

# SINGLE TENANT ABSOLUTE NNN

Investment Opportunity



10+ YEARS REMAINING | HEALTHY SALES (~4% RENT / SALES) | STRONG TRAFFIC (32,500) VPD



1602 Reid Street

**PALATKA** FLORIDA

ACTUAL SITE





**EXCLUSIVELY MARKETED BY**



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**NATIONAL NET LEASE**

Qualifying Broker: Patrick Nutt, SRS Real Estate Partners-SOFLO LLC | FL License No. BK3120739

## OFFERING

<b>Price</b>	\$889,000
<b>Net Operating Income</b>	\$50,237
<b>Cap Rate</b>	5.65%
<b>Guaranty</b>	Personal Guarantee
<b>Tenant</b>	MVM Pizza, LLC (7 Unit Operator)
<b>Lease Type</b>	Absolute NNN
<b>Landlord Responsibilities</b>	None

## PROPERTY SPECIFICATIONS

<b>Rentable Area</b>	1,380 SF
<b>Land Area</b>	0.23 Acres
<b>Property Address</b>	1602 Reid Street Palatka, Florida 32177
<b>Year Built</b>	1972
<b>Parcel Number</b>	37-10-26-6850-304.0-010.0
<b>Ownership</b>	Fee Simple (Land & Building Ownership)
<b>Zoning</b>	C-2
<b>Parking Spaces</b>	9

### 10+ Years Remaining | Scheduled Rental Increases | Established Brand | Experienced Operator

- The tenant has over 10 years remaining with 4 (5-year) options to extend, demonstrating their commitment to the site
- The lease features 2% annual rental increases starting after year 5, throughout the initial term and option periods, steadily growing NOI and hedging against inflation
- The tenant is an experienced operator with 7 units
- Founded in 1960, Domino's Pizza is the largest pizza company in the world, with a significant business in both delivery's and carryout pizza, it ranks among the works's top public restaurant brands with a global enterprise of more than 20,000 stores in over 90 markets

### 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

### Situated Along Reid St (32,500 VPD) | Retail Corridor | Town And Country Shopping Center

- The subject property is located less than 2 miles from a Publix-anchored center, which includes other national/credit tenants such as Marshalls, Five Below, Bealls, Planet Fitness, and more
- Domino's, located along Reid St with an average of 32,500 vehicles passing daily, offers excellent visibility through significant street frontage

### Strong Demographics In 5-Mile Trade Area

- More than 25,200 residents and 13,700 employees support the trade area
- \$74,879 average household income

Tenant Name	Square Feet	LEASE TERM		RENTAL RATES							
		Lease Start	Lease End	Begin	Increase	Monthly	PSF	Annually	PSF	Recovery Type	Options
MVM Pizza, LLC	1,380	12/21/2017	4/30/2036	Current	-	\$4,186	\$3.03	\$50,237	\$36.40	Abs. NNN	4 (5-Year)
(Personal Guaranty)				Year 5	2%	\$4,270	\$3.09	\$51,241	\$37.13		FMV Increases at the Beg. of Each Option Period and 2% Annually Thereafter
				Year 6	2%	\$4,356	\$3.16	\$52,266	\$37.87		
2% Annual Rental Increases Thereafter Throughout the Initial Term											



