



4233

TAMIAMI TRAIL
PORT CHARLOTTE, FL

DUNKIN'



NNN Two-Tenant
Publix Shadow Outparcel

High Traffic Corridor
48,700 Cars Per Day

Trophy Location in One of
Florida's Fastest Growing Counties



Affiliated Business Disclosure

CBRE, Inc. ("CBRE") operates within a global family of companies with many subsidiaries and related entities (each an "Affiliate") engaging in a broad range of commercial real estate businesses including, but not limited to, brokerage services, property and facilities management, valuation, investment fund management and development. At times different Affiliates, including CBRE Investment Management, Inc. or Trammell Crow Company, may have or represent clients who have competing interests in the same transaction. For example, Affiliates or their clients may have or express an interest in the property described in this Memorandum (the "Property") and may be the successful bidder for the Property. Your receipt of this Memorandum constitutes your acknowledgement of that possibility and your agreement that neither CBRE nor any Affiliate has an obligation to disclose to you such Affiliates' interest or involvement in the sale or purchase of the Property. In all instances, however, CBRE and its Affiliates will act in the best interest of their respective client(s), at arms' length, not in concert, or in a manner detrimental to any third party. CBRE and its Affiliates will conduct their respective businesses in a manner consistent with the law and all fiduciary duties owed to their respective client(s).

Disclaimer

This Memorandum contains select information pertaining to the Property and the Owner and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. **ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.**

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

Confidentiality Agreement

Your receipt of this Memorandum constitutes your acknowledgement that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or CBRE, Inc. ("CBRE"), and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE.

Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

©2025 CBRE, Inc. All Rights Reserved.

JIM SHIEBLER
CCIM, CEC

Senior Vice President
jim.shiebler@cbre.com
+1 239 770 2940

JAMES GARNER
CCIM

Senior Vice President

4233

TAMIAMI TRL.

Publix

DUNKIN' 
KIWAMI
SUSHI - RAMEN

BAYSHORE VILLAGE

Pet Super market 
ArchWell HEALTH  
DOLLAR GENERAL

- 01 Executive Summary
- 02 Market Overview
- 03 Tenant Descriptions & Rent Roll
- 04 Financial Summary

CONTENTS



DUNKIN'
DRIVE THRU

01

EXECUTIVE SUMMARY

CBRE is pleased to offer for sale 4233 Tamiami Trail located in Port Charlotte, Charlotte County, Florida. Situated along the busy Tamiami Trail corridor, 4233 Tamiami Trail is a stabilized, two-tenant retail outparcel positioned directly in front of a long-tenured Publix-anchored center as well as a corporate anchored shopping center, Bayshore Plaza. This placement allows the asset to benefit from consistent built-in traffic and “needs-based” shopping patterns that support durable sales and occupancy along a primary artery serving Port Charlotte and the greater Charlotte County trade area.

4233 Tamiami Trail offers investors a low-touch, income-oriented retail outparcel backed by Publix and Shopping Center-anchored traffic, and a balanced tenant lineup designed for repeat visits and all-day demand. With both Dunkin’ and Kiwami Sushi & Ramen on NNN leases, the property delivers predictable cash flow and defensive retail fundamentals in a growing Gulf Coast market.

INVESTMENT HIGHLIGHTS

- 2-Tenant Strip Center | Extremely Rare > Both Units Have Drive Thrus
- NNN Leases with Attractive Rent Increases
 - 3% Annual Increases – Kiwami Sushi & Ramen
 - 15% Every 5 Years - Dunkin’
- Outparcel to Publix and a Neighborhood Center with Major Corporate Tenants including West Marine, Pet Supermarket, ArchWell Health and Dollar General
- Located on a High Traffic Corridor (48,700 Cars per Day) and Sits Adjacent to a Signalized Intersection



 <p>PRICE \$2,594,000</p>	 <p>OCCUPANCY 100%</p>	 <p>LEASE TYPE NNN</p>
 <p>CAP RATE 5.73%</p>	 <p>SIZE 4,000 SF</p>	 <p>ACRES 0.90</p>

- + Highly Coveted Real Estate; Located Directly in Front of the First Publix Grocery and Large Quality Retail Center Traveling North Over One of Only Two Bridges
- + Absolute Built-In Captive Audience, as Publix and Bayshore Village are Ideally Positioned Behind the Subject Property
- + Located at a Signalized Intersection with an impressive Daily Traffic Count of 48,700 (ADT)
- + Beautiful Pride of Ownership Asset, Trophy Location; Exceptionally Maintained Property
- + Brand New Roof
- + Newly Sealed and Striped Parking Lot
- + Excellent Sightline, Access, Visibility & Signage - **Both Tenants have Separate Drive-Thrus**
- + Balanced Tenant Roster – Creditworthy National Brand Alongside a Regional Concept Tailored to Neighborhood Tastes:
 - + **Dunkin’ (National Tenant):** Established Quick-Service Coffee and Breakfast User with a Brand-Loyal Customer Base and Daily, Repeat Customer Traffic
 - + **Kiwami Sushi & Ramen (Regional Tenant):** Complementary Food-and-Beverage Operator that Captures Lunch/Dinner Demand and Cross-Shop Traffic from Publix
- + The Next Closest Publix is 4.3+ Miles from Subject Property
- + Resilient Category Mix: Food and Beverage Plus Coffee Perform Well Across Cycles and in Grocery-Anchored Settings; Internet & E-Commerce Adaptive Concepts
- + Both Tenants are on Triple-Net (NNN) Leases, Providing a Landlord-Friendly Expense Profile with Taxes, Insurance, and Common Area Maintenance Passed Through to Tenant



