
Guarantor:	Personal

BUILDING INFORMATION

Street Address:	3478 South Muskogee Avenue
City, State, Zip:	Tahlequah, OK 74464
County:	Cherokee
Building Size:	1,700 SF
Lot Size:	1.49 Acres
Year Built:	2022
Exterior Description:	Brand New Prototype Tropical Smoothie Café With Double Drive-Thru



INVESTMENT HIGHLIGHTS



PROPERTY HIGHLIGHTS

- **Double Drive-Thru QSR** - Following the Latest Trends For the Fast Food Industry, the Property Comes With a Double Drive-Thru
- **Strong Traffic Counts** - Averaging 23,200 VPD in 2018, Which Are the Highest in Cherokee County
- **High Growth Area** - Increasing Population That is Attracting Numerous National Tenants and Supporting New Development in the Area
- **Over-Sized Lot With Potential For Future Development** - The Property Comes With 1.49 Acres, Which Leaves Plenty of Room For Future Development Opportunities
- **Brand New Construction** - The Building Was Completed in November of 2022
- **Industry Leading, Fast Growing Franchise** - Ranked #11 Overall in 2023 in Entrepreneur's Franchise 500® List and #1 in the Smoothies/Juices Category in 2021 and 2022; With ±1,142 Locations Across the United States, the Chain Has Experienced Impressive Growth Increasing Units By 45.7% Over Three Years
- **Long-Term Absolute Triple Net (NNN) Lease With 10% Escalations** - the Tenant is Entering Into a 19-Year Lease That Includes 10% Rent Bumps Every 5-Years and Has No Landlord Responsibilities



SECTION 2

LEASE ABSTRACT

LEASE SUMMARY



LEASE ABSTRACT

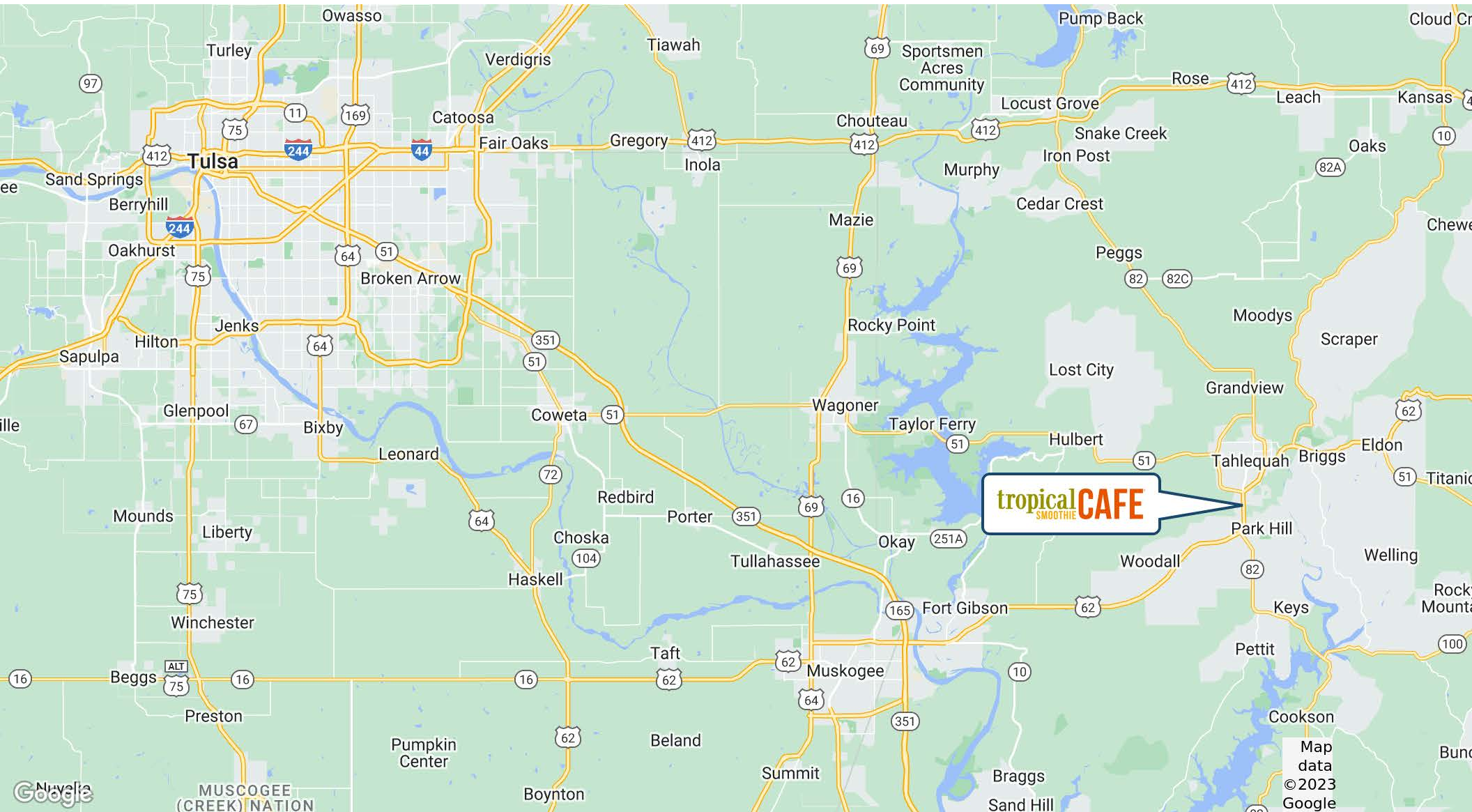
Tenant:	Inspire Hospitality, LLC
Premises:	1,700 SF
Base Rent:	\$96,000
Rent Per SF:	\$56.47
Lease Commencement:	Close of Escrow
Lease Expiration:	19 Years From Close of Escrow
Lease Term:	19 Years Remaining
Renewal Options:	4 x 5 Years
Rent Increases:	10% Every 5 Years
Lease Type:	Absolute Triple Net (NNN)
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
Right Of First Refusal:	Franchisor Has ROFR
Guarantor:	Personal



