

# SUBWAY

208 W Guava St | Lady Lake, FL 32159  
\$625,000 | 6.3% CAP



📍 125 Newtown Rd, Suite 300  
Plainview, NY 11803  
☎ (516) 864.8000  
🌐 [www.SilberProperties.com](http://www.SilberProperties.com)

📍 875 Prospect St, Suite 222  
La Jolla, CA 92037  
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# Financial Info

Lease Expiration:	08/31/2034
Current Base Rent:	\$39,552
Options:	Two (2) @ Five (5) Years
Increases:	3% Annually
Building Size:	1,237 SF
Lot Size:	0.29 Acres
Lease Type:	NN
Franchisee:	Doctor's Associates LLC
Price:	\$625,000   6.3% CAP

## Highlights

- Long-term Subway lease in place through **08/31/2034** with **3% annual rent increases**, providing consistent NOI growth and built-in inflation protection.
- Located in **Lady Lake, Florida**, directly adjacent to **The Villages**, one of the fastest-growing retirement and residential communities in the United States, with strong population growth and consumer spending supporting long-term tenant performance.
- Stand-alone retail building offering strong real estate fundamentals, including excellent visibility, convenient access, dedicated parking, and a highly functional footprint for a national quick-service restaurant operator.
- Tenant is responsible for the majority of day-to-day operating expenses, including HVAC, plumbing, electrical, utilities, interior maintenance, trash removal, pest control, and general property upkeep
- Landlord responsibilities are limited to roof and structural repairs



W Guava St

N Old Dixie Hwy

US HWY 27 - 24,872 VPD

Lemon St

Lemon St

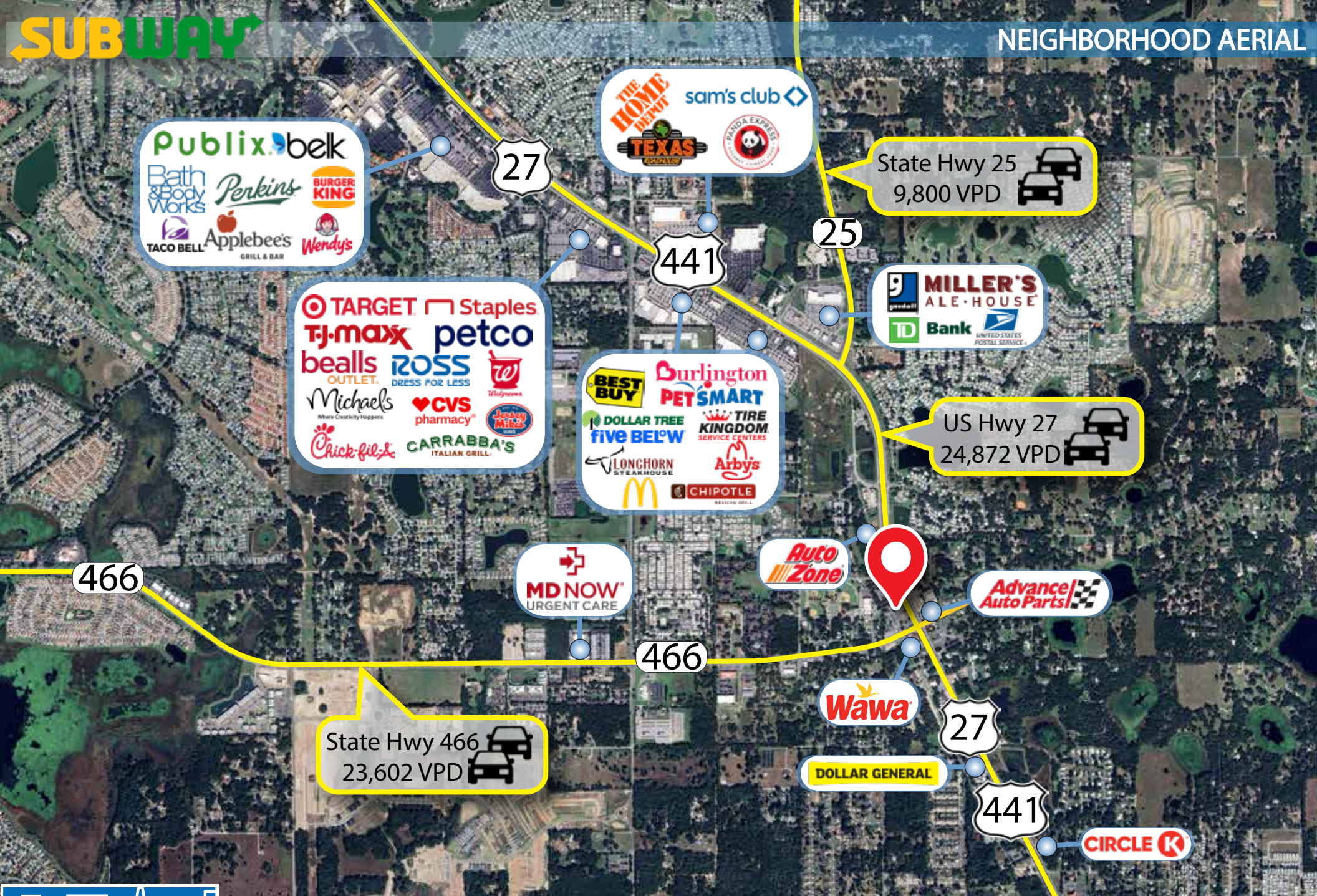
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Information Shown Is Reported To Be From Reliable Sources. No Representation Is Made To The Accuracy Thereof And Is Submitted Subject To Change In Price, Omissions, Errors, Prior Sale Or Withdrawal Without Notice