PROPERTY SUMMARY

Property Address	4233 Tamiami Trail Port Charlotte, FL 33980	Zoning	CG - Commercial General
Building Size	±4,000 SF	Traffic Count	48,700 ADT
Land Area	± 0.90 Acres	Key Tenants	Dunkin’, Kiwami Sushi & Ramen
Occupancy	100%	Parking	34 Spaces (8.50:1,000 SF)

DUNKIN’





LOCATION DRIVERS

- + Trophy Location Ideally Located In Center of Township On US-41 | Tamiami Trail, the Main Commuter & Business Thoroughfare Connecting Tampa to Miami
- + Less than 1-Mile from the Sunseeker Resort, a \$720M Resort with 785 Guest Rooms & 60,000 SF of Event Space
- + Less than 6 Miles to Punta Gorda Airport
 - + 103,252 Flights / Year
 - + 1,901,819 Passengers
 - + \$2B+ Economic Impact to Charlotte County
- + Ideal Demographics
 - + 97,288 Population density
 - + \$94,553 Average Household Income
 - + 1.24% Avg Annual Population Growth (2029)
- + Surrounding retailers include: Publix, ABC Wine & Spirits, Walgreens, CVS, Advanced Auto Parts, Bob Evans, Napa Auto Parts, Rooms To Go & More

CHARLOTTE COUNTY

- + **11% Growth in Just 20 Months | Undersupply of Retail**
[CLICK HERE FOR FULL ARTICLE](#)
 - + **Charlotte County's Rapid Population Growth Calls for More Services** [CLICK HERE FOR FULL ARTICLE](#)
 - + Ideally located in Epicenter of Path of Progress & Development / Population migration
 - + Ranked #4 out of 67 Florida Counties for Overall Population Percentage Growth Since 2020
 - + Charlotte County – 7th Best County to Retire in the US
 - + The Punta Gorda Metropolitan Statistical Area, which includes Charlotte County, is the fifth-fastest growing region in the nation.
- *US Census Bureau*
 - + #1 Best Place to Retire (Money Magazine)
 - + #3 Best Place to Live & Golf in the US (Golf Digest) - 21 Golf Courses
 - + 4M+ SF of Retail Space in 25 Shopping Centers
 - + Florida – No State Income Tax
 - + Sales Tax on Commercial Rent in Florida will Cease on October 1, 2025
- ### + Ranks #4 Fastest Growing Counties in Florida

SITE PLAN



BAYSHORE VILLAGE

- West Marine
- ArchWell HEALTH
- DOLLAR GENERAL
- Pet Super market
- SEVEN GREEN
- Rita's

TENANT	GLA	PRO RATA
DUNKIN'	2,400 SF	60%
KIWAMI	1,600 SF	40%
Total	4,000 SF	100%

- + Year Built: 2006
- + Ownership: Fee Simple
- + Construction: Concrete
- + Parcel Number: 402226251002





Publix

DUNKIN' 
KIWAMI
SUSHI • RAMEN

BAYSHORE VILLAGE
West Marine
ArchWell HEALTH
DOLLAR GENERAL
Pet Supermarket



02 MARKET OVERVIEW

Tamiami Trail - 48,700 ADT



AREA DEMOGRAPHICS

	Population	Average HH Income	Daytime Population	Median Age	Avg. Home Value	Households
3 Miles	36,814	\$82,210	38,850	55.1	\$354,198	16,439
5 Miles	97,288	\$94,553	99,451	59.2	\$425,314	44,982
5 Minute	16,812	\$72,087	22,385	55.6	\$291,730	7,471
10 Minute	66,649	\$88,471	70,991	57.6	\$395,551	30,511

The Punta Gorda Metropolitan Statistical Area, which includes Charlotte County, is the fifth-fastest growing region in the nation.

