SINGLE TENANT ABSOLUTE NNN LEASE | 10 YEARS REMAINING | CORPORATE GUARANTY

PDQ

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PDQ | OVERVIEW

PEOPLE

PDQ, which stands for People Dedicated to Quality, is a fast-casual restaurant specializing in fresh hand-breaded chicken tenders, made-to-order sandwiches, wraps and nuggets, daily fresh-cut fries, hand-spun milkshakes, and fresh salads.
Outback Steakhouse co-founder Bob Basham and MVP Holdings CEO Nick Reader are the two principal owners of PDQ. The partners spent more than two years developing the concept behind the brand and the quality of the food and establishments. On October 30, 2011, the original PDQ restaurant opened its doors across from Plant High School in Tampa, Florida.
As of April 2026, PDQ operates 36 locations across three states: Florida, North Carolina, and New Jersey.

DEDICATED

PDQ was founded on the concept that high-quality food, memorable service, and genuine hospitality are the basis of an excellent restaurant. PDQ values authentic customer service, whether guests are dining in or using the drive-thru. The brand remains committed to doing things the right way every time.

QUALITY

PDQ is known for its fresh hand-breaded chicken tenders but its commitment to quality fresh food doesn't stop there. The menu features delicious made-to-order sandwiches, wraps, nuggets, and salads prepared with the finest ingredients. Signature sauces and dressings are made fresh daily. Fries are cut fresh right in the restaurant — guests can even watch the process from the drive-thru. Hand-spun milkshakes round out the perfect meal. All menu items are made to order, proving that fresh, high-quality food can be served fast at a price guests love.

INVESTMENT HIGHLIGHTS
PDQ | PINELLAS PARK

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ASKING PRICE: $2,677,000

CAP RATE: 6.5%

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TERM	ANNUAL RENT	MONTHLY RENT
Years 1–5	$150,000	$12,500
Years 6–10	$162,000	$13,500
Years 11–15	$174,000	$14,500
Years 16–20	$186,000	$15,500
Option 1	$198,000	$16,500
Option 2	$210,000	$17,500
Option 3	$222,000	$18,500
Option 4	$234,000	$19,500
Option 5	$246,000	$20,500

Net Operating Income	$174,000
Rent/Month	$14,500
Building Size	3,309 SF
Land Area	1.35 Acres
Tenant Name	PDQ
Website	www.eatpdq.com
Guarantor	Corporate
Lease Type	Absolute NNN
Landlord Responsibilities	None
Store Open	March 15, 2016
Rent Commencement	May 24, 2016
Lease Term	20 Years
Rent Increases	$12,000 Every 5 Years
Options	Five(5) Renewal Options of Five(5) Years Each

Tenant Highlights

- Nearly 10 Years Remaining on Initial 20-year absolute NNN Lease Term
- High Density Location Surrounded by National Retail Brands
- Hard Corner with Two Means of Ingress & Egress
- Strong Traffic Count on Park Blvd N (59,500 vehicles/day)
- Corporate Guaranty from PDQ
- Florida Has No State Income Tax
- Shadowed by Publix