## DOMINO'S

**dominos.com**

**Company Type:** Public  
(NYSE: DPZ)

**Locations:** 21,500+

**Credit Rating:** S&P: BBB+

**2024 Employees:** 6,400

**2024 Revenue:** \$4.71 Billion

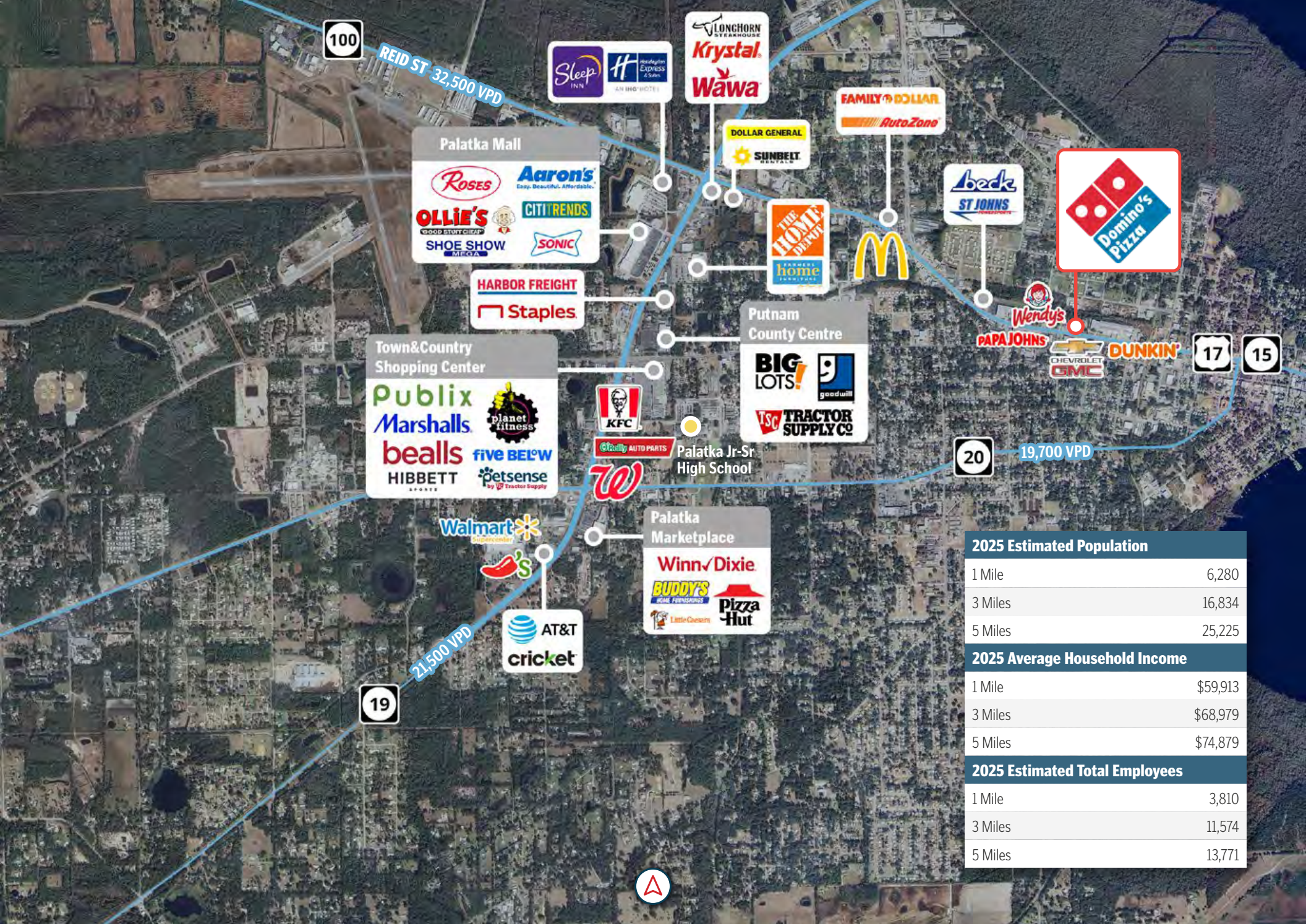
**2024 Net Income:** \$584.17 Million

**2024 Assets:** \$1.74 Billion

Founded in 1960, Domino's Pizza is the largest pizza company in the world, with a significant business in both delivery and carryout. It ranks among the world's top public restaurant brands with a global enterprise of more than 21,500 stores in over 90 markets. Domino's had global retail sales of over \$19.4 billion in the trailing four quarters ended June 15, 2025. Its system is comprised of independent franchise owners who accounted for 99% of Domino's stores as of the end of the second quarter of 2025.

