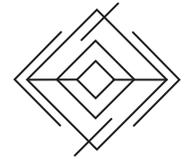


MULTI-TENANT STRIP CENTER

Investment Opportunity 100% Leased, Endcap Drive-Thru



BRANDYWINE
VILLAGE

Crain Hwy (301) Frontage & Access (100,400 VPD) |
Across From Brandywine Crossing (231,000+ SF Retail Center)



15805 Crain Highway | Brandywine, Maryland

WASHINGTON D.C. MSA

ACTUAL SITE



SRS

CAPITAL
MARKETS

EXCLUSIVELY MARKETED BY



ANDREW FALLON

**EVP & Managing Principal
National Net Lease**

andrew.fallon@srsre.com
D: 703.787.4733 | M: 202.286.1542
1765 Greensboro Station Place
Tower 1, Suite 900, McLean, VA 22102
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1765 Greensboro Station Place
Tower 1, Suite 900, McLean, VA 22102
FL license No. SL3430880



MULTI-TENANT INVESTMENTS

Reciprocal Broker: Andrew Fallon, SRS Real Estate Partners, LLC | MD License No. #5002882





SRS National Net Lease is pleased to offer the opportunity to acquire the fee simple interest (land & building ownership) in a 100% occupied, multi-tenant retail center located along U.S. Highway 301 in Brandywine, Maryland. The asset features recent 2023 construction, providing investors with modern, high-quality, building designs, and reduced capital expenditure requirements. The property features a strong tenant mix of e-commerce-resistant retailers focused on food and essential services, each operating under NNN lease structures, minimizing expense leakage for a future investor. In addition, the investment includes income generated from an on-site signage installation, providing an additional revenue stream. With a weighted average lease term of roughly 8 years, the property offers stable cash flow and minimal near-term rollover risk.

The property is situated within a rapidly growing Brandywine trade area experiencing substantial residential, industrial, medical, and mixed-use development, driven by significant levels of public and private capital investment. The asset is walking distance from the Dobson Ridge master planned community, an 822-acre development with approved residential entitlements for 196 lots and will incorporate additional residential, retail, and employment uses. Additional residential growth includes the Calm Retreat development (488 townhomes) located within walking distance of the site, as well as the 55 plus Timothy Branch community development (938 single family homes) located approximately 1.5 miles away. The property is also located approximately one mile from Elion Logistics Park DC, a large-scale industrial development totaling approximately 3.1 million square feet of modern logistics space. The site is immediately adjacent to approximately 200,000 square feet of new medical office and supporting retail currently under development.

The subject property is strategically located along Crain Highway, an arterial thoroughfare that serves more than 100,400 vehicles per day. The asset is adjacent to Brandywine Crossing, a 603,158+ square foot power center anchored by Costco, Safeway, Xscape Theaters, Marshalls, and CarMax, significantly increasing consumer draw to the immediate subject trade area. Located 22 miles from Washington D.C., the 10-mile subject trade area is supported by more than 280,000 residents and 72,000 daytime employees who boast extremely affluent average household incomes of more than \$143,421.

SITE OVERVIEW



Brand New Construction | Fully Leased - 15,552 SF | Endcap Drive-Thru



PROPERTY PHOTOS



PROPERTY PHOTOS



OFFERING SUMMARY



OFFERING

Price \$11,330,000

Net Operating Income \$679,736

Cap Rate 6.00%

Tenants
Navy Federal Credit Union
Hangry Joe's
Jersey Mike's
Zips Cleaners
Diondre Venable, DDS, LLC
Pizza Hut
Salad House
Tropical Smoothie

Occupancy 100%

PROPERTY SPECIFICATIONS

Total Rentable Area 15,552 SF

Land Area 2.01 Acres

Property Address
15805 Crain Highway
Brandywine, Maryland 20613

Year Built 2023

Parcel Number 11-5591967

Ownership Fee Simple (Land & Building Ownership)

2023 Construction | NNN Leases | 100% Occupied | Weighted Average Lease Term Remaining (WALT) - 8 Years

- The asset features recent 2023 construction, providing investors with modern, high-quality, building designs, and reduced capital expenditure
- The property features a strong tenant mix of e-commerce-resistant retailers focused on food and essential services
- All tenants operate under leases that are NNN in nature, minimizing expense leakage for a future investor
- The investment includes income generated from an on-site signage installation, providing an additional revenue stream
- With a weighted average lease term of roughly 8 years, the property offers stable cash flow and minimal near-term rollover risk

Along Arterial Thoroughfare (100,400 VPD) | Dense Retail Corridor | Brandywine Crossing (603,158 SF Power Center)