ROUTE 19
SUBJECT PROPERTY
PDQ
Checkers
BURGERS • FRIES • COLAS
Walmart
CITGO
Bojangles
ASHLEY
Tommy's Express Car Wash
Bob Evans
LaQuinta by Wyndham
7 Eleven
DUNKIN'
Panera Bread
ROOMS TO GO
Cheddar's Scratch Kitchen
Public Storage
U-HAUL
Hampton Inn
crumbl
Chili's
Wells Fargo
AT&T
Speedway
Regions
Buffalo Wild Wings
Pollo Tropical
BJ's
Planet Smoothie
PNC BANK
SUPERCUTS
AspenDental
Chick-fil-A
Panda Express
Sonny's Real Pit Bar-B-Q
THE HOME DEPOT
DOLLAR TREE
FIVE GUYS
BURGERS and FRIES
TD Bank
Pizza Hut
SONIC
Firestone
THE UPS STORE
TRUIST
AmFed
DOLLAR GENERAL
TIRECHOICE
AUTO SERVICE CENTERS
IHOP
Publix
TACO BELL
Michaels
five BELOW
Jersey Mike's Subs
verizon
Olive Garden
Domino's
petco
FIREHOUSE SUBS
Optical Outlets
Academy
SPORTS + OUTDOORS
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Marshalls
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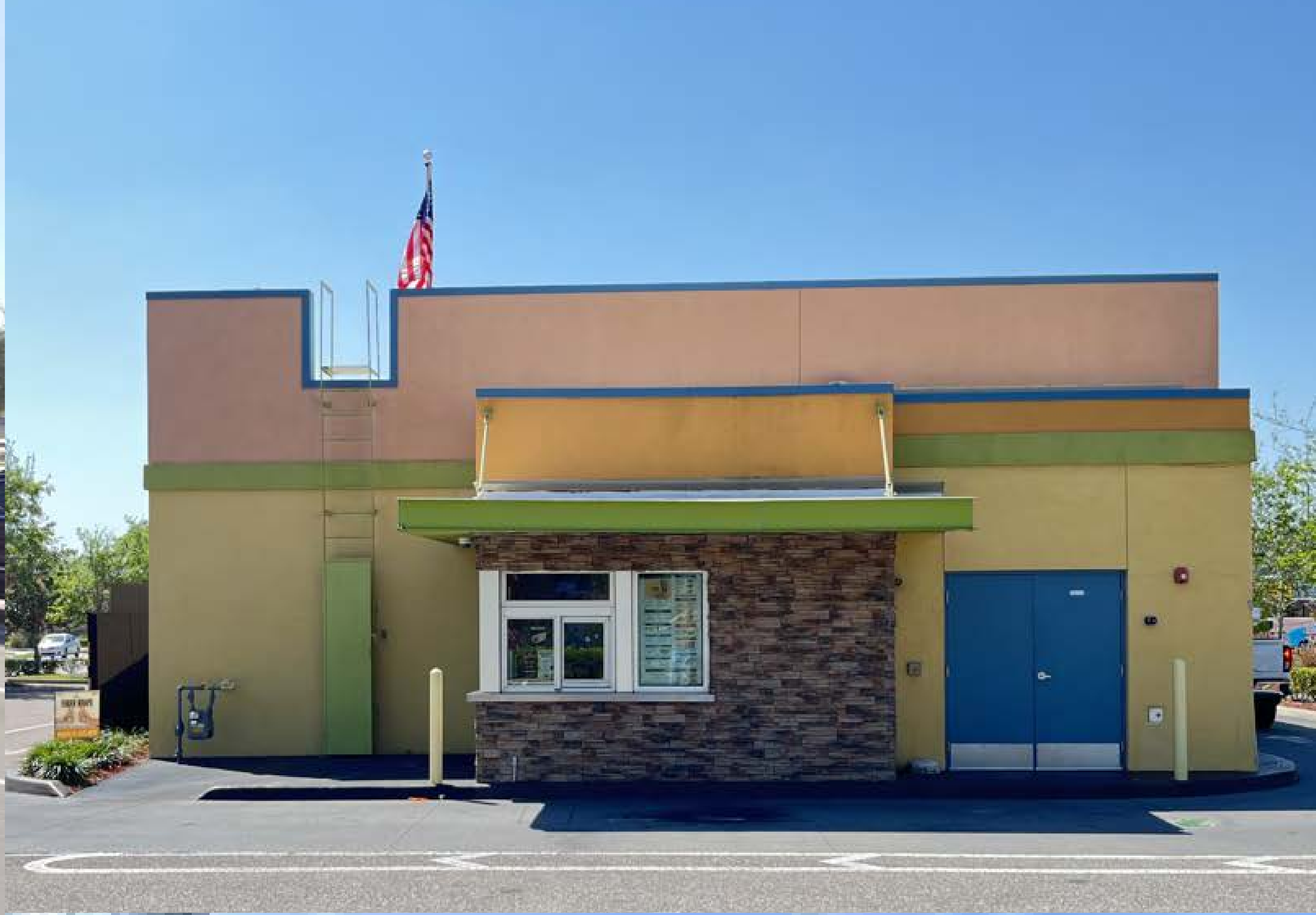
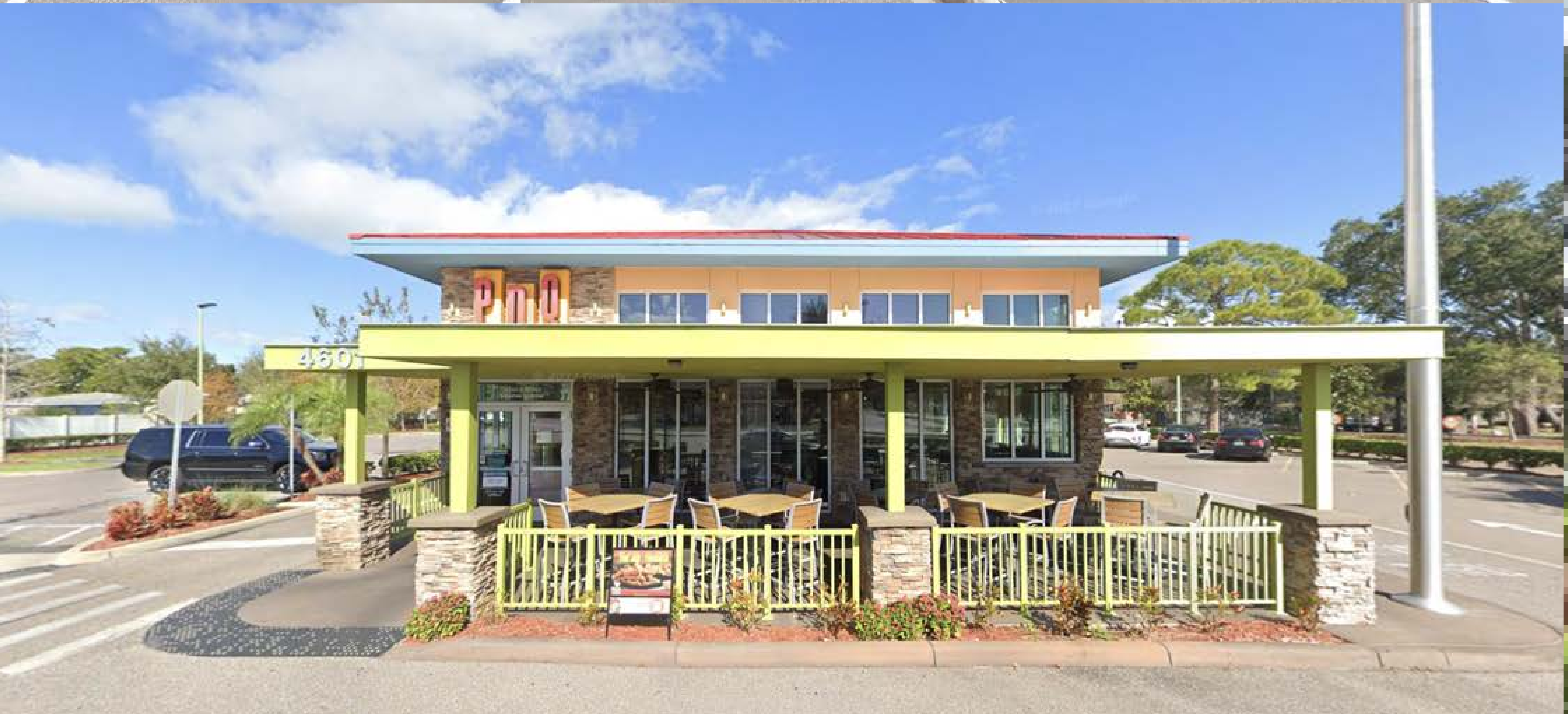
H&R BLOCK
AutoZone
RaceTrac