-US Census Bureau

- + Ideal Demographics (5 miles)
- + 97,288 Population density
- + \$94,553 Average Household Income
- + 6.38% Projected Population Growth by 2029

ANNUAL SPENDING HABITS

WITHIN 3-MILES

\$183M+

Food & Beverage

\$91M+

Travel & Entertainment

\$27M+

Apparel

\$11M+

Pets



PORT CHARLOTTE, FL

Port Charlotte has been recognized as a top place to retire in the U.S., based on cost of living, Florida's retiree-friendly tax code, quality health care, desirable amenities, and scenic water views that lead to Charlotte Harbor and the Gulf of Mexico. Port Charlotte is home to 165 miles of man-made waterways, numerous golf courses, tennis courts, estuaries, and nature trails. This area offers abundant opportunities for boating, fishing, and enjoying picture-perfect sunsets along the Peace and Myakka Rivers.

Encompassing the unincorporated area of Charlotte County, Port Charlotte consists mostly of single-family homes with a sprinkling of condos and townhomes. **The population of unincorporated Charlotte County, including Port Charlotte, is approximately 209,686 - a 1.72% growth rate from the previous year.**

Spanning 820 square miles, Port Charlotte is located north of the Peace River. Its 165 miles of canals and waterways provide access to Charlotte Harbor and the Gulf of Mexico. The region also features extensive natural shorelines along the Peace and Myakka Rivers, making it ideal for waterfront living and recreation. **The county includes 14,004 private boats, 28 marinas, 15 public beach access sites, 13 boat ramps, and two sailing schools.**

Port Charlotte has a staggering 21 golf courses, 10 public tennis courts and 4 YMCAs. The Texas Rangers use the 6,000-seat Charlotte County Stadium for their spring training, followed by minor league games throughout the summer. The CC Speedway provides auto racing thrills on its asphalt oval track, and a 2,000-seat Memorial Auditorium/Civic Center hosts big-name entertainment, including concerts, ballet, Broadway shows, comedy stars, and antique and art shows.

Port Charlotte is a shopper's paradise with **25 shopping centers offering 4 million square feet of retail space.** The largest is the Port Charlotte Town Center, a modern mall with over 800,000 square feet of shops and amenities.

With a sub-tropical climate, Port Charlotte offers year-round outdoor enjoyment, making it a well-known *secret* for Snowbirds and seasonal residents. So much so, the population in Charlotte County increases approximately 20% during the winter months.



1.72%

Population Growth 2023-2024

#1

Best Place to Retire
(Money Magazine)

#3

Best Place to Live & Golf in the US
(Golf Digest)

SOUTH



Allegiant Air is Punta Gorda Airport's (PGD)
Only Commercial Passenger Airline
 1,901,819 Passengers (2023)
 103,252 Flights (2023)
 1,321,211 Passengers (Jan-Sept 2024)
 Economic Impact: \$2B

Punta Gorda
 Airport (PGD)



785 Guest Rooms & Sunsuites
 20 Dining Concepts
 60,000 SF of Meeting Space
 State-of-the-Art Fitness Ctr.
 Full-Service Spa & Salon
 Avg. Room Rate: \$320/Night
 \$720M Development
 Built in 2023

Sunseeker
 Charlotte Harbor

EDGEWATER DR. - 14,600 ADT



BAYSHORE VILLAGE



PEACE RIVER
 ELEMENTARY SCHOOL
 581 Students - PK-5th Grade



TAMIAMI TRL - 48,700 ADT

NORTH

AutoZone
Monster SELF STORAGE

Winn-Dixie
7-Eleven
McDonald's
KFC

HCA Florida Fawcett Hospital
Advent Health
Port Charlotte

USPS

Publix

MIDAS
Advance Auto Parts

Knights Inn
Bob Evans
MICROTEL BY WYNDHAM
PINCH-A-PENNY POOL-PATIO-SPA
metro
by FRESH

BAYSHORE VILLAGE
West Marine
ArchWell HEALTH
DOLLAR GENERAL
Pet Supermarket
Rita's

ABC

PEACE RIVER ELEMENTARY SCHOOL
581 Students - PK-5th Grade

DUNKIN'
KIYAMI
BREAD & BEVERAGES

Marathon

HARBOR NISSAN

MATTRESS FIRM
ROOMS TO GO

Walgreens

EDGEWATER DR. - 14,600 ADT

TAMIAMI TRL - 48,700 ADT

EAST

ST. CHARLES BROOOMELO
CATHOLIC SCHOOL
336 Students - PK-8th Grade



PEACE RIVER
ELEMENTARY SCHOOL
581 Students - PK-5th Grade



TAMIAMI TRL - 48,700 ADT





BAYSHORE VILLAGE

West Marine

ArchWell HEALTH

DOLLAR GENERAL

Pet Supermarket

Rita's

Publix

Central Park Office Park

DUNKIN'

KIWAMI

MIDAS

Advance Auto Parts

Tamiami Trail - 48,700 ADT

HARBOR NISSAN

Marathon

PEACE RIVER
ELEMENTARY SCHOOL
581 Students - PK-5th Grade

BARR'S

ABC

WHAT'S COMING

RESIDENTIAL

Parkside Village (Promenades Mall Redevelopment)

The old Promenades Mall along U.S. 41 is being transformed into Parkside Village, a walkable live-work-play destination. Plans include 791 apartments, 600 hotel rooms, and 500,000 sq ft of commercial space. This project strives to bring back a vibrant downtown core with shops, cafes, residences, and offices within walking distance.