- The subject property is strategically located along Crain Highway, an arterial thoroughfare that serves more than 100,400 vehicles per day
- The asset is adjacent to Brandywine Crossing, a 603,158+ square foot power center anchored by Costco, Safeway, Xscape Theaters, Marshalls, and CarMax, significantly increasing consumer draw to the immediate subject trade area
- Strong tenant synergy increases consumer traffic to the immediate subject trade area and promotes crossover tenant exposure
- The asset is with close proximity of multiple recently constructed apartment complexes including Brandywine Green (243 units | 2022 construction), The Retreat at Brandywine Crossing (170 units | 2024 construction), Allora Brandywine (221 units | under construction), and more, providing a direct residential consumer base from which to draw

Rapidly Expanding Brandywine Trade Area | Nearby Developments Timothy Branch Community (988 Townhomes) | Dobson Ridge

- The property is situated within a rapidly growing Brandywine trade area experiencing substantial residential, industrial, medical, and mixed-use development, driven by significant levels of public and private capital investment
- The asset is walking distance from the Dobson Ridge master planned community, an 822-acre development with approved residential entitlements for 196 lots and will incorporate additional residential, retail, and employment uses
- The Calm Retreat development (488 townhomes) is located within walking distance of the site
- The 55 plus Timothy Branch community development (938 single family homes) located approximately 1.5 miles away
- The property is also located approximately one mile from Elion Logistics Park DC, a large-scale industrial development totaling approximately 3.1 million square feet of modern logistics space
- The site is immediately adjacent to approximately 200,000 square feet of new medical office and supporting retail currently under development

Strong Demographics in 5-Mile Trade Area | Six-Figure Incomes

- Located 22 miles from Washington D.C
- The 10-mile subject trade area is supported by more than 280,000 residents and 72,000 daytime employees who boast extremely affluent average household incomes of more than \$143,421
- Brandywine's population grew approximately 8.9% from 2022 to 2023, nearly 9–18 times faster than the national average over the same period, highlighting exceptional growth momentum

PROPERTY OVERVIEW

LOCATION



Brandywine, Maryland
Prince George's County
Washington D.C.-Baltimore-Arlington MSA

ACCESS



Crain Highway/U.S. Highway 301: 1 Access Point
Chadds Ford: 1 Access Point

TRAFFIC COUNTS



Crain Highway/U.S. Highway 301: 100,400 VPD

IMPROVEMENTS



There is approximately 15,552 SF of existing building area with endcap Drive-Thru

PARKING



There are approximately 87 parking spaces on the owned parcel.
The parking ratio is approximately 5.44 stalls per 1,000 SF of leasable area.

PARCEL



Parcel Number: 11-5591967
Acres: 2.01
Square Feet: 87,468

CONSTRUCTION



Year Built: 2023

ZONING



Transit-Oriented/Activity Center

ELION
LOGISTICS PARK DC

ELION LOGISTICS PARK DC
270 ACRE INDUSTRIAL PARK
3M SF PROPOSED

BRANDYWINE CROSSING



Carmax



Cheddar's
SELECTED RESTAURANTS



CAROLINA
Kitchen

JOYLAND
AMUSEMENT CENTER

TIMOTHY BRANCH DR.

ubreakifix
by asurion

CRAIN HWY.

100,400
VEHICLES PER DAY



BRANDYWINE
VILLAGE

COMING SOON: 200K SF
OF MEDICAL OFFICE +
SUPPORT RETAIL





BRANDYWINE CROSSING
TARGET
Marshalls
SAFeway
XSCAPE THEATRES

COSTCO WHOLESALE

REGENCY
FURNITURE SHOWROOMS

AAA
Wawa

SONIC
McDonald's

CALIBER
Window World

CHIPOTLE
MEXICAN

ALDI
AutoZone
Checkers

ups

the **Greene Turtle**

BONEFISH GRILL

PANDA EXPRESS
CHINESE KITCHEN

HAND & STONE
MESSAGE AND FACIAL SPA

TIMOTHY BRANCH DR.

ubreakifix
by asurion

JOYLAND
AMUSEMENT PARK & ZOO

Advance Auto Parts

CHADDS FORD DR.

FULL ACCESS ROAD

CAROLINA kitchen

Starbucks

TOP PERFORMING 7-ELEVEN
99 PERCENTILE - PER PLACER.AI

TACO BELL

7-ELEVEN

McDonald's

DIAMOND CRAB
SEAFOOD RESTAURANT

CRAIN HWY.

BRANDYWINE VILLAGE

100,400
VEHICLES PER DAY

COMING SOON: 200K SF
OF MEDICAL OFFICE +
SUPPORT RETAIL

 11 Miles to Capital Beltway/Access to Washington D.C.

TIMOTHY BRANK
938 SINGLE FAMILY HOMES
55+ COMMUNITY

GRAIN HWY.

