

SINGLE TENANT ABSOLUTE NNN

Investment Opportunity



Brand New 15-Year Lease | Scheduled Rental Increases | Within Minutes to World Renowned Attractions



8243 S. John Young Parkway

ORLANDO FLORIDA

ACTUAL SITE



EXCLUSIVELY MARKETED BY



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SRS National Net Lease Group is pleased to offer the opportunity to acquire the fee simple interest (land & building ownership) in an absolute NNN, freestanding, franchisee guaranteed, Denny's investment property located in Orlando, FL. The tenant recently extended their lease an additional 15 years with 4 (5-year) option periods, demonstrating their long-term commitment to the site. The lease features 8% rental increases every 5 years throughout the initial term and option periods, growing NOI and hedging against inflation. The lease is absolute NNN with zero landlord responsibilities, making this an ideal, management-free investment opportunity for a passive investor. Founded in 1953, Denny's is among the largest diner-style restaurant chains with over 1,700 locations around the world.

Denny's is strategically located along S. John Young Parkway with clear visibility and access to an average of 72,000 vehicles passing by daily. The asset benefits from a centralized location with direct access onto Florida's Turnpike (112,000 VPD), Interstate 4 (194,000 VPD), and several state highways, providing easy access for employees and customers. Denny's is ideally situated within Sand Lake Corners, a 526,000+ SF Power Center anchored by Walmart Supercenter and Lowe's Home Improvement. The additional major shopping centers in the area include Orlando International Premium Outlets (774K+ SF), The Mall at Millenia (1.124M+ SF), The Florida Mall (1.943M+ SF), and many others. The surrounding national/credit tenants consist of The Home Depot, PetSmart, Costco Wholesale, Marshalls, Best Buy, and Macy's, among many others. Strong tenant synergy increases consumer draw to the immediate trade area and promotes crossover store exposure for the site. Furthermore, the property is within proximity to numerous single-family communities and multi-family complexes including Sandlake Palazzo (120 units), Greenwich Park (256 units), Sand Lake Pointe (312 units), and more, providing a direct residential consumer base for the site. The 5-mile trade area is supported by over 215,900 residents and 191,000 daytime employees, with an average annual household income of \$86,964.

PROPERTY PHOTOS



OFFERING SUMMARY



OFFERING

Price	\$2,987,000
Net Operating Income	\$134,400
Cap Rate	4.50%
Guaranty	Franchisee - EYM Diner of Florida, LLC (28 Units)
Tenant	Denny's
Lease Type	Absolute NNN
Landlord Responsibilities	None

PROPERTY SPECIFICATIONS

Rentable Area	4,575 SF
Land Area	0.91 Acres
Property Address	8243 S. John Young Parkway Orlando, Florida 32819
Year Built	2001
Parcel Number	33-23-29-7457-00-070
Ownership	Fee Simple (Land & Building)



Brand New 15-Year Lease | Scheduled Rental Increases | Franchisee Guaranteed | Well-Known & Established Brand

- The tenant recently extended their lease an additional 15 years with 4 (5-year) option periods, demonstrating their long-term commitment to the site
- The lease features 8% rental increases every 5 years throughout the initial term and option periods, growing NOI and hedging against inflation
- The lease is franchisee guaranteed by EYM Diner of Florida, LLC (28 units)
- Founded in 1953, Denny's is among the largest diner-style restaurant chains with over 1,700 locations around the world

Absolute NNN | Fee Simple Ownership | Zero Landlord Responsibilities

- Tenant pays for CAM, taxes, insurance and maintains all aspects of the premises
- No landlord responsibilities
- Ideal, management-free investment for a passive investor

Direct Residential Consumer Base | Strong Demographics in 5-Mile Trade Area

- The property is near numerous single-family communities and multi-family complexes, providing a direct residential consumer base for the site
- The surrounding multi-family complexes include Sandlake Palazzo (120 units), Greenwich Park (256 units), Sand Lake Pointe (312 units), and more
- More than 215,900 residents and 191,000 employees support the trade area
- \$86,964 average household income