The Avery at Port Charlotte

The former Macy's site will be replaced with a five-story residential building featuring 250 apartments, a clubhouse, pool, fitness center, and business space. An additional 472 units are possible elsewhere in the Town Center Mall area, planning build-out by 2030.

600-Unit Multifamily Development on Hillsborough Blvd.

An investment firm plans a mixed-income development of 600 apartments on roughly 32 county-owned acres east of U.S. 41. The deal includes affordable housing commitments for 30 years in exchange for impact fee credits and infrastructure support.

Livano Charlotte Harbor by LIV Development

A 22-acre site at U.S. 41 & Cranberry Road was acquired for a 333-unit apartment complex with commercial space, aiming for completion around April 2025.

Kolter Group's Murdock Village Project

Approved earlier this year, the ambitious plan includes 670 residential units, a 150-room hotel, 250,000 sq ft of regional commercial space, plus 150,000 sq ft of commercial and governmental space within the Murdock Village redevelopment area.

Taylor Morrison's Four Communities in Port Charlotte:

- The Cove in West Port: 100 twin villas and single-family homes, amenities include clubhouse, pool, and pickleball courts.
- Bella Via off Kings Highway: 192 condos (phase one: 88 units) priced from around \$317,000.
- Plus two other communities in neighboring Punta Gorda.



COMMERCIAL

West Port Marketplace & Publix

A 14.3-acre development in the Murdock Village area will include a 47,240 sq ft Publix with a liquor store, plus an additional 9,800 sq ft retail building, along with full-site infrastructure.

Walkable Shopping Center in West Port

A grocery-anchored center with 9,800 sq ft of retail space is planned off State Road 776 & Flamingo Blvd. The project received approval for a modified landscape buffer to aid visibility and preserve trees.

Harpoon Harry's & Shops at Bayshore

On a 16-acre site at Bayshore Road, the relocated Harpoon Harry's (33,354 sq ft) plus 24,569 sq ft of additional retail were approved—moving from Punta Gorda's Fishermen's Village.

Harborview (653-acre Mixed-Use Site)

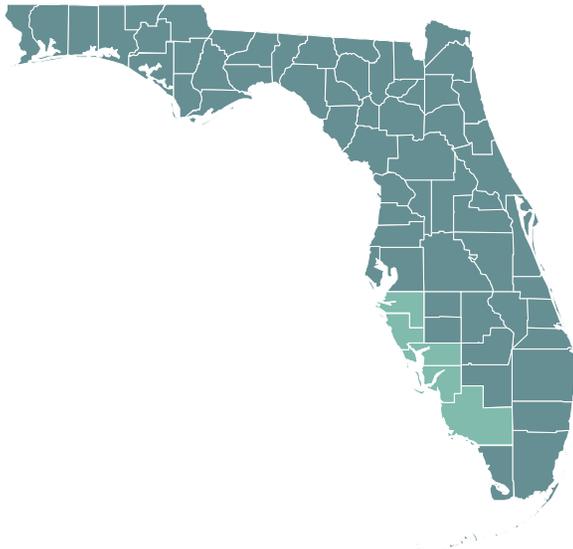
Proposed near I-75 and the Peace River, Harborview is slated to host 655,000 sq ft of commercial space, 350 hotel rooms, 50,000 sq ft of offices, over 3,600 multi-family units and 245 single-family units, plus recreation zones.