GXO

CUBESMART
self storage

ELION
LOGISTICS PARK DC

100,400
VEHICLES PER DAY

CALM RETREAT
488 TOWNHOMES
STARTING FROM THE \$435K

BUICK
GMC

CARMAX

ELION LOGISTICS PARK DC
270 ACRE INDUSTRIAL PARK
3M SF PROPOSED

COMING SOON: 200K SF
OF MEDICAL OFFICE +
SUPPORT RETAIL


BRANDYWINE
VILLAGE

Cheddar's
SCRATCH KITCHEN

ELEVEN **TACO BELL**

Davita
Kidney Care

Target **Marshalls**
SAFEMART
X-SCAPE
THEATRES
JOYLAND

ALDI
RotoZone
Checkers

BRANDYWINE CROSSING

DOBSON RIDGE
821 ACRES
MASTER PLAN COMMUNITY

CHIPOTLE
MEXICAN GRILL

COSTCO
WHOLESALE

REGENCY
FURNITURE SHOWROOMS

Wawa

ELEVEN

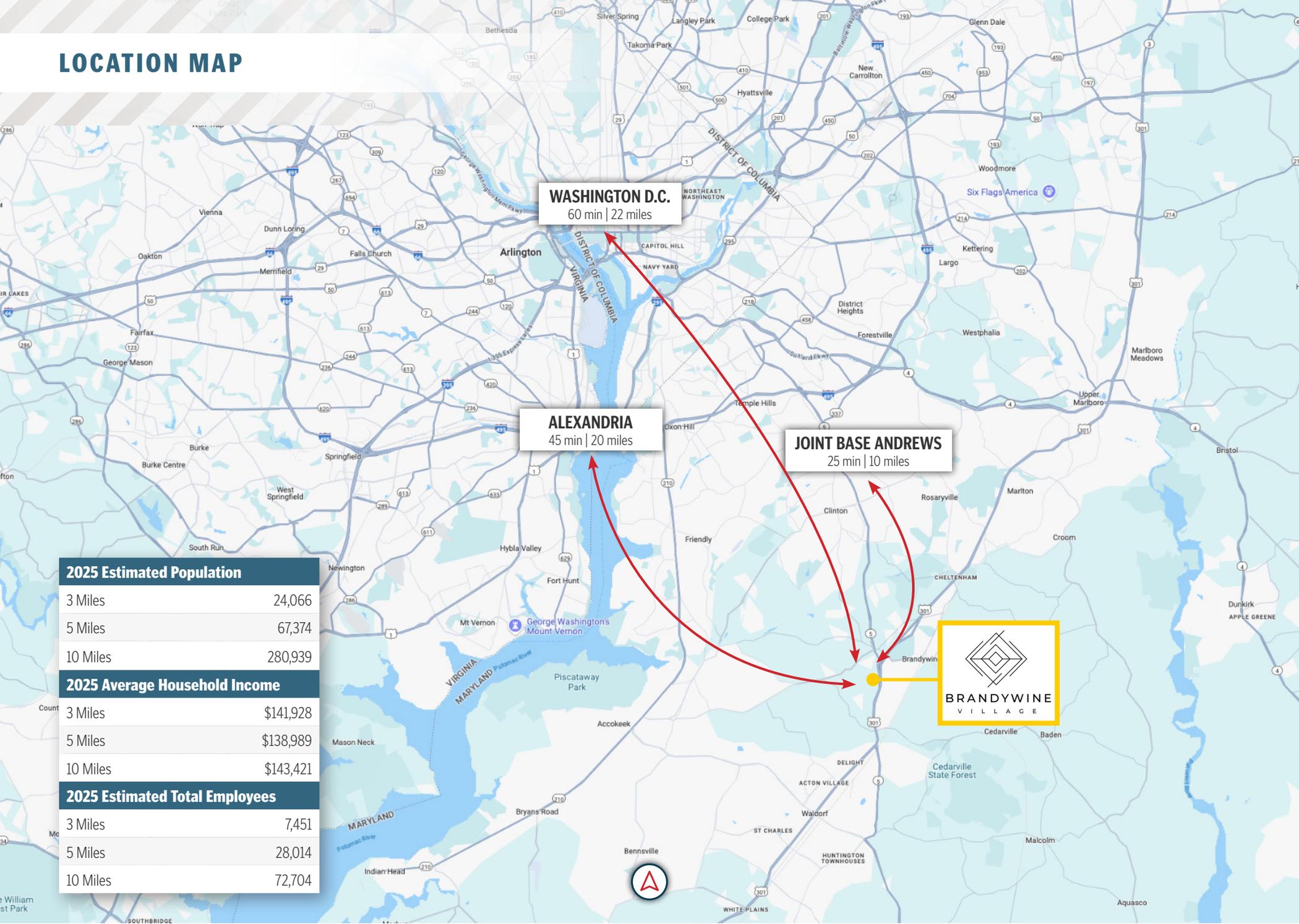
 4 Miles to Waldorf, MD / St Charles Towne Center

SONIC **McDonald's**

DUNKIN'



LOCATION MAP



WASHINGTON D.C.
60 min | 22 miles

ALEXANDRIA
45 min | 20 miles

JOINT BASE ANDREWS
25 min | 10 miles



2025 Estimated Population

3 Miles	24,066
5 Miles	67,374
10 Miles	280,939

2025 Average Household Income

3 Miles	\$141,928
5 Miles	\$138,989
10 Miles	\$143,421

2025 Estimated Total Employees

3 Miles	7,451
5 Miles	28,014
10 Miles	72,704



BRANDYWINE, MARYLAND

Brandywine is a CDP located in Prince George’s County, Maryland. It has a 2025 population of 10,930. For much of its history, the community of Brandywine, originally built along the Baltimore and Potomac Railroad, served little purpose beyond being a train stop and farming village. As of 2024, there were numerous townhouse communities in development, and the expectation is for Brandywine to grow into a much larger Washington-area suburb in the coming years, considering the ample land and the local housing market.