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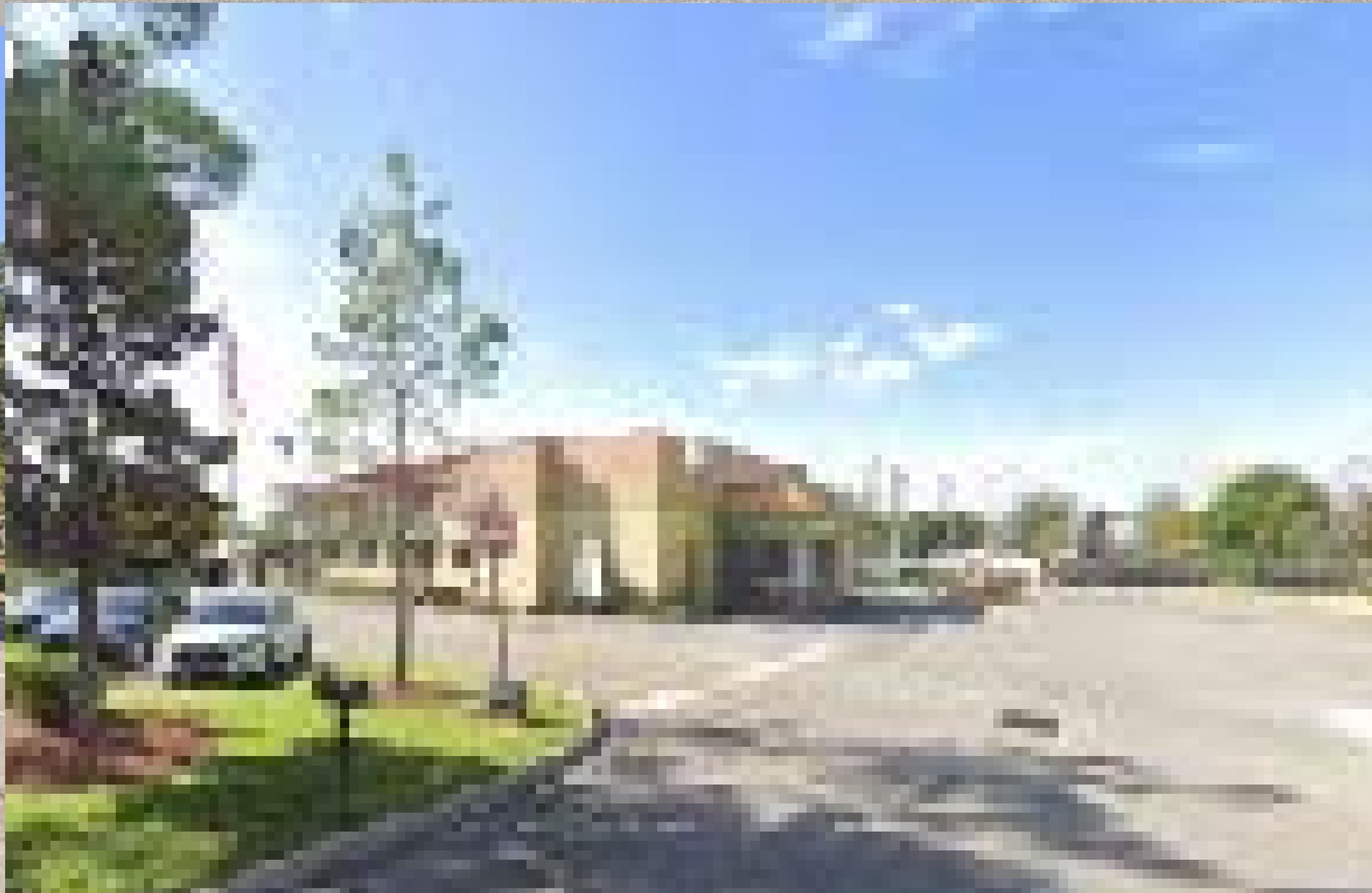