SW Florida

Population Growth Trends

Combined Southwest Florida
Growth Rate
27% Growth Overall

Charlotte County
23% Growth Overall

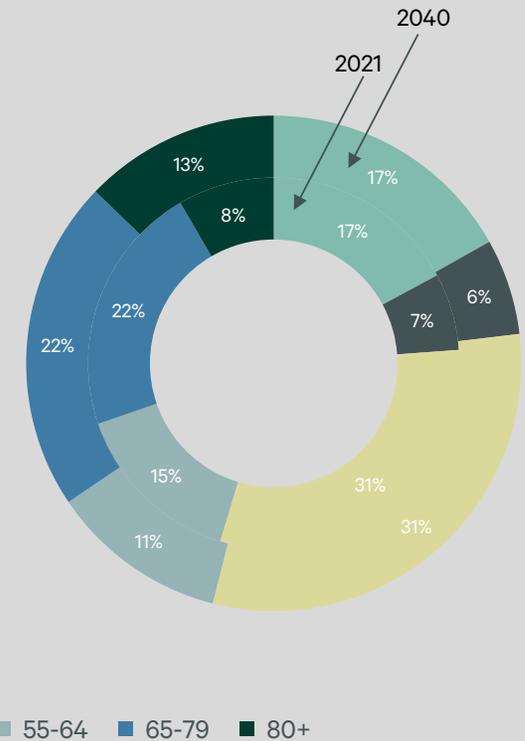


POPULATION TRENDS

Total Population



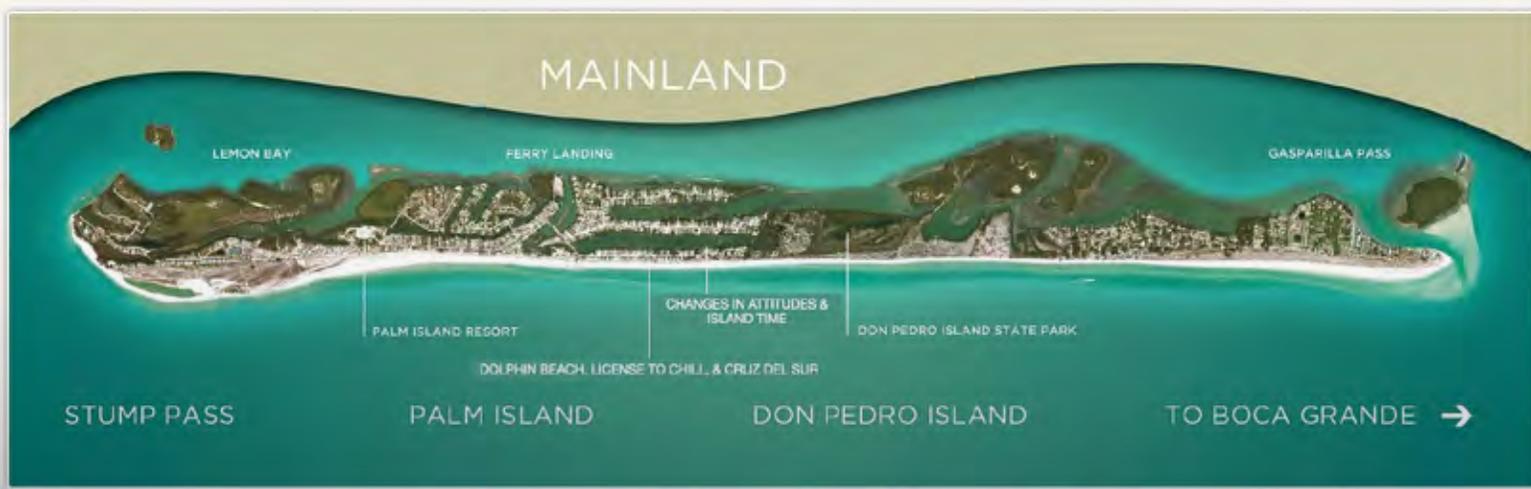
Percentage of Population



Statistical forecast between today and 2040: there will be an increase of more than **600,600** people, increasing the total population of this region to **2.8 million**.

TOURISM

The tourism industry holds immense value for the economy of Southwest Florida. As a popular tourist destination, the region attracts nearly 6 million visitors each year, who contribute more than \$5 billion annually to the local GDP.



\$5B

Annual Economic Impact from Tourism

Popular Tourist Destinations

Palm Island & Don Pedro Island

Palm Island and Don Pedro Island are part of a small chain of barrier islands off the coast of Placida, Florida, and only accessible by boat or ferry. The island is home to mangrove forests, dunes, and white sandy beaches. The island has a relaxed, non-commercial vibe with no high-rise resorts or beach bars. Most transportation is done via golf carts.

Boca Grande

Boca Grande, Florida, is characterized by stunning coastal scenery, including pristine beaches, turquoise waters, and lush palm trees. The area features charming historic architecture and a laid-back, upscale atmosphere. The community is known for its small-town feel, boutique shops, and fine dining, attracting both residents and seasonal visitors seeking tranquility and natural beauty.

Manasota Key

Heralded for its natural abundance, fishing is a favorite pastime and Manasota Key is home to four beaches (Manasota Beach, Blind Pass Beach, Englewood Beach, and Stump Pass Beach) offering 11 miles of unspoiled vistas of the Gulf of Mexico.

PORT CHARLOTTE



Sunseeker Charlotte Harbor is Less than 1 Mile Away from Subject

Florida's newest premier vacation destination is located less than one mile from the subject property. Sunseeker Charlotte Harbor is an upscale resort and spa – spanning over 22 waterfront acres with 785 premier guestrooms – a project the cost approximately \$720M to construct, setting the standard for the future of leisure travel. Sunseeker not only boosts local business for nearby retailers, it also provides jobs to more than 1,000 employees. [SUNSEEKER RESORT CHARLOTTE HARBOR](#)

Punta Gorda Airport

Airport Code: PGD

156,252

Flights (2024)

1.925M+

Passengers (2023)

\$1.7B+

Economic Impact to Charlotte County



Punta Gorda Airport (PGD) had a record-breaking year in 2023 with over 1.9 million passengers, a milestone that continued to drive new opportunities into 2024, including new Allegiant routes and growing seasonal service from Sun Country Airlines, according to the Punta Gorda Airport CEO. In March 2024, PGD set a new record with 244,434 passengers in a single month, the highest in the airport's history.