The Southern Area Aquatics and Recreation Complex in Brandywine is considered Prince George County’s first multigenerational recreation center, with amenities that appeal to all ages. The complex features a fitness center, two high-school-sized gymnasiums, a lane pool, a plunge pool and a spa pool. To the southeast is Cedarville State Forest, a massive 3,500-acre park with 19 miles of trails fit for hikers, mountain bikers and horseback riders. Saint Paul’s Episcopal Church is a historic house of worship in Brandywine. The church is a landmark in the Maryland Episcopalian community and was constructed back in 1733, though it was originally founded in 1692.

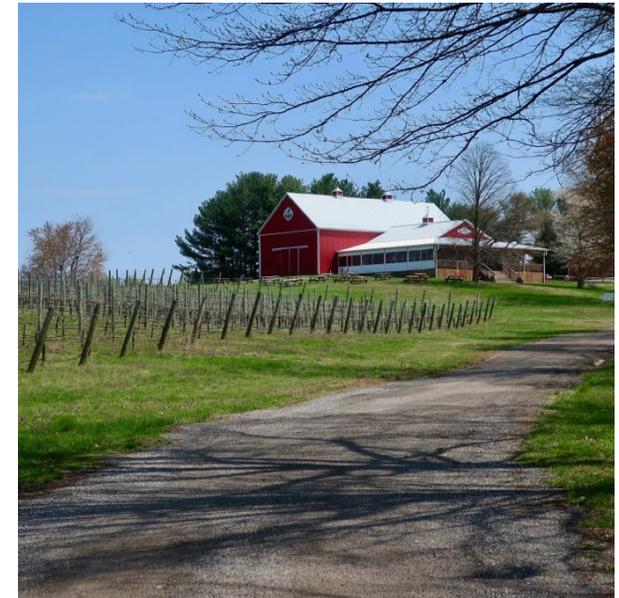


Joint Base Andrews is 11 miles north and employs over 20,000 military and civilian personnel. For those people, Brandywine provides much-needed proximity to work, with a satisfactory distance to unwind on the commute back home. Branch Avenue and Crain Highway are the main arteries running through Brandywine. Commuters can take Branch Avenue north to Washington after about 20 miles or travel just 12 miles north to the Branch Avenue Metro station, offering Green Line access through D.C., Maryland and Virginia. Crain Highway leads to Annapolis after a 34-mile drive northeast, taking under an hour.