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POPULATION:	1 MILE	3 MILE	5 MILE
2020 POPULATION	5,301	28,474	76,293
2025 POPULATION	5,737	33,397	89,634
2030 POPULATION PROJECTION	6,455	38,261	103,024
ANNUAL GROWTH 2020-2025	1.60%	3.50%	3.50%
ANNUAL GROWTH 2025-2030	2.50%	2.90%	3.00%



WHITE	4,268	28,480	78,516
BLACK	445	1,532	3,405
AMERICAN INDIAN/ALASKAN NATIVE	4	19	58
ASIAN	114	384	954
HAWAIIAN & PACIFIC ISLANDER	8	45	203
TWO OR MORE RACES	899	2,937	6,498
HISPANIC ORIGIN	796	2,440	5,212

2020 HOUSEHOLDS	2,598	15,222	40,370
2025 HOUSEHOLDS	2,792	17,971	47,499
2030 HOUSEHOLD PROJECTION	3,139	20,633	54,683
ANNUAL GROWTH 2020-2025	0.20%	2.00%	2.90%
ANNUAL GROWTH 2025-2030	2.50%	3.00%	3.00%
OWNER OCCUPIED HOUSEHOLDS	1,904	16,865	47,904
RENTER OCCUPIED HOUSEHOLDS	1,235	3,768	6,780
AVG HOUSEHOLD INCOME	\$63,420	\$75,304	\$84,087
MEDIAN HOUSEHOLD INCOME	\$48,803	\$58,280	\$68,720

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**SUBWAY**



**PROPERTY PHOTOS**



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Subway IP LLC, doing business as Subway, is an American multinational fast food restaurant franchise that specializes in submarine sandwiches (subs) and wraps. It was founded by Fred DeLuca and financed by Peter Buck in 1965 as Pete's Super Submarines in Bridgeport, Connecticut. After several name changes, it was renamed Subway in 1972, and a franchise operation began in 1974 with a second restaurant in Wallingford, Connecticut.

It has expanded to become a global franchise. Subway offers an array of topping choices. The longtime Subway slogan, "Eat Fresh", is intended to indicate the fresh ingredients. It was the fastest-growing franchise in the world in 2015 and, as of September 2023, had over 37,000 locations in more than 100 countries and territories. More than half its locations (21,796 or 58.1%) are in the United States. It also is the largest single-brand restaurant chain, and the largest restaurant operator in the world. Its international headquarters is in Shelton, Connecticut, with a second headquarters in Miami, Florida.

## TENANT INFORMATION



Credit Rating	Locations	Revenue
<b>BBB (S&amp;P)</b>	<b>37,000+</b>	<b>\$971.9 Million</b>

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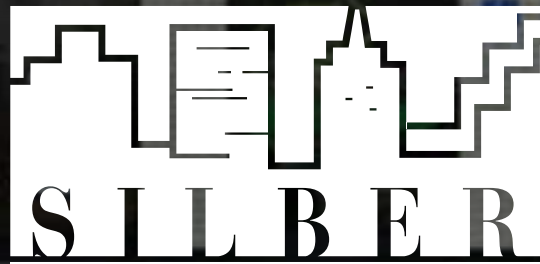


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