Record Passenger Numbers: PGD saw over 1.9 million passengers in 2023, setting a new record for the airport, with expectations for strong performance to continue into 2024.

March 2024 Record: In March 2024, PGD experienced its busiest month ever, with 244,434 passengers and more than 13,000 flights.

New Routes & Partnerships: New service from Allegiant to destinations like Washington D.C. was announced and began in May 2024, alongside a continuation of seasonal service with Sun Country Airlines to Minneapolis.

Growing Demand: The airport is positioning itself for further growth in 2024, fueled by factors like the increased awareness and notoriety of the new Sunseeker Resort in the area.

National Recognition: In 2024, Midwestern Traveler named PGD "Best in Florida" for local airports, and the PGD airport tower received national accolades. The airport was also ranked as one of the most affordable airports in the nation.

**Punta Gorda Airport is Located
Just 6 Miles from the Subject Property**



Punta Gorda MSA

Education



Florida Gulf Coast University

FGCU has more than 16,000 students enrolled. It is a public, state university that is part of the Atlantic Sun Conference and competes in NCAA Division I Sports. The school has received \$212 million in research and sponsored programs since 1997



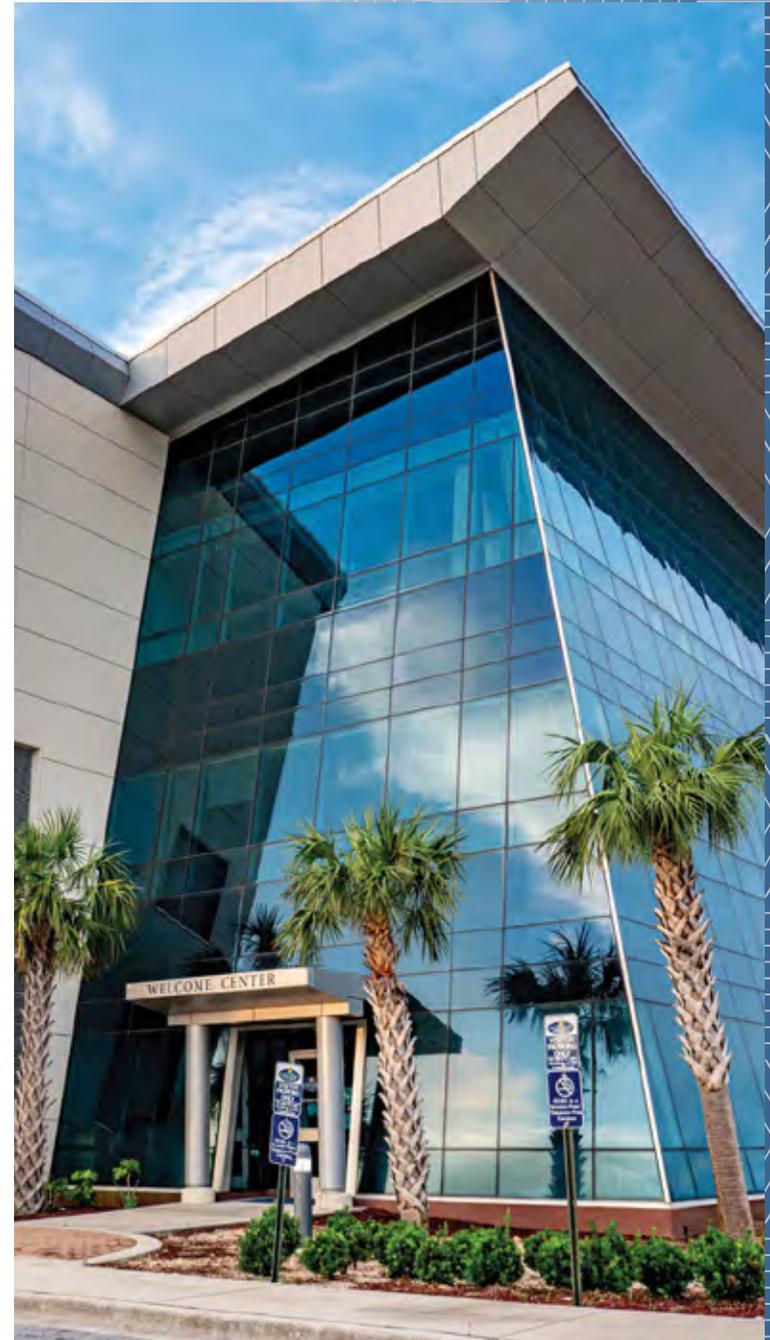
Florida Southwestern State College

Florida Southwestern has 14,714 students enrolled. Formerly known as Edition State College, the college has three campus locations and one regional center, offering 46 academic programs.