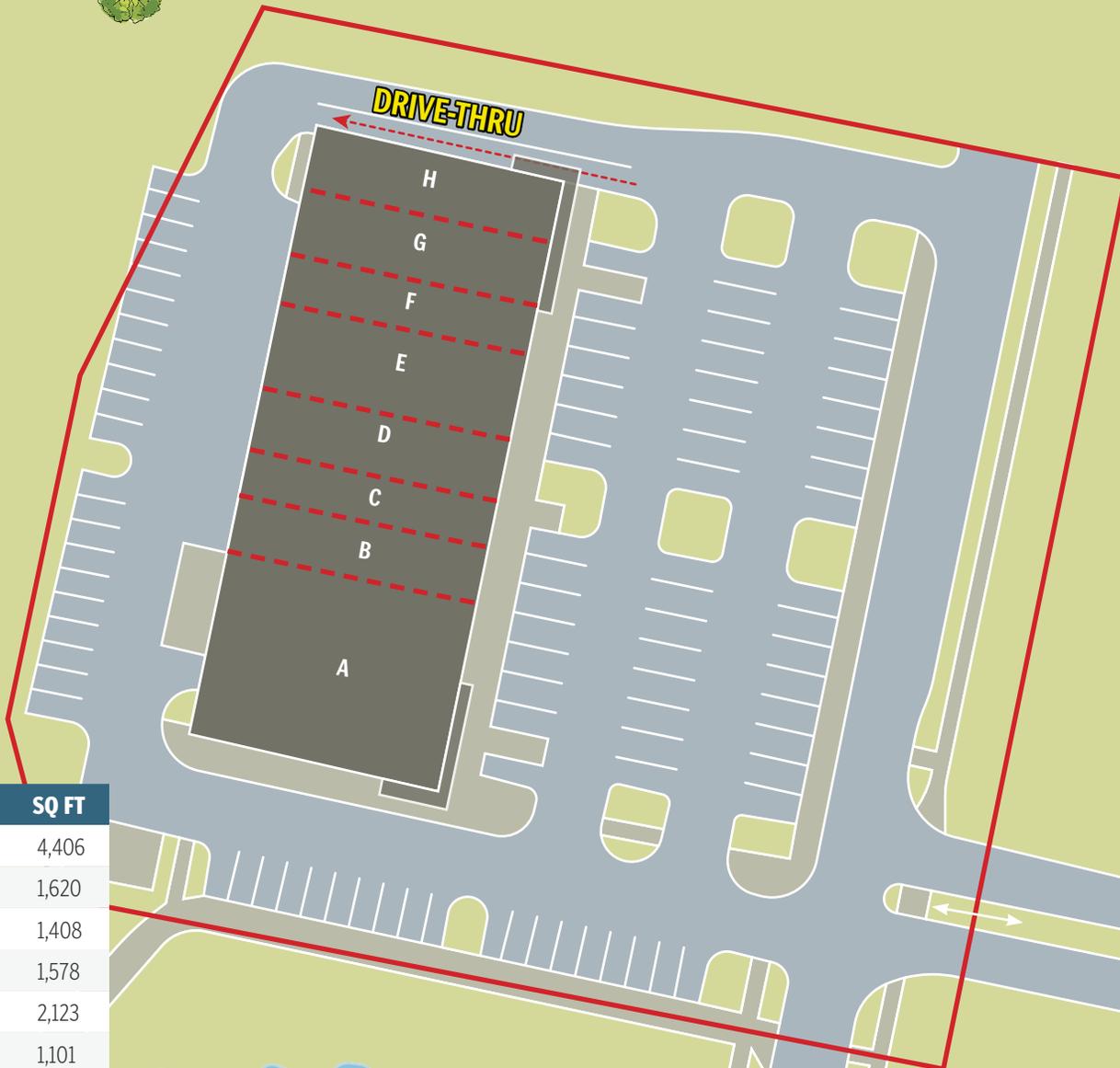
Ronald Reagan Washington National Airport is 23 miles west in Virginia and offers domestic and international flights.

AREA DEMOGRAPHICS

	3 Miles	5 Miles	10 Miles
Population			
2025 Estimated Population	24,066	67,374	280,939
2030 Projected Population	25,516	69,348	284,435
2010 Census Population	16,265	53,300	241,229
Projected Annual Growth 2025 to 2030	1.18%	0.58%	0.25%
Historical Annual Growth 2010 to 2020	2.42%	1.76%	1.30%
Households & Growth			
2025 Estimated Households	8,589	23,854	100,183
2030 Projected Households	9,132	24,657	101,938
2010 Census Households	5,679	18,438	84,416
Projected Annual Growth 2025 to 2030	1.23%	0.66%	0.35%
Historical Annual Growth 2010 to 2020	2.45%	1.86%	1.38%
Race & Ethnicity			
2025 Estimated White	17.4%	13.9%	14.5%
2025 Estimated Black or African American	65.1%	68.8%	66.8%
2025 Estimated Asian or Pacific Islander	2.5%	3.7%	3.9%
2025 Estimated American Indian or Native Alaskan	0.8%	0.7%	0.7%
2025 Estimated Other Races	6.6%	5.6%	6.8%
2025 Estimated Hispanic	10.5%	9.6%	11.3%
Income			
2025 Estimated Average Household Income	\$141,928	\$138,989	\$143,421
2025 Estimated Median Household Income	\$117,284	\$117,131	\$122,538
2025 Estimated Per Capita Income	\$51,149	\$49,431	\$51,184
Businesses & Employees			
2025 Estimated Total Businesses	711	2,782	7,910
2025 Estimated Total Employees	7,451	28,014	72,704



COMING SOON: 200K SF
OF MEDICAL OFFICE +
SUPPORT RETAIL



Suite	Tenant	SQ FT
A	Navy Federal Credit Union	4,406
B	Hangry Joe's	1,620
C	Jersey Mike's	1,408
D	Zips Cleaners	1,578
E	Diondre Venable, DDS, LLC	2,123
F	Pizza Hut	1,101
G	Salad House	1,728
H	Tropical Smoothie	1,588

