



**3570 APALACHEE PKWY.
TALLAHASSEE , FL 32311**

TABLE OF CONTENTS

03

INVESTMENT HIGHLIGHTS

04

PROPERTY OVERVIEW

09

TENANT OVERVIEW

10

AREA OVERVIEW

EXCLUSIVELY LISTED BY

CHRISTOPHER FILIPS



ASSOCIATE

Direct +1 (858) 427-1332

Mobile +1 (619) 694-9902

christopher.filips@matthews.com

License No. 02213789 (CA)

CADE NORLAND



SENIOR ASSOCIATE

Direct +1 (949) 662-2265

Mobile +1 (949) 485-9897

cade.norland@matthews.com

License Number 02120126 (CA)

BROKER OF RECORD

Kyle Matthews

License No. CQ1066435 (FL)



INVESTMENT HIGHLIGHTS

PROPERTY HIGHLIGHTS

- **World Renowned Brand** – Burger King first opened in 1954 and now has 15,000+ locations in over 100 countries.
- **Absolute NNN Lease** – The tenant is responsible for all expenses providing an investor with passive income and no landlord responsibilities.
- **Experienced Operator** – Consolidated Burger Holdings, a part of Consolidated Restaurant Group, is a multi-branded QSR operator with ±75 Burger King locations throughout Florida and Georgia. This benefits an investor by owning a property leased to an experienced tenant that understands the Florida market.
- **University Town** – The subject property is located in proximity to Florida State University (FSU), home to ±44,597 students. FSU spans over 500 acres and has seen consistent enrollment numbers throughout the years, which benefits the investor owning real estate with a steady population. FSU consistently earns high rankings such as placing #10 in Niche's 2025 report of Top Public Universities in America, as well as placing in the Top 25 among public universities in the latest U.S. News & World Report.
- **Synergistic Local Retail** – the location is well located across the street from a Walmart Supercenter as well as accompanied with neighboring tenants such as Taco Bell, Take 5 Oil, Tire Kingdom, Ace Hardware, Anytime Fitness, Murphy USA, Waffle House, Centennial Bank, Dunkin', and Advance Auto Parts.



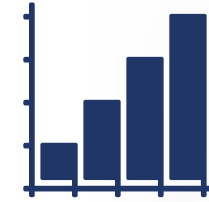


PROPERTY OVERVIEW

TENANT	Burger King
ADDRESS	3570 Apalachee Pkwy, Tallahassee, FL 32311
YEAR BUILT	2009
GLA	±2,806 SF
LAND AREA	±1.00 AC



\$2,061,852
LIST PRICE



6.75%
CAP RATE



\$139,175
ANNUAL RENT

LEASE SUMMARY

TENANT TRADE NAME	Burger King
TYPE OF OWNERSHIP	Fee Simple
LEASE GUARANTOR	Consolidated Burger A, LLC
LEASE TYPE	Absolute NNN
ROOF AND STRUCTURE	Tenant Responsibility
LEASE COMMENCEMENT DATE	2/4/2009
LEASE EXPIRATION DATE	2/28/2029
TERM REMAINING ON LEASE	±4.2 Years
INCREASE(S)	6% Every 3 Years
OPTIONS REMAINING	Four, 5-Year Options
ROFR	No

ANNUALIZED OPERATING DATA

DATE	MONTHLY RENT	ANNUAL RENT	INCREASES	CAP RATE
Current - 02/04/2027	\$11,597.96	\$139,175.52	6.00%	6.75%
02/05/2027 - 02/28/2029	\$12,293.84	\$147,526.08	6.00%	7.16%
03/01/2029 - 02/28/2032	\$13,031.47	\$156,377.64	6.00%	7.58%
03/01/2032 - 02/28/2035	\$14,642.16	\$175,705.92	6.00%	8.52%
03/01/2035 - 02/28/2038	\$15,520.69	\$186,248.28	6.00%	9.03%
03/01/2038 - 02/28/2041	\$16,451.93	\$197,423.18	6.00%	9.22%
03/01/2041 - 02/28/2044	\$17,439.05	\$209,268.60	6.00%	9.58%
03/01/2044 - 02/28/2047	\$18,484.39	\$221,812.68	6.00%	10.36%
03/01/2047 - 02/28/2049	\$19,593.45	\$235,121.40	6.00%	10.76%