SECTION 3

PROPERTY INFORMATION

LOCATION MAP



EXTERIOR PROPERTY IMAGES



INTERIOR PROPERTY IMAGES



AERIAL MAP



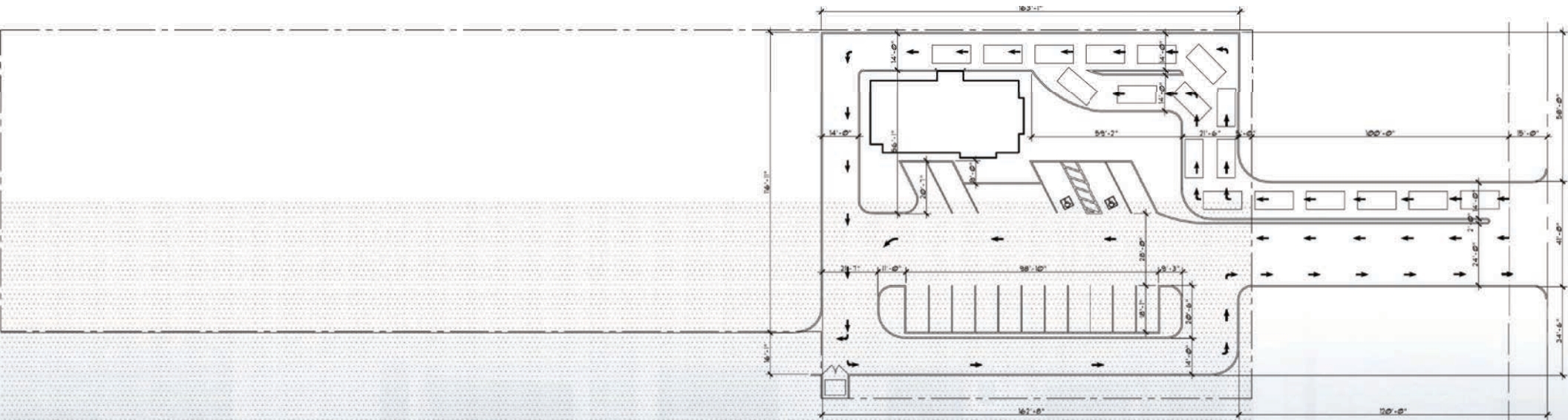
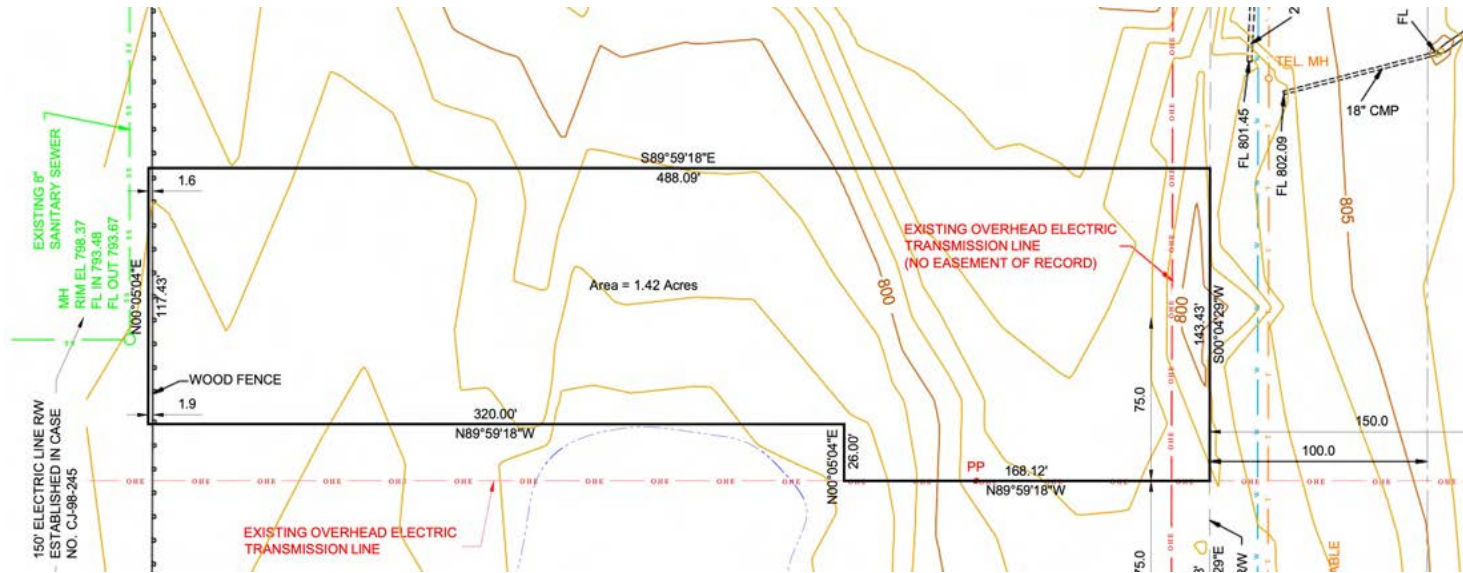
RETAILER MAP