RENT ROLL



Suite #	Tenant Name	Size SF	Pro					Rental Increases				Lease Start Date	Lease End Date	Market Rent \$/SF/Yr	Options Remaining			
			Rata (SF)	Rent Monthly	Rent \$/SF/Mo	Rent Annual	Rent \$/SF/Yr	Rata (\$)	Increase Date	Inc.	Rent Monthly					Rent \$/SF/Mo	Rent Annual	Rent \$/SF/Yr
A	Navy Federal	4,406	28%	\$13,952	\$3.17	\$167,428	\$38.00	25%	Jun-29	15.0%	\$16,045	\$3.64	\$192,542	\$43.70	Jun-24	Jun-34	\$45.00	2 (5-Year) 15% Increases Every 5 Years
B	Hangry Joe's	1,620	10%	\$5,535	\$3.42	\$66,420	\$41.00	10%	Jan-27 Jan-28	3.0% 3.0%	\$5,701 \$5,872	\$3.52 \$3.62	\$68,413 \$70,465	\$42.23 \$43.50	Dec-25	10 Yrs	\$45.00	1 (5-Year) 3.0% Annual Increases in the Remainder of the Initial Term and Option Period.
C	Jersey Mike's	1,408	9%	\$5,104	\$3.63	\$61,248	\$43.50	9%	Nov-29	10.0%	\$5,614	\$3.99	\$67,373	\$47.85	Nov-24	Nov-34	\$45.00	2 (5-Year) 10% Increases Every 5 Years
D	Zips Cleaners	1,578	10%	\$5,526	\$3.50	\$66,315	\$42.03	10%	Nov-26 Nov-27	2.5% 2.5%	\$5,664 \$5,806	\$3.59 \$3.68	\$67,973 \$69,673	\$43.08 \$44.15	Oct-24	Dec-34	\$45.00	2 (5-Year) 2.5% Annual Increases in the Remainder of the Initial Term and Option Period.
E	Diondre Venable, DDS, LLC	2,123	14%	\$7,077	\$3.33	\$84,920	\$40.00	12%	Apr-27 Apr-28	2.5% 2.5%	\$7,254 \$7,435	\$3.42 \$3.50	\$87,043 \$89,219	\$41.00 \$42.03	Mar-25	Oct-35	\$45.00	2 (5-Year) 2.5% Annual Increases in the Remainder of the Initial Term and Option Period.
F	Pizza Hut	1,101	7%	\$4,071	\$3.70	\$48,851	\$44.37	7%	Jul-26 Jul-27	2.0% 2.0%	\$4,152 \$4,235	\$3.77 \$3.85	\$49,828 \$50,825	\$45.26 \$46.16	Jun-24	Jun-34	\$45.00	2 (5-Year) 2.0% Annual Increases in the Remainder of the Initial Term and Option Period.
G	Salad House ⁽¹⁾	1,728	11%	\$6,264	\$3.63	\$75,168	\$43.50	11%	Year 2 Year 3	2.0% 2.0%	\$6,389 \$6,517	\$3.70 \$3.77	\$76,671 \$78,205	\$44.37 \$45.26	TBD	10 Yrs & 3 Months	\$45.00	2 (5-Year) 2.0% Annual Increases in the Remainder of the Initial Term and Option Period.

RENT ROLL



Suite #	Tenant Name	Size SF	Pro Rata (SF)	Rent Monthly	Rent \$/SF/Mo	Rent Annual	Rent \$/SF/Yr	Pro Rata (\$)	Rental Increases					Lease Start Date	Lease End Date	Market Rent \$/SF/Yr	Options Remaining	
									Increase Date	Inc.	Rent Monthly	Rent \$/SF/Mo	Rent Annual					Rent \$/SF/Yr
H	Tropical Smoothie	1,588	10%	\$5,558	\$3.50	\$66,696	\$42.00	10%	Aug-29	10.0%	\$6,114	\$3.85	\$73,366	\$46.20	Jul-24	Jul-34	\$45.00	2 (5-Year) 10% Increases Every 5 Years
Sign 1	Clear Channel Sign	-	-	\$2,122	-	\$25,469	-	4%	Jul-26	2.0%	\$2,165	-	\$25,978	-	Jul-22	10 Yrs	-	-
									Jul-27	2.0%	\$2,208	-	\$26,498	-				
									2.0% Annual Increases Thereafter									
Sign 2	Kody Holding Sign	-	-	\$1,435	-	\$17,220	-	3%	Apr-27	2.5%	\$1,471	-	\$17,651	-	Apr-22	10 Yrs	-	-
									Apr-28	2.5%	\$1,508	-	\$18,092	-				
									2.5% Annual Increases Thereafter									

Total Occupied	15,552	100%	\$56,645	\$3.64	\$679,736	\$43.71	100%											
Total Vacant	0	0%	\$0		\$0		0%											
Total / Wtd. Avg:	15,552	100%	\$56,645	\$3.64	\$679,736	\$43.71	100%										Weighted Term Remaining (Years)	8.0

The analysis uses a start date of 5/1/2026 and capitalizes on any rental increases occurring prior to the start date.

1) The analysis assumes Salad House will begin paying rent at the start of the analysis. If the close of escrow occurs prior to the rent commencement date, seller to provide a credit for the difference in rent.