Outparcel to Walmart-Anchored Center | Dense Retail Corridor | World Renowned Consumer Attractions | MCO International

- Denny's is ideally situated within Sand Lake Corners, a 526,000+ SF Power Center anchored by Walmart Supercenter and Lowe's Home Improvement
- The additional major shopping centers in the area include Orlando International Premium Outlets (774K+ SF), The Mall at Millenia (1.124M+ SF), The Florida Mall (1.943M+ SF), and many others
- The surrounding credit tenants consist of The Home Depot, PetSmart, Costco Wholesale, Marshalls, Best Buy, and Macy's, among many others
- Strong tenant synergy increases consumer draw to the immediate trade area and promotes crossover store exposure for the site
- Denny's is within proximity to Universal's Epic Universe (under construction), Universal Orlando Resort, Seaworld Orlando, Orange County Convention Center, and much more
- The subject is a quick 14-minute drive to Orlando International Airport (MCO) with 19.6+ million annual passengers in 2021

Located Along S. John Young Parkway | Centralized Location | Excellent Visibility & Access

- Denny's is strategically located along S. John Young Parkway with clear visibility and access to an average of 72,000 vehicles passing by daily
- The asset benefits from a centralized location with direct access onto Florida's Turnpike (112,000 VPD), Interstate 4 (194,000 VPD), and several state highways
- Direct access to major commuter routes provides easy access for employees and customers
- The asset has excellent visibility and multiple points of ingress/egress

PROPERTY OVERVIEW



LOCATION



Orlando, Florida
Orange County

ACCESS



S. John Young Parkway: 1 Access Point

TRAFFIC COUNTS



S. John Young Parkway: 72,000 VPD
W. Sand Lake Road/State Highway 482: 59,000 VPD

IMPROVEMENTS



There is approximately 4,575 SF
of existing building area

PARKING



There are approximately 53 parking spaces
on the owned parcel.
The parking ratio is approximately 11.58 stalls
per 1,000 SF of leasable area.

PARCEL



Parcel Number: 33-23-29-7457-00-070
Acres: 0.91
Square Feet: 39,595

CONSTRUCTION



Year Built: 2001

ZONING



P-D: Planned Development









LOCATION MAP

2022 Estimated Population

1 Mile	191
3 Miles	64,963
5 Miles	215,915

2022 Average Household Income

1 Mile	\$72,505
3 Miles	\$68,551
5 Miles	\$86,964

2022 Estimated Total Employees

1 Mile	17,598
3 Miles	97,910
5 Miles	191,027

1 Mile	191
3 Miles	64,963
5 Miles	215,915

1 Mile	\$72,505
3 Miles	\$68,551
5 Miles	\$86,964

1 Mile	17,598
3 Miles	97,910
5 Miles	191,027



ORLANDO, FLORIDA

Orlando is a city in the U.S. state of Florida and the county seat of Orange County. Located in Central Florida, it is the center of the Orlando metropolitan area. The city of Orlando is the 4th largest city in Florida with a population of 321,040 as of July 1, 2022. The city is in the approximate center of the State of Florida and the four-county Orlando-Kissimmee-Sanford Metropolitan Statistical Area (MSA). The city of Orlando is nicknamed “The City Beautiful” and its symbol is the fountain at Lake Eola. Orlando is also known as “The Theme Park Capital of the World” and in 2014 its tourist attractions and events drew more than 62 million visitors. The Orlando International Airport (MCO) is the thirteenth busiest airport in the United States and the 29th busiest in the world.