Charlotte Technical College (Charlotte County Public School)

Charlotte Technical College offers over 20 programs, exceptional instructors, great business and industry partnerships, industry-standard curriculum, equipment, and technology. They provide an effective, innovative technical education preparing all students to enter, advance, and succeed in the workplace.





03

TENANT
DESCRIPTIONS

RENT ROLL

SUITE	TENANT	GLA	RENT/SF	PRO RATA %	ANNUAL RENT	RENT INCREASES	LEASE START	LEASE EXPIRATION	LEASE TYPE	OPTIONS
A	Dunkin' Donuts	2,400 SF	\$43.19	60%	\$103,665	15% Every 5 Years	07/01/2016 ⁽¹⁾	06/30/2031	NNN	One 5-Year
B	Kiwami Sushi & Ramen	1,600 SF	\$24.72	40%	\$39,552	3% Annually	01/01/2025	12/31/2029	NNN	One 5-Year
		Total Occupied			4,000 SF			\$143,217		
		Total Vacant			0 SF			\$ 0		



⁽¹⁾Rent effective on 7/1/2026. Seller will credit the differential between COE and rent increase date.



Dunkin' (formerly Dunkin' Donuts) is one of the world's leading quick-service restaurant brands, serving hot and iced coffee, espresso, donuts, bagels, breakfast sandwiches, and other baked goods. Dunkin' operates more than 13,000 restaurants in over 40 countries, including more than 9,000 locations in the United States.

In 2020, Dunkin' Brands was acquired by Inspire Brands, a global multi-brand restaurant company whose portfolio includes Arby's, Baskin-Robbins, Buffalo Wild Wings, Jimmy John's, and Sonic Drive-In. This acquisition strengthened Dunkin's market position and provided operational efficiencies across one of the largest foodservice groups in the country.

Dunkin' consistently ranks among the top coffee and baked goods chains in the U.S., serving approximately 3 million customers daily. With strong brand recognition, loyalty programs, and continued investment in digital ordering and drive-thru efficiencies, Dunkin' remains well positioned for long-term growth and stability. www.dunkindonuts.com

The tenant, **Quality Brand Group Florida LLC**, is a multi-unit franchisee operating over 31 Dunkin's throughout Florida.

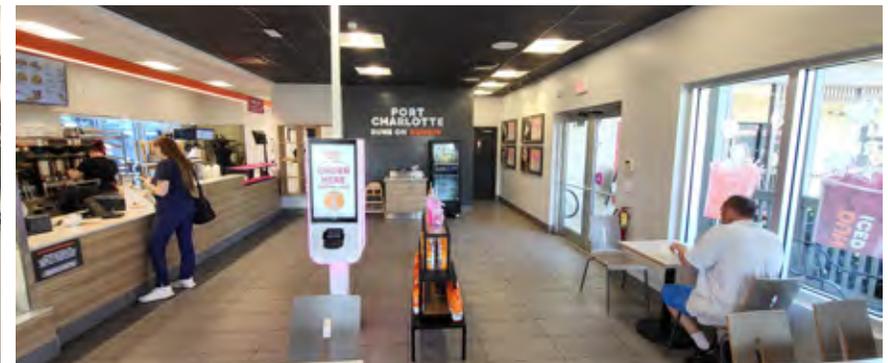
The parent company, **Quality Brand Group**, joined the Inspire Brands system in 2008; just over a dozen years later, the network has grown to nearly 200 units by building new stores and acquiring other franchise operators to become the largest Dunkin' franchisee in the West region. This strong foundation is what has enabled Quality Brand Group to expand into the Southeast region and other brands, including Baskin Robbins and Buffalo Wild Wings GO.

GLA	2,400 SF
Lease Type	NNN
Annual Rent	\$103,665
\$/SF	\$43.19
Lease Commencement	07/01/2016
Lease Expiration	06/30/2031
Rent Increases	15% Every 5 Yrs
Years Remaining	5.8 Years
Options to Renew	One 5-Year

RENT SCHEDULE

	TERM	ANNUAL RENT	RENT PSF
Option 1	7/1/2026 - 6/30/2031*	\$103,665	\$43.19
Option 2	7/1/2031 - 6/30/2036	\$119,217	\$49.67

*Tenant Exercised Option Early





Kiwami Sushi & Ramen is a locally owned and operated Japanese restaurant offering authentic sushi, ramen, and other traditional dishes in a contemporary, casual dining setting. Kiwami has established itself as a popular dining destination within the Port Charlotte trade area, attracting a loyal base of repeat customers while also benefiting from steady growth in new residents and seasonal visitors.