ST. PETERSBURG, FL
Demographics

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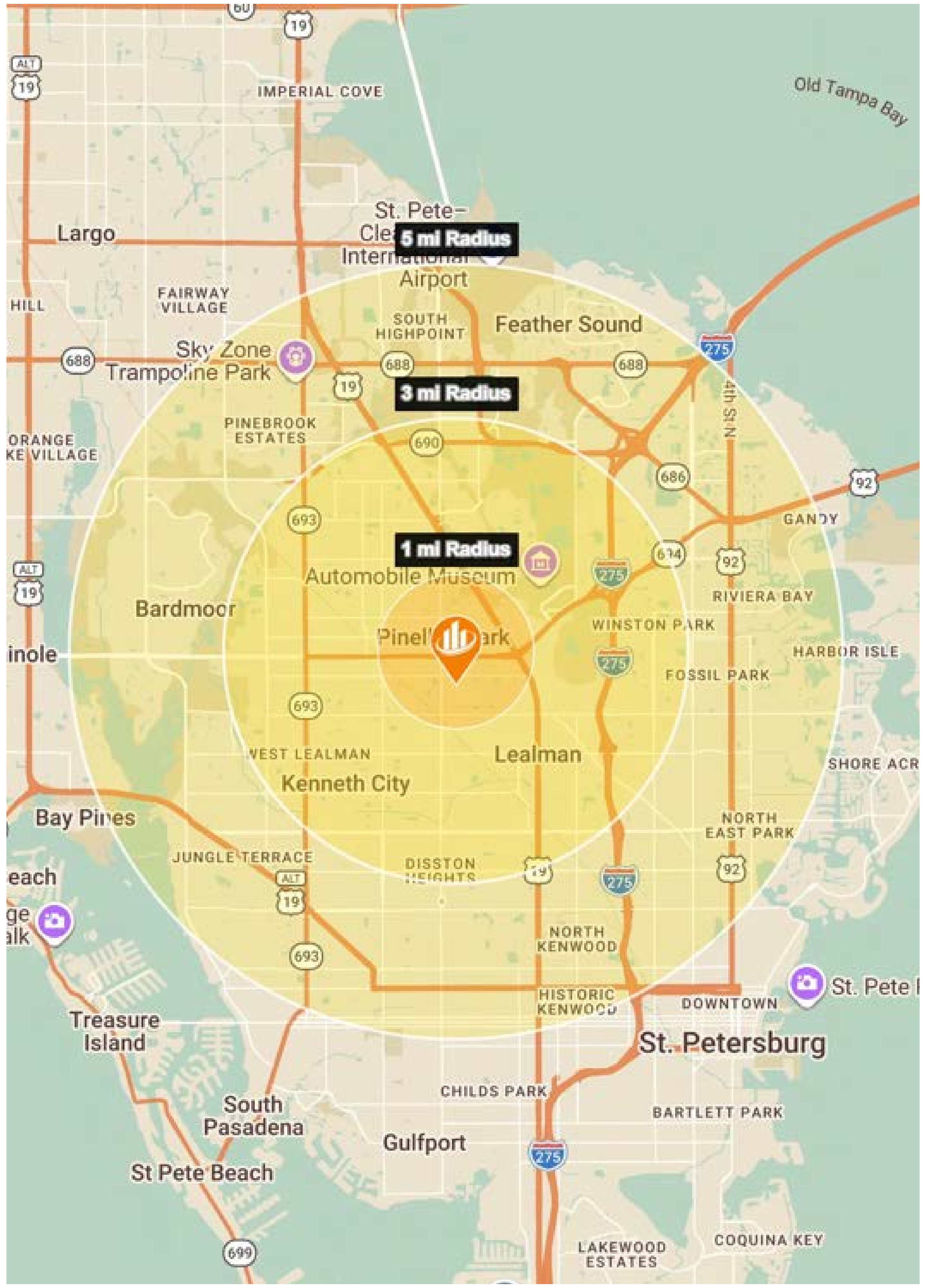
St. Petersburg is a city located in Pinellas County on the west coast of Florida, along the Gulf of America. Known for its vibrant arts scene, waterfront parks, and year-round sunshine, the city has earned the nickname "The Sunshine City." St. Petersburg is part of the Tampa Bay Area, situated west of Tampa and connected by several major bridges. According to the U.S. Census Bureau, in 2024 St. Petersburg had a population of approximately 263,000.