Orlando is a major industrial and hi-tech center. Orlando has the 7th largest research park in the country, Central Florida Research Park, with over 1,025 acres. It is home to over 120 companies, employs more than 8,500 people, and is the hub of the nation’s military simulation and training programs. The region’s infrastructure offers reliability, affordability and efficiency - giving businesses seamless access to the people and places they need to reach. Companies can depend on a diverse variety of transportation modes that are critical to the city’s thriving economy. One of the main driving forces in Orlando’s economy is its tourism industry and the city is one of the leading tourism destinations in the world. Nicknamed the ‘Theme Park Capital of the World’, the Orlando area is home to Walt Disney World Resort, Universal Orlando Resort, and SeaWorld Orlando. The convention industry is also critical to the region’s economy. The Orange County Convention Center is now the second-largest convention complex in terms of space in the United States, trailing only McCormick Place in Chicago. The city vies with Chicago and Las Vegas for hosting the most convention attendees in the United States.

The Orlando International Airport (MCO) is Orlando’s primary airport and currently the second busiest airport in the state of Florida closely behind Miami International Airport.



Orlando is best known around the world for its many popular attractions.



Walt Disney World, the most visited vacation resort in the world with more than 52 million visitors every year. The property covers 66 square miles with four theme parks, 24 themed resort hotels, two water parks, and four golf courses.



Universal Orlando Resort the largest property operated by Universal Parks & Resorts and the largest resort in Orlando with two theme parks: Universal Studios Florida and Islands of Adventure. Universal Orlando Resort, and Wet 'n Wild Water Park, the first water park in America.



SeaWorld features marine animals like sea lions, orcas and dolphins with displays and shows. SeaWorld had the first birth of a killer whale in captivity and the first hatching of captive green sea turtles.



WALT DISNEY MAGIC KINGDOM PARK

20.86 MILLION VISITORS PER YEAR (2018)



UNIVERSAL STUDIOS ORLANDO

10.71 MILLION VISITORS PER YEAR (2018)



DISNEY'S HOLLYWOOD STUDIOS

11.26 MILLION VISITORS PER YEAR (2018)



UNIVERSAL ORLANDO RESORT

TWO THEME PARKS, ONE WATER PARK



THE WALT DISNEY WORLD RESORT

27,258 ACRES OF THEME PARKS, HOTELS, & GOLF COURSES



SEA WORLD ORLANDO

4.59 MILLION VISITORS PER YEAR (2018)



THE WALT DISNEY EPCOT CENTER

20.86 MILLION VISITORS PER YEAR (2018)



DISNEY'S ANIMAL KINGDOM

13.75 MILLION VISITORS PER YEAR (2018)



LARGEST EMPLOYERS

Company	Employees
Walt Disney World	74,200
Advent Health	28,959
Orange County Public Schools	25,145
Universal Orlando Resort	25,000
Publix Supermarkets Inc.	19,783
Orlando Health	19,032
Orlando International Airport (MCO)	18,000
Seminole County Public Schools	10,000
University of Central Florida	9,476
Lockheed Martin	9,000



**Ranked #1 in the Country for
JOB GROWTH**

U.S. DEPT. OF LABOR, BUREAU OF LABOR STATISTICS, 2015-2018



Home to 292,059

Population growth of 22.56%
since 2010

AVERAGE
HOUSEHOLD
INCOME
\$75,669



MEDIAN
CITY OF ORLANDO
AGE
33.8



MEDIAN
HOME
COST
\$240,000



MEDIAN
RENTAL
COST
\$1,196



OVER **121,000 HOTEL ROOMS, 20,000 VACATION-HOME RENTALS**
& **22,000 VACATION-OWNERSHIP PROPERTIES**



\$90,245,169

GDP of county (2019 Orange County):

5TH MOST POPULOUS COUNTY
in Florida (6.6% of Florida's population)