The presence of Kiwami enhances the property's tenant mix diversification, balancing national credit tenants with a successful local operator. Independent restaurants like Kiwami provide longer average customer dwell times and generate recurring foot traffic, which can positively impact co-tenancy performance for neighboring retailers. www.kiwamiportcharlotte.com

GLA	1,600 SF
Lease Type	NNN
Annual Rent	\$39,552
\$/SF	\$24.72
Lease Commencement	01/01/2025
Lease Expiration	12/31/2029
Rent Increases	3% Annually
Years Remaining	4 Years
Options to Renew	One 5-Year

RENT SCHEDULE

TERM	ANNUAL RENT	RENT PSF
01/01/26 - 12/31/26	\$39,552	\$24.72
01/01/27 - 12/31/27	\$40,739	\$25.46
01/01/28 - 12/31/28	\$41,961	\$26.23
01/01/29 - 12/31/29	\$43,220	\$27.01
01/01/30 - 12/31/30	\$44,517	\$27.82
01/01/32 - 12/31/31	\$45,852	\$28.66
01/01/32 - 12/31/32	\$47,228	\$29.52
01/01/33 - 12/31/33	\$48,644	\$30.40
01/01/34 - 12/31/34	\$50,104	\$31.31

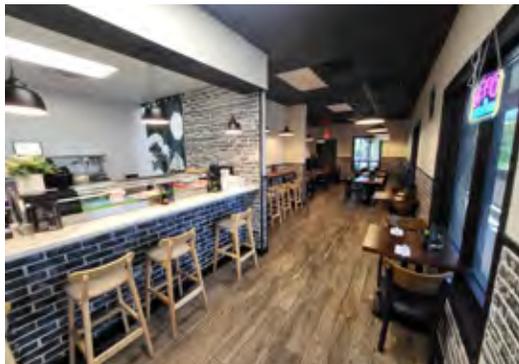
OPTION PERIOD



Scan For Google Reviews



Scan For Yelp Reviews





04

FINANCIAL SUMMARY

INCOME

List Price	\$2,594,000
Net Operating Income	\$148,535
Year One Cap Rate	5.73%




	CURRENT ON TAKEOVER		NEW BUYER YEAR 1	
	\$ / YEAR	PSF	\$ / YEAR	PSF
BASE RENT				
Occupied Space	\$129,696	\$32.42	\$143,217	\$35.80
GROSS POTENTIAL RENT	\$129,696	\$32.42	\$143,217	\$35.80
EXPENSE REIMBURSEMENTS				
Real Estate Taxes	\$20,696	\$5.17	\$29,766	\$7.44
Insurance	\$24,554	\$6.14	\$24,554	\$6.14
CAM	\$32,314	\$8.08	\$29,364	\$7.34
Management Fee	\$5,128	\$1.28	\$5,318	\$1.33
TOTAL EXPENSES	\$82,693	\$20.67	\$89,003	\$22.25
GROSS POTENTIAL INCOME	\$212,389	\$53.10	\$232,220	\$58.05
EFFECTIVE GROSS INCOME	\$212,389	\$53.10	\$232,220	\$58.05

EXPENSES

Gross Leasable Area	4,000 SF
Ownership	Fee Simple
Occupancy	100%




	CURRENT ON TAKEOVER		NEW BUYER YEAR 1	
	\$ / YEAR	PSF	\$ / YEAR	PSF
Real Estate Taxes	\$20,696	\$5.17	\$20,696	\$5.17
Real Estate Tax Assessment			\$9,070	\$2.27
TOTAL REAL ESTATE TAXES	\$20,696	\$5.17	\$29,766	\$7.44
Insurance	\$24,554	\$6.14	\$24,554	\$6.14
Professional Fees	\$1,000	\$0.25	\$1,000	\$0.25
Building Repairs	\$3,490	\$0.87	\$3,490	\$0.87
Building Supplies	\$267	\$0.07	\$267	\$0.07
Equipment Repairs Unit B	\$270	\$0.07	\$270	\$0.07
Lawn & Sprinkler	\$5,050	\$1.26	\$5,050	\$1.26
Trash Removal	\$14,095	\$3.52	\$14,095	\$3.52
Utilities	\$5,192	\$1.30	\$5,192	\$1.30
On Site Inspections	\$2,950	\$0.74		
TOTAL CAM	\$32,314	\$8.08	\$29,364	\$7.34
TOTAL EXPENSES	\$77,565	\$19.39	\$83,685	\$20.92
NET OPERATING INCOME	\$134,824	\$33.71	\$148,535	\$37.13
CAP RATE	5.20%		5.73%	

DUNKIN'



JIM SHIEBLER
CCIM, CEC
Senior Vice President
jim.shiebler@cbre.com
+1 239 770 2940

JAMES GARNER
CCIM
Senior Vice President

4233

TAMIAMI TRAIL
PORT CHARLOTTE, FL

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

CBRE