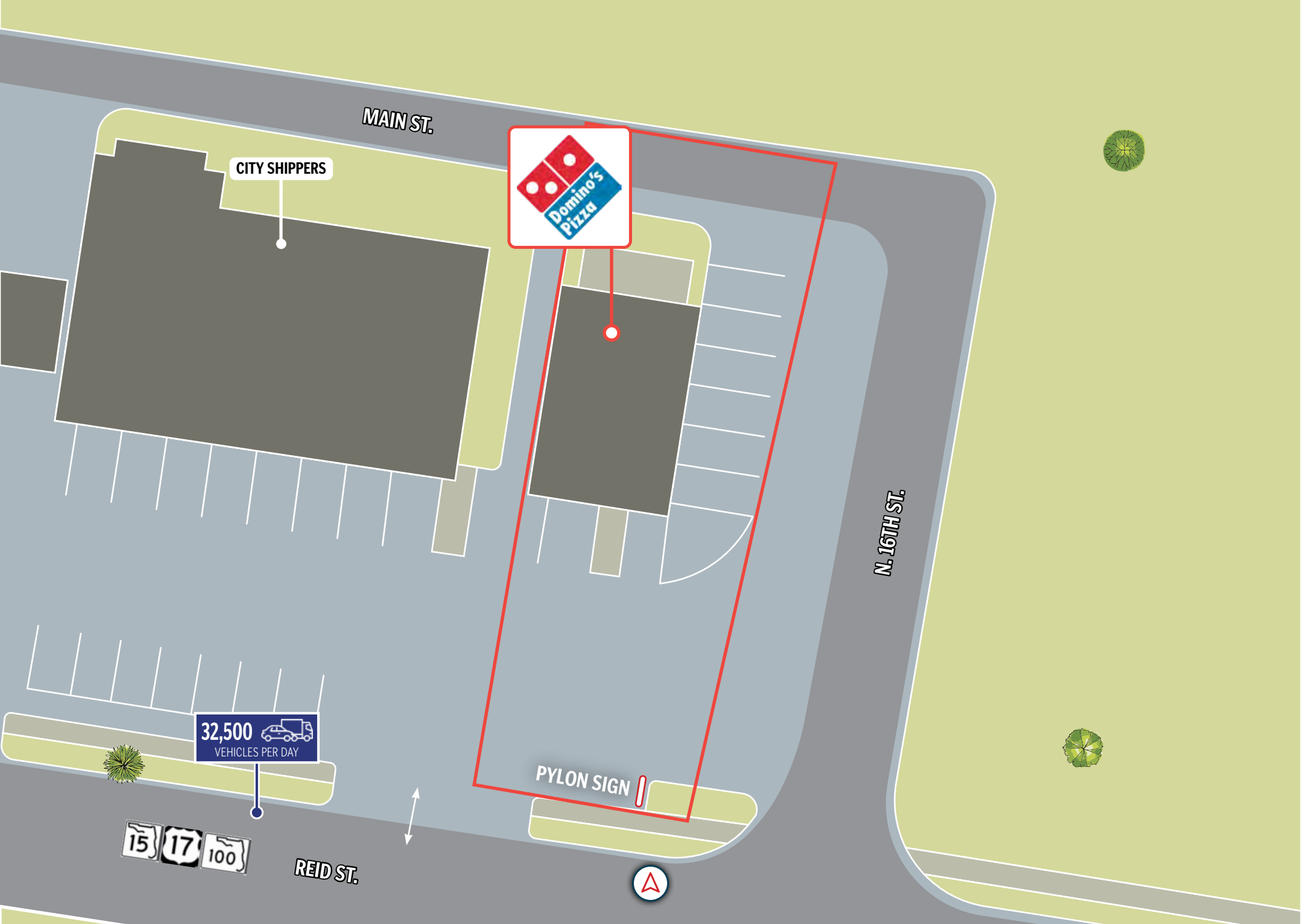
Source: prnewswire.com, finance.yahoo.co





2025 Estimated Population	
1 Mile	6,280
3 Miles	16,834
5 Miles	25,225
2025 Average Household Income	
1 Mile	\$59,913
3 Miles	\$68,979
5 Miles	\$74,879
2025 Estimated Total Employees	
1 Mile	3,810
3 Miles	11,574
5 Miles	13,771







SRS

CAPITAL  
MARKETS

## THE EXCLUSIVE NATIONAL NET LEASE TEAM

of SRS Real Estate Partners

**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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