CASH FLOW



For the Years Ending	\$ / SF Mo 1 Annualized	Annualized May-2026	Year 1 Apr-2027	Year 2 Apr-2028	Year 3 Apr-2029	Year 4 Apr-2030	Year 5 Apr-2031	Year 6 Apr-2032	Year 7 Apr-2033	Year 8 Apr-2034	Year 9 Apr-2035	Year 10 Apr-2036	Year 11 Apr-2037
Potential Gross Revenue													
Base Rental Revenue	\$43.71	\$679,736	\$682,812	\$692,080	\$701,574	\$742,402	\$759,174	\$769,424	\$780,830	\$791,665	\$838,023	\$856,896	\$865,258
Scheduled Base Rental Revenue	\$43.71	679,736	682,812	692,080	701,574	742,402	759,174	769,424	780,830	791,665	838,023	856,896	865,258
Expense Reimbursement Revenue	\$8.50	132,192	132,192	136,158	140,242	144,450	148,783	153,247	157,844	162,579	167,457	172,481	177,638
Total Potential Gross Revenue	\$52.21	811,928	815,004	828,238	841,817	886,851	907,957	922,671	938,674	954,244	1,005,480	1,029,377	1,042,896
Effective Gross Revenue	\$52.21	811,928	815,004	828,238	841,817	886,851	907,957	922,671	938,674	954,244	1,005,480	1,029,377	1,042,896
Total Operating Expenses	\$8.50	132,192	132,192	136,158	140,242	144,450	148,783	153,247	157,844	162,579	167,457	172,481	177,655
Net Operating Income	\$43.71	679,736	682,812	692,080	701,574	742,402	759,174	769,424	780,830	791,665	838,023	856,896	865,241
Debt Service	-	(460,241)	(460,241)	(460,241)	(460,241)	(460,241)	(460,241)	(460,241)	(460,241)	(460,241)	(460,241)	(460,241)	(460,241)
Cash Flow After Debt Service & Before Taxes	-	219,495	222,572	231,839	241,334	282,161	298,933	309,184	320,589	331,424	377,782	396,656	
Occupancy Trends													
Average Physical Occupancy	-	15,552	15,552	15,552	15,552	15,552	15,552	15,552	15,552	15,552	15,552	15,552	15,552
Average Physical Occupancy - %	-	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
Cap Rate	-	6.00%	6.03%	6.11%	6.19%	6.55%	6.70%	6.79%	6.89%	6.99%	7.40%	7.56%	

Note: See Page 21 for Cash Flow Assumptions.

PRICING SUMMARY



Pricing Summary		Potential IO Loan		Exit		
Pricing	\$11,330,000	Loan Amount	\$7,363,850	65%	Exit Price	\$13,311,000
Price PSF	\$729	Down Payment	\$3,965,150	35%	Exit Cap	6.50%
Net Operating Income	\$679,736	Interest Rate	6.25%	Loan Balance at Sale	\$7,364,000	
Cap Rate	6.00%	Loan Term	10 years			
Cash/Cash	5.61%	Interest Only Period	10 years			
Leveraged IRR	10.31%	Interest Only Payment	(\$460,241)			
Unleveraged IRR	7.83%					
NOI CAGR	2.40%					
Year 1 DSCR	1.17x					

10-Year Hold	Yr 0	Yr 1	Yr 2	Yr 3	Yr 4	Yr 5	Yr 6	Yr 7	Yr 8	Yr 9	Yr 10
Purchase Price	(11,329,000)										
Loan Amount	7,363,850										
Cash Flow		222,572	231,839	241,334	282,161	298,933	309,184	320,589	331,424	377,782	396,656
OLB at Sale											(7,364,000)
Sale Price											13,311,000
Total Cash Flow	-3,965,150	222,572	231,839	241,334	282,161	298,933	309,184	320,589	331,424	377,782	6,343,656

FOR FINANCING OPTIONS AND LOAN QUOTES:

Please contact SRS Debt & Equity at debtandequity@srsre.com

10-YEAR CASH FLOW ASSUMPTIONS



General Information		Created in AE 14.5		Market Assumptions		Shops	
Analysis Start Date	5/1/2026	Market Rent	\$45/SF/Yr	Rental Increases	3% Annual	Lease Term	10 Years
Term	10 Years	Rental Abatements	None	Renewal Probability	70%	Vacant Space Turnover	9 Months
Inflation	3%	Expense Recapture	Full Pass-Through	Tenant Improvements (PSF)		New / Renewal	\$5 / \$5
Market Rent Growth	3%	Leasing Commissions		New / Renewal	5% / 3.0%		
General Vacancy	0%						
Expense Growth	3%						
Property Tax Growth	3%						

- Notes**
1. The analysis uses a start date of 5/1/2026.
 2. The analysis assumes tenants will exercise all of their options prior to rolling to market.
 3. The analysis assumes the sign tenants will renew their leases under the same terms and will retain occupancy throughout the entire analysis.
 4. Operating expenses are estimated at \$8.50/SF/Year and assumed to inflate at 3% annually.
 5. All operating expenses are assumed to be passed through to tenants on a pro-rata basis; administrative fees are not included.
 6. The analysis assumes Salad House will begin paying rent at the start of the analysis. If the close of escrow occurs prior to the rent commencement date, seller to provide a credit for the difference in rent.
 7. The analysis does not incorporate a general vacancy factor.



