

**BERKSHIRE
HATHAWAY**
HOMESERVICES

FLORIDA NETWORK
REALTY



COMMERCIAL DIVISIONSM

Dianne's Barbeque Restaurant

6707 U.S. 301, Hawthorne, FL 32640

Exclusively Represented By:

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OFFERING MEMORANDUM

Table Of Contents

FOR SALE

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Table Of Contents

EXECUTIVE SUMMARY	3
PROPERTY DESCRIPTION	4
COMPLETE HIGHLIGHTS	5
ADDITIONAL PHOTOS	6
ADDITIONAL PHOTOS	7
RETAILER MAP	8
REGIONAL MAP	9
AERIAL MAP	10
DEMOGRAPHICS MAP & REPORT	11
ADVISOR BIO 1	12
ADVISOR BIO 2	13

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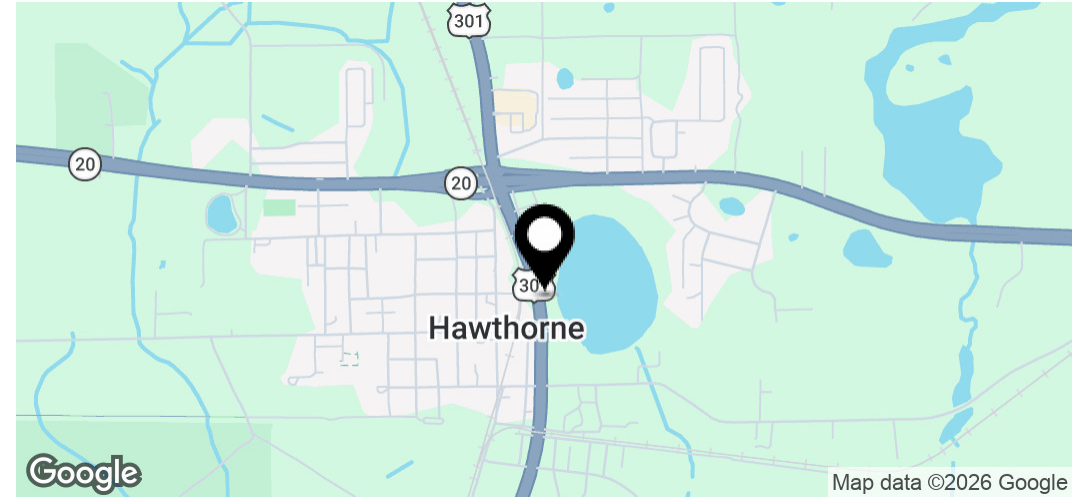
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Executive Summary

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Offering Summary

Price	\$649,000
Price / GSF	\$172.93
GSF	3,753 SF
Parking Spaces / Ratio	null / null
Year Built	1968
Occupancy	100%
Site Size	4.81 Acres

Property Overview

Dianne's Old Time Barbeque is an established Hawthorne restaurant offered as a going concern with the real estate. The sale includes a 4-parcel commercial assemblage totaling ~4.81 acres, an operating ~2,073 SF restaurant building, a ~1,680 SF ancillary retail/store building, and the business name, FF&E, inventory, and goodwill to the extent transferable. The site benefits from direct US 301 frontage, existing parking, and second-generation restaurant infrastructure that supports continued food service operations and future commercial repositioning, subject to buyer due diligence.

Property Highlights

- 4-parcel assemblage totaling ~4.81 acres
- Operating restaurant business included in sale
- ~2,073 SF heated restaurant building

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Property Description

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Location Description

Dianne's Restaurant is an operating, well-known local restaurant located along the US Highway 301 corridor in Hawthorne, Florida. Offered for sale with the operating restaurant business, the assemblage includes the primary restaurant parcel, a secondary parcel improved with a retail/store building, an additional vacant commercial parcel, and an additional parcel that includes mixed commercial upland and lake-bottom area. The site's combined footprint and multiple building components support continued restaurant operations and future commercial use and/or repositioning, subject to zoning, site constraints, and buyer verification.

Site Description

4-parcel assemblage totaling approximately 4.81 acres with direct US 301 frontage and access. Improvements include an operating ~2,073 SF heated restaurant building and a supporting ~1,680 SF heated retail/store building, plus additional vacant commercial land and lake-bottom area.