ORLANDO | AREA OVERVIEW



	1 Mile	3 Miles	5 Miles
Population			
2022 Estimated Population	191	64,963	215,915
2027 Projected Population	189	68,945	223,604
2010 Census Population	98	50,627	173,953
Historical Annual Growth 2010 to 2020	2.71%	1.93%	1.76%
Households & Growth			
2022 Estimated Households	78	22,944	79,356
2027 Projected Households	77	24,234	81,732
2010 Census Households	35	17,639	64,176
Historical Annual Growth 2010 to 2020	2.77%	1.97%	1.71%
Race & Ethnicity			
2022 Estimated White	52.43%	33.19%	43.63%
2022 Estimated Black or African American	16.75%	26.28%	22.02%
2022 Estimated Asian or Pacific Islander	3.66%	4.30%	6.19%
2022 Estimated American Indian or Native Alaskan	0.52%	0.84%	0.56%
2022 Estimated Other Races	18.85%	20.76%	16.05%
2022 Estimated Hispanic	45.55%	49.34%	40.14%
Income			
2022 Estimated Average Household Income	\$72,505	\$68,551	\$86,964
2022 Estimated Median Household Income	\$50,397	\$52,842	\$58,918
2022 Estimated Per Capita Income	\$30,889	\$24,297	\$32,054
Businesses & Employees			
2022 Estimated Total Businesses	1,218	7,830	16,755
2022 Estimated Total Employees	17,598	97,910	191,027



RENT ROLL



LEASE TERM				RENTAL RATES							
Tenant Name	Square Feet	Lease Start	Lease End	Begin	Increase	Monthly	PSF	Annually	PSF	Recovery Type	Options
Denny's	4,575	TBD	Mar. 2038	Current	-	\$11,200	\$2.45	\$134,400	\$29.38	Absolute NNN	4 (5-Year)
(EYM Diner of Florida, LLC)				Apr. 2028	8%	\$12,096	\$2.64	\$145,152	\$31.73	8% Increase at the Beg. of Each Option	
				Apr. 2033	8%	\$13,064	\$2.86	\$156,764	\$34.26		

FINANCIAL INFORMATION

Price	\$2,987,000
Net Operating Income	\$134,400
Cap Rate	4.50%
Lease Type	Absolute NNN

PROPERTY SPECIFICATIONS

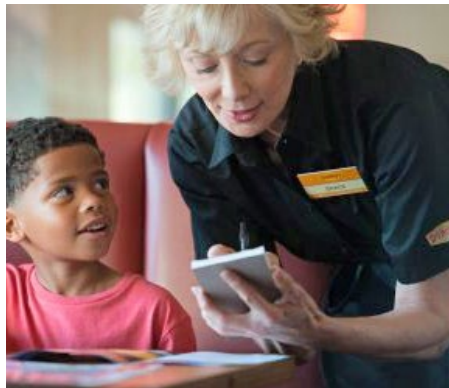
Year Built	2001
Rentable Area	4,575 SF
Land Area	0.91 Acres
Address	8243 S. John Young Parkway Orlando, Florida 32819



FOR FINANCING OPTIONS AND LOAN QUOTES:

Please contact our SRS Debt & Equity team at debtequity-npb@srsre.com

BRAND PROFILE



DENNY'S

dennys.com

Company Type: Public (NASDAQ: DENN)

Locations: 1,656

2022 Employees: 3,700

2022 Revenue: \$456.43 Million

2022 Net Income: \$74.71 Million

2022 Assets: \$498.34 Million

Denny's Corporation is the franchisor and operator of one of America's largest franchised full-service restaurant chains, based on the number of restaurants. As of December 28, 2022, the Company consisted of 1,656 restaurants, 1,582 of which were franchised and licensed restaurants and 74 of which were company operated. The company was founded in 1953 and is headquartered in Spartanburg, South Carolina.



THE EXCLUSIVE NET LEASE CAPITAL MARKETS TEAM

of SRS Real Estate Partners

255+

RETAIL
PROFESSIONALS

25+

OFFICES

#1

LARGEST
REAL ESTATE
SERVICES FIRM
in North America
exclusively dedicated
to retail

2.3K+

RETAIL
TRANSACTIONS
company-wide
in 2022

760+

NET LEASE
TRANSACTIONS
SOLD
in 2022

\$2.9B+

NET LEASE
TRANSACTION
VALUE
in 2022

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