Google

Imagery ©2023 , Airbus, CNES / Airbus, Maxar Technologies, USDA/FPAC/GEO

SURVEY & SITE PLAN



The Rear of the Site is Available For Future Development

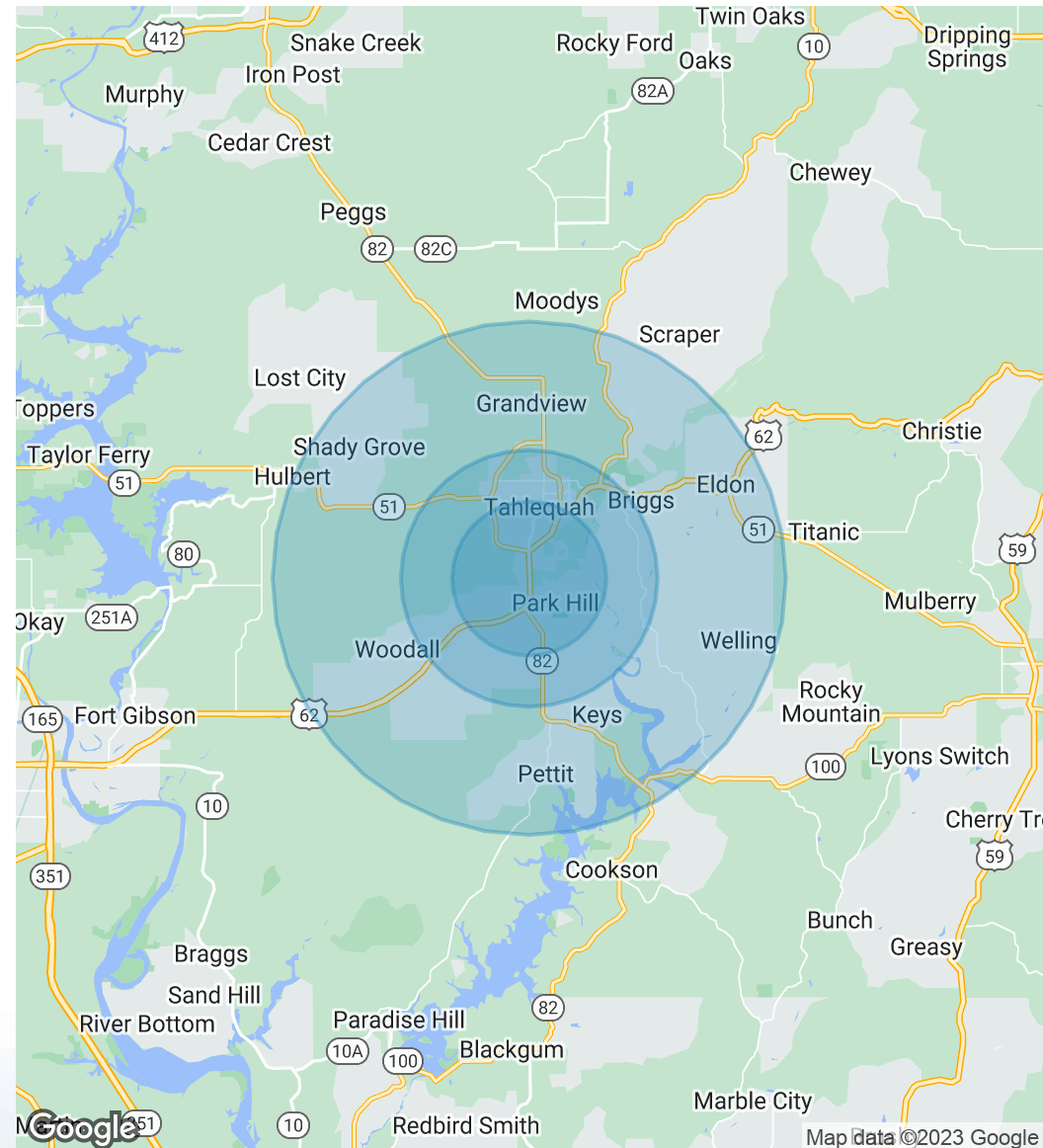
DEMOGRAPHICS MAP & REPORT

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	12,781	23,666	35,878
Average Age	35.9	34.3	35.7
Average Age (Male)	33.4	33.2	34.3
Average Age (Female)	37.1	34.1	35.9

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	4,971	9,018	13,606
# of Persons per HH	2.4	2.4	2.3
Average HH Income	\$56,194	\$54,677	\$57,949
Average House Value	\$155,692	\$153,567	\$154,146