Exterior Description

Freestanding restaurant plus ancillary retail/store building with paved parking and highway frontage

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Complete Highlights

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Building Information

Occupancy %	100%
Tenancy	Single
Number of Floors	1
Average Floor Size	3,753 SF
Year Built	1968
Year Last Renovated	1996
Gross Leasable Area	3,573 SF
Construction Status	Existing
Condition	Average

Property Highlights

- 4-parcel assemblage totaling ~4.81 acres
- Operating restaurant business included in sale
- ~2,073 SF heated restaurant building
- ~1,680 SF heated ancillary retail/store building
- Direct US 301 frontage, access, and visibility
- Existing second-generation restaurant buildout
- Additional vacant commercial land and lake component for future flexibility

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Additional Photos

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Additional Photos

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Retailer Map

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Regional Map

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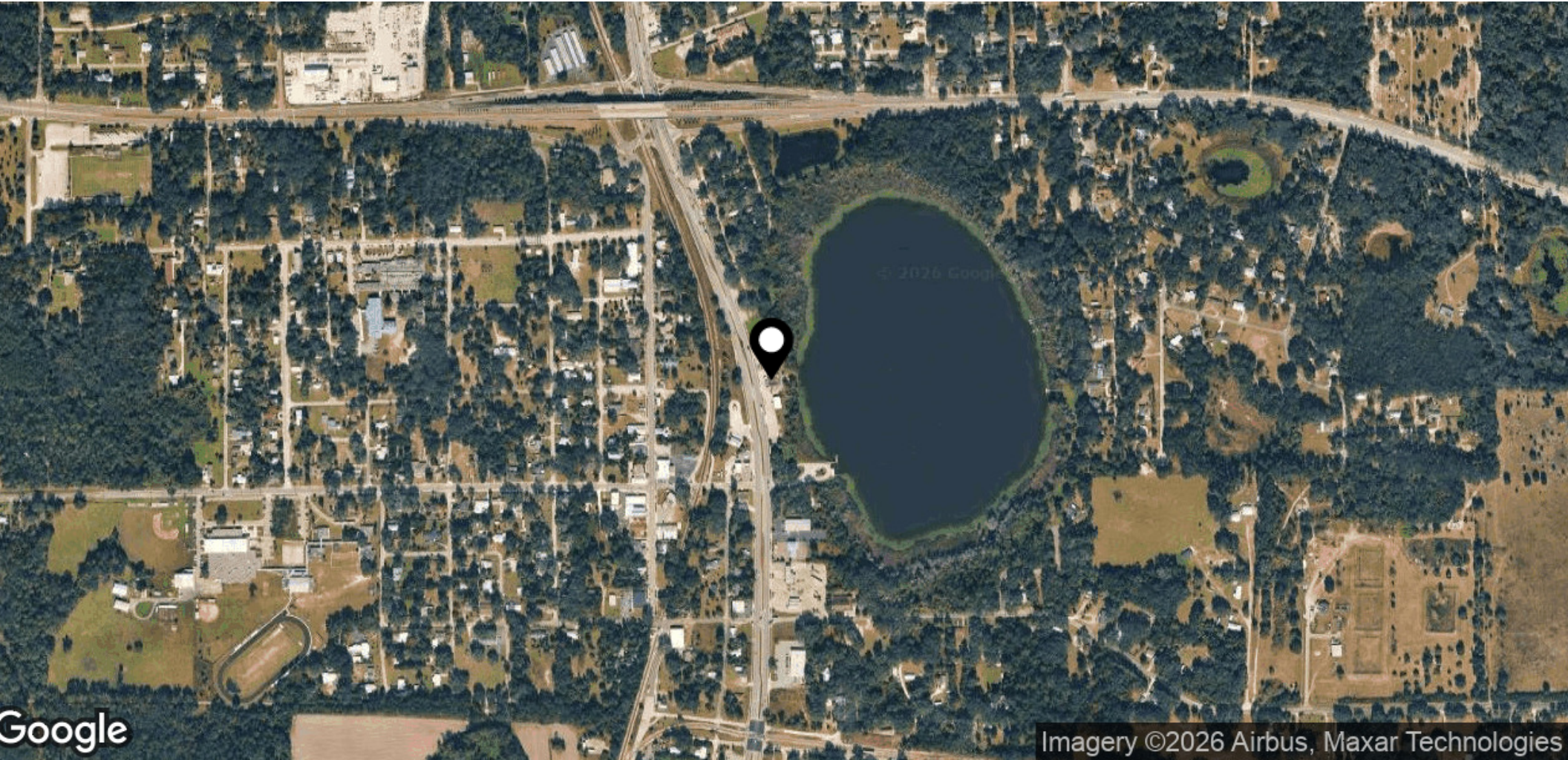
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Aerial Map