*The tenant's option periods begin 03/01/2029



ExtraSpace
Storage

planet
fitness

sam's club



WAFFLE
HOUSE

Walmart
Supercenter

TACO
BELL

CENTENNIAL
BANK

extended
STAY
AMERICA

LINCOLN HIGH SCHOOL
1,861 STUDENTS

0.6 MILES

SUBJECT PROPERTY

WASH
AROUND
THE
CLOCK

APALACHEE PKWY ± 17,300 VPD



SUBJECT PROPERTY



APALACHEE PKWY ± 17,300 VPD





TENANT OVERVIEW



Every day, more than 11 million guests visit Burger King restaurants around the world. And they do so because Burger King's restaurants are known for serving high-quality, great-tasting, and affordable food. Founded in 1954, Burger King is the second largest fast food hamburger chain in the world. The original Home of the Whopper, their commitment to premium ingredients, signature recipes, and family-friendly dining experiences is what has defined their brand for more than 50 successful years. The company franchises more than 10,400 restaurants and owns about 1,000 for a chainwide total exceeding 11,455, with locations in all 50 states and 56 countries. The company serves 15.7 million customers each day and over 2.4 billion Burger King hamburgers are sold each year across the globe.



AREA OVERVIEW

TALLAHASSEE MSA



TALLAHASSEE, FL

Tallahassee, the capital of Florida, is a dynamic city that blends history, culture, and natural beauty. Located in the Florida Panhandle, it offers a unique mix of Southern charm and modern amenities. As the political center of the state, Tallahassee is home to the Florida State Capitol, as well as numerous government offices and historic landmarks. The city is also a hub for education and innovation, anchored by Florida State University and Florida A&M University. Known for its lush greenery, canopy roads, and outdoor recreation opportunities, Tallahassee boasts beautiful parks, trails, and nearby natural attractions like Wakulla Springs. With a thriving arts scene, diverse dining options, and year-round events, Tallahassee offers a little something for everyone, making it a vibrant and welcoming destination.

ECONOMY

Tallahassee's economy is driven by a diverse mix of sectors, with government, education, and healthcare playing central roles. As the capital of Florida, the city is a hub for state government operations, providing a steady source of employment through agencies and legislative offices. Education is another pillar of the local economy, anchored by Florida State University, Florida A&M University, and Tallahassee Community College, which not only offer employment but also stimulate innovation and entrepreneurship. The healthcare industry thrives with major institutions like Tallahassee Memorial HealthCare and HCA Florida Capital Hospital serving the region.

ATTRACTIONS

Known for its charming Southern hospitality, Tallahassee offers a variety of attractions, including the historic Florida State Capitol, where visitors can explore the state's political heritage. Nature enthusiasts will appreciate the city's lush landscapes, from the scenic canopy roads lined with moss-draped oak trees to the expansive Alfred B. Maclay Gardens State Park, featuring floral displays and walking trails. The city is also home to fascinating museums such as the Tallahassee Museum, blending history and wildlife, and the Museum of Florida History, which chronicles the state's rich past. Outdoor adventurers can enjoy nearby Wakulla Springs, one of the world's largest and deepest freshwater springs, perfect for swimming, kayaking, and wildlife spotting. With a thriving arts scene, numerous local restaurants, and the energy of Florida State University, Tallahassee offers a unique mix of culture, history, and outdoor experiences.



TALLAHASSEE MSA

DEMOGRAPHICS

POPULATION	3-MILE	5-MILE	10-MILE
Current Year Estimate	45,536	104,471	258,082
2020 Census	45,139	71,963	101,645
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
Current Year Estimate	20,798	46,608	109,173
2020 Census	19,065	44,548	107,429
INCOME	3-MILE	5-MILE	10-MILE
Average Household Income	\$86,788	\$83,151	\$76,486

CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **3570 Apalachee Pkwy, Tallahassee, FL 32311** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services, the property, or the seller by such entity.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.

EXCLUSIVELY LISTED BY:

IN CONJUNCTION WITH:

CHRISTOPHER FILIPS

ASSOCIATE

Direct +1 (858) 427-1332

Mobile +1 (619) 694-9902

christopher.filips@matthews.com

License No. 02213789 (CA)



CADE NORLAND

SENIOR ASSOCIATE

Direct +1 (949) 662-2265

Mobile +1 (949) 485-9897

cade.norland@matthews.com

License Number 02120126 (CA)



BROKER OF RECORD

Kyle Matthews

License No. CQ1066435 (FL)



**3570 APALACHEE PKWY.
TALLAHASSEE, FL 32311**