St. Petersburg, together with nearby cities such as Clearwater and Tampa, forms one of Florida's most dynamic and economically diverse metropolitan areas. The broader Tampa Bay region has an estimated population exceeding 3.2 million people. In recent years (roughly 2020–2025), the area has experienced strong population and economic growth, driven by domestic migration, a thriving tourism sector, and expansion in industries such as healthcare, finance, and technology. With continued investment and development, St. Petersburg and the surrounding markets are well-positioned for sustained economic growth and long-term stability.



ST. PETERSBURG, FL
Demographics

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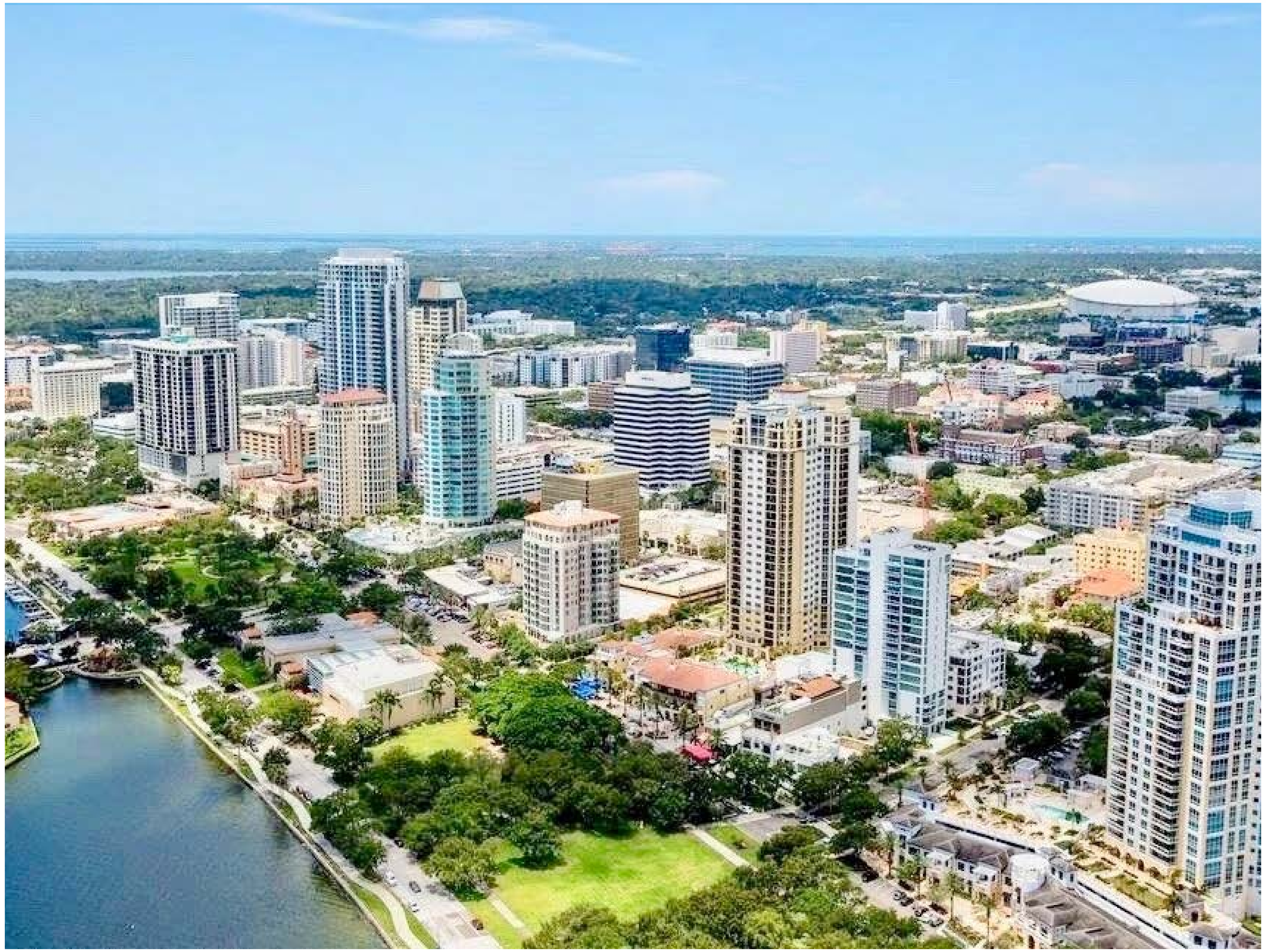
CATEGORY	1 MILE	3 MILE	5 MILE
POPULATION			
2015 Population	13,272	107,426	270,304
2020 Population	13,944	108,885	274,540
2025 Population	14,330	109,480	276,999
2025 Male Population	7,134	54,090	138,589
2025 Female Population	7,197	55,390	138,410
2025 Average Age	42.6	43.9	43.8
HOUSEHOLDS			
2015 Total Households	5,374	45,502	119,074
2020 Total Households	5,633	46,090	120,999
2025 Total Households	6,374	47,859	127,226
2015 Average Household Size	2.38	2.32	2.21
2025 Average Household Size	2.20	2.30	2.10
MEDIAN HOUSEHOLD INCOME			
2015 Median Household Income	$38,212	$40,490	$43,426
2020 Median Household Income	$44,838	$47,405	$50,864
2025 Median Household Income	$65,916	$68,799	$76,903
AVERAGE HOUSEHOLD INCOME			
2015 Average Household Income	$47,635	$51,479	$56,790
2020 Average Household Income	$53,970	$58,158	$64,209
2025 Average Household Income	$84,936	$87,866	$103,728
PER CAPITA INCOME			
2015 Per Capita Income	$19,487	$21,902	$25,315
2020 Per Capita Income	$21,966	$24,714	$28,591
2025 Per Capita Income	$37,892	$38,548	$47,784



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Neither the SVN® Advisor nor the Owner makes any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future performance of the Property. This Offering Memorandum may include certain statements, assumptions, projections, and estimates with respect to the Property. These assumptions, projections, and estimates may or may not prove to be correct, and there can be no assurance that such estimates or projections will be achieved.

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This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, in its sole discretion, to reject any or all expressions of interest or offers to purchase the Property and to terminate negotiations with any entity, for any reason, at any time, with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to the Owner, in the Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN® Advisor from any liability with respect thereto.

To the extent the Owner, the SVN® Advisor, or any agent of the Owner corresponds with any prospective purchaser, such prospective purchaser should not rely on any such correspondence or statements as binding upon the Owner. Only a fully executed Real Estate Purchase Agreement shall bind the Owner, and each prospective purchaser proceeds at its own risk.

PDQ | Pinellas Park

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