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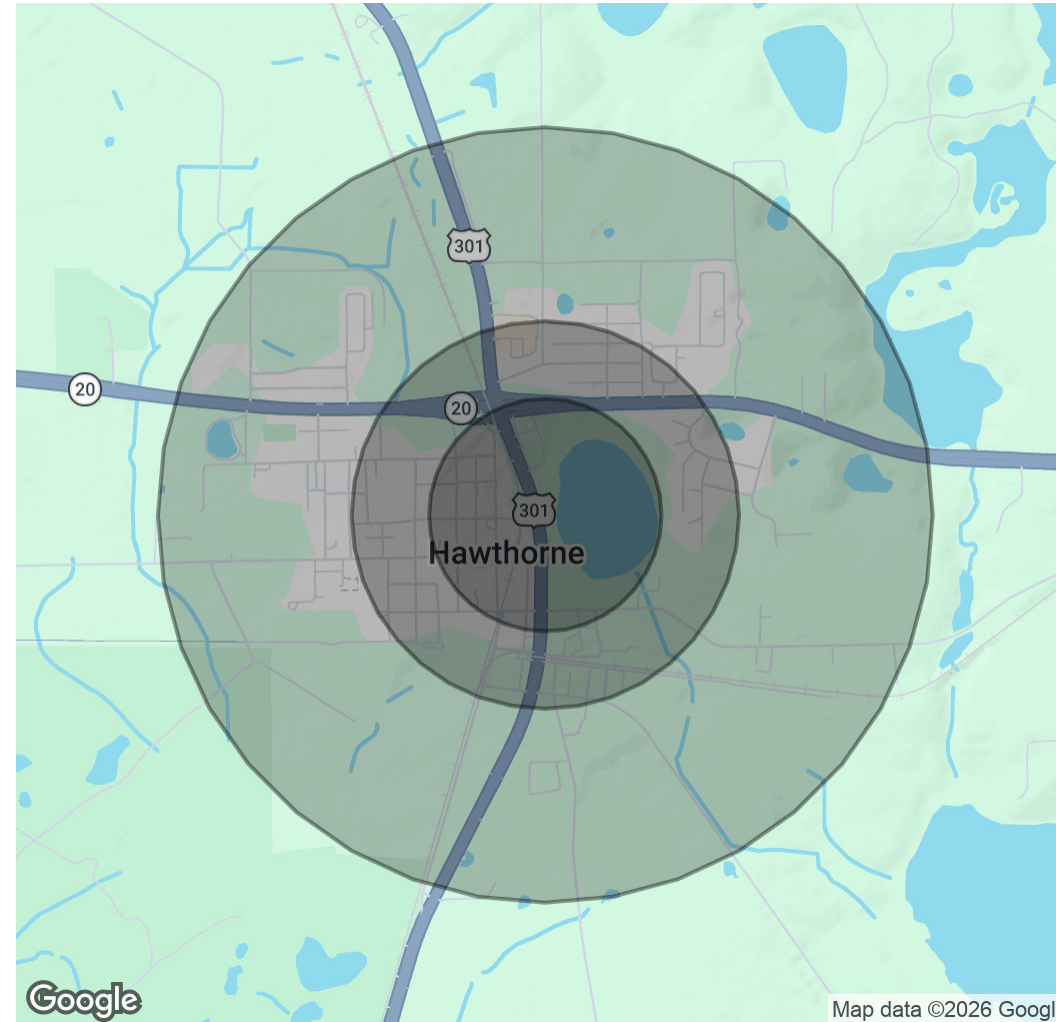
Demographics Map & Report

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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	98	691	1,487
Average Age	40	41	42
Average Age (Male)	40	41	41
Average Age (Female)	41	42	42

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	36	259	562
# of Persons per HH	2.7	2.7	2.6
Average HH Income	\$73,004	\$73,357	\$73,467
Average House Value	\$164,118	\$185,814	\$192,551

Demographics data derived from AlphaMap



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Commercial Real Estate Advisor

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Professional Background

Matthew Adams is a Senior Commercial Real Estate Advisor specializing in acquisitions, investment sales, development, and leasing across Northeast Florida. With a Master of Science in Real Estate Development (MSRED), Matthew offers advanced expertise in financial modeling, investment pro forma analysis, and strategic positioning, enabling clients to maximize returns and asset value. His experience spans multifamily investments, land development, short-term and long-term investments, and site selection, allowing him to support a wide range of investor and business needs. Matthew's approach is deeply analytical and hands-on—he assists clients with: Conducting detailed site selection and financial analysis, Preparing cash flow models and evaluating cap rates, Marketing properties for disposition with strategic positioning, Coordinating lease negotiations and tenant placements, Navigating development and permitting processes with local municipalities. With a background in real estate development, he is also adept at supporting ground-up projects—from zoning and entitlement review to construction coordination. Whether assisting with the sale of an income-producing property, identifying redevelopment opportunities, or leading site selection for a new tenant, Matthew is known for his professionalism, problem-solving ability, and dedication to results.

Education

M.S. in Real Estate Development from Nova Southeastern University

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Professional Background

Paul Morris is a senior-level real estate and development advisor with over two decades of experience in franchise development, site acquisition, and telecommunications infrastructure projects. His deep industry knowledge spans national brands and complex regulatory landscapes, offering clients exceptional insight into location strategy, permitting, and project execution.

Paul co-established a full-service A&E and Program Management firm, where he led initiatives for franchise clients such as McDonald's, Popeyes, Arby's, Burger King, and Tim Horton's. His work has encompassed:

Full site selection and investigation

Site surveys, civil/architectural/MEP engineering coordination Entitlement work including zoning hearings and permitting Navigating franchisor approval processes for new store development

Previously, Paul served as National Director of A&E and Site Acquisition at EBI Consulting, where he led large-scale telecom projects across the U.S., generating over \$20M in revenue through efficient site rollout strategies.

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