TRAFFIC COUNTS

S Muskogee Ave	22,506 VPD
US Hwy 62	16,213 VPD
State Hwy 82	15,492 VPD





SECTION 4

AREA OVERVIEW

CITY OVERVIEW



Tahlequah, OK



Northeastern State University

TAHLEQUAH, OK

Tahlequah is located in the "Lakes Country" of Northeastern Oklahoma in Cherokee County. The City of Tahlequah is an incorporated municipality located in eastern Oklahoma. Tahlequah is located just 69 miles from Tulsa, 57 miles from Northwest Arkansas, and 29 miles from Muskogee. Tahlequah is an extremely accessible city. With access to several major highways and interstates, getting around is a breeze. Tahlequah is located within 50 miles of Interstates 40 and 44, Hwy 412, Hwy 69, and Hwy 59, making for easy and fast access to the country. Tahlequah has the distinction of being the capital of both The Cherokee Nation and The United Keetoowah Band of Cherokee Indians. The city has a total area of 12.45 square miles, all land. The City of Tahlequah had a population of 16,139 as of July 1, 2022.

Tahlequah is a region rich in assets and opportunity with a strong history of entrepreneurship and a supportive community willing to further embrace a growing culture of small business and startups. Tahlequah, Oklahoma is a centrally located city that provides quick access to both coasts as well as the heartland of the country. Located right here in the heart of the United States, Tahlequah offers a new or relocating business everything it needs to succeed and thrive. Some of the top industries in Tahlequah include: Healthcare and Social Services, Educational Services, Retail Trade, Real Estate and Rental Properties, Utilities and Oil, Mining and Gas Extraction. Northeastern State University and the Headquarters of the Cherokee Nation are located in the city and are great assets to the area, providing many job opportunities. They are the primary employment centers in the town. Tahlequah is 68 miles from the Tulsa International Airport and 63 miles from the Northwest Arkansas National Airport. Tahlequah is home to Oklahoma State University School of Medicine, and Indian Capital Technology Center. The Cherokee Nation is the City's largest employer. The city features two hospitals and an urgent care center.

Tahlequah offers easy access to the Cherokee National Museum, the George M. Murrell Home, the Trail of Tears and Fort Gibson. The Cherokee Landing State Park, the Sequoyah Bay State Park and the Adair State Park are nearby as well. One can shop at the Cherokee Hills Shopping Center and the Box Shopping Center while in Tahlequah. Local celebrations include the Illinois River BalloonFest, the Hillbilly Hoedown and the United Keetoowah Band Annual Celebration. Among an ever growing list of annual events, Spring in brings the annual Red Fern Festival to downtown Tahlequah. One can tour the recreated ancient Cherokee village of Diligwa, located at the Cherokee Heritage Center for a dose of culture. Tourist can also float down what many consider the state's best canoe waterway, the Illinois River, or make a big splash at Lake Tenkiller.



SECTION 5

TENANT OVERVIEW

FRANCHISE PROFILE



TENANT OVERVIEW

Company:	Tropical Smoothie Café
Founded:	1997
Locations:	1,235+
Headquarters:	Atlanta, GA
Website:	tropicalssmoothiecafe.com

TROPICAL SMOOTHIE CAFE

Tropical Smoothie Cafe is a national fast-casual restaurant brand built on a mission to Inspire Better®, a commitment that starts with our better-for-you food and smoothies and extends to inspiring better in the communities we serve. Born on a beach in 1997, today Tropical Smoothie Cafe has more than 1,235 locations in 44 states. Tropical Smoothie Cafe's menu boasts bold, flavorful smoothies with a healthy appeal, all made-to-order from the freshest ingredients. For 25 years, the brand has been serving better-for-you smoothies, wraps, sandwiches and flatbreads. Tropical Smoothie Cafe also offers upgraded app technology and enhanced mobile ordering capabilities to further elevate the digital and dine-in cafe experience and emphasize the brand's focus on convenience. The rapidly growing franchise has received numerous accolades, including a top 10 ranking in Entrepreneur's Franchise 500.

CONFIDENTIALITY AGREEMENT

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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, SIG and ParaSell have not verified, and will not verify, any of the information contained herein, nor have SIG and ParaSell 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 SIG and ParaSell and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



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