HANGRY JOE'S

hangryjoes.com

Company Type: Private

Locations: 110+



Hangry Joe's Hot Chicken & Wings is a Nashville-style hot chicken franchise with a Korean twist, brought to all the customers from the USA. At Hangry Joe's they only use the freshest chicken that's never frozen, everything is made to order and served fresh. From the vibrant streets of the East to the sun-kissed shores of the west, they have extended their culinary craze to Dubai and Korea. They have taken the classic Nashville hot chicken and turned it up a notch, serving up the ultimate chicken sandwich. It's not just a meal, it's a sensation.

Source: [linkedin.com](https://www.linkedin.com), hangryjoes.com, franarabia.com



JERSEY MIKE'S SUBS

jerseymikes.com

Company Type: Private

Locations: 3,000+



Founded in 1956 as Mike's Subs with one location in Point Pleasant, New Jersey, Jersey Mike's has grown into a premier franchisor with more than 3,000 locations in the U.S. and Canada. The Company has been recognized as one of the fastest-growing fast-casual restaurant chains in America, ranking #2 on Entrepreneur's 2024 Franchise 500 and #10 on Yelp's 2024 List of Fastest Growing Brands. Jersey Mike's has also been ranked as the #1 Best Sandwich Chain in America in 2024 by Eat This, Not That!

Source: prnewswire.com

BRAND PROFILE



PIZZA HUT

pizzahut.com

Company Type: Subsidiary

Locations: 19,000+

Parent: Yum! Brands

2024 Revenue: \$7.55 Billion

2024 Net Income: \$1.49 Billion

2024 Assets: \$6.72 Billion

Credit Rating: S&P: BB+



Pizza Hut, a subsidiary of Yum! Brands, Inc. (NYSE: YUM), was founded in 1958 in Wichita, Kansas and a global leader in the pizza category. Pizza Hut operates more than 19,000 restaurants in more than 100 countries. Pizza Hut is committed to providing an easy pizza experience – from order to delivery – and has Hut Rewards, the Pizza Hut loyalty program that offers points for every dollar spent on food any way you order.

Source: finance.yahoo.com

TROPICAL SMOOTHIE CAFE

tropicalesmoothiecafe.com

Company Type: Subsidiary

Locations: 1,500+

Parent: Blackstone Inc.

2024 Revenue: \$10.93 Billion

2024 Net Income: \$2.78 Billion

2024 Assets: \$43.47 Billion

2024 Equity: \$8.21 Billion

Credit Rating: S&P: A+



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. Tropical Smoothie Cafe has 1,500 locations in 44 states. For the fourth year in a row, the brand was ranked #1 in the Smoothie/Juice Category by Entrepreneur Franchisee 500.

Source: finance.yahoo.com, prnewswire.com



ZIPS CLEANERS

321zips.com

Company Type: Franchisee

Locations: 65+



ZIPS Cleaners is a national dry-cleaning franchise founded in 2002, now operating more than 65 locations across the United States.

The brand is known for its transparent pricing—“Any Garment Dry Cleaned” for a single low rate—and its signature “In by 9, Out by 5” same-day service guarantee.

Services include dry cleaning with environmentally friendlier solvents, laundered shirts, wash-and-fold laundry, alterations, and specialty care for items like leather and household textiles.

ZIPS emphasizes convenience through EZ Drop boxes, rewards programs, and delivery partnerships, while keeping quality control in-house for consistent results. **This is Zips first automated 24/7 store in the market!**

Source: 321zips.com



NAVY FEDERAL CREDIT UNION

tropicalsmoothiecafe.com

Company Type: A not-for-profit, member-owned federal credit union

Locations: 367+

2024 Net Income: \$1.7 Billion

2024 Assets: \$180 Billion

2024 Equity: \$20 Million



Navy Federal Credit Union is the world’s largest member-owned credit union, founded in 1933 to serve U.S. military members, veterans, and their families. Headquartered in Vienna, Virginia, it operates 367 branches worldwide and manages about \$181 billion in assets, offering full-service banking products from checking and savings to mortgages, loans, and investments. Guided by its motto “Our Members Are the Mission,” Navy Federal delivers competitive rates, low fees, and extensive digital and community programs while remaining a not-for-profit financial cooperative.

Source: finance.yahoo.com

MULTI-TENANT INVESTMENTS

Capitalizing on retail market expertise to deliver maximum returns

300+

TEAM
MEMBERS

25+

OFFICES

\$5B+

TRANSACTION
VALUE

company-wide
in 2024

600+

CAPITAL MARKETS
PROPERTIES

SOLD
in 2024

\$2.5B+

CAPITAL MARKETS
TRANSACTION

VALUE
in 2024

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