

MILLER'S ALE HOUSE®

40220 US-27, DAVENPORT, FL

**OFFERED
FOR SALE**
\$6,363,000 | 5.50% CAP



EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of a Miller's Ale House in Davenport, FL. The Premises is ground leased to Miller's Ale House for a 15 year initial term with 2% annual increases and four (4) - five (5) year options. The Asset is well positioned on a busy soft corner in Davenport, FL along the main thoroughfare.



**15-YR
LEASE**



**POSITIONED IN
RETAIL NODE**



**HIGH GROWTH
MARKET**

LEASE YEARS	TERM	ANNUAL RENT
Current Term	1-15	\$350,000
Increases	-	2% Annually
Option 1	16-20	2% Annually
Option 2	21-25	2% Annually
Option 3	26-30	2% Annually
Option 4	31-35	2% Annually

NOI	\$350,000
CAP	5.50%
PRICE	\$6,363,000

ASSET SNAPSHOT

Tenant Name	Miller's Ale House
Address	40220 US-27, Davenport, FL 33837
Building Size (GLA)	7,200 SF
Land Size	2.09 Acres
Year Built/Renovated	2024
Signator/Guarantor	Miller's Ale House, Inc. (Corporate)
Rent Type	Abs. NNN Ground Lease
Landlord Responsibilities	None
Estimated Rent Commencement Date	12/2/2024
Estimated Lease Expiration Date	12/31/2039
Remaining Term	15 Years
Current Annual Rent	\$350,000
Rent Increases	2% Annually and in Option Periods



 **74,555** PEOPLE
IN 5 MILE RADIUS

 **\$89,450** AHHI
IN 1 MILE RADIUS

 **73,694** VPD
ON US-27





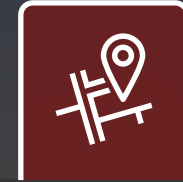
STRONG LEASE FUNDAMENTALS

New 15 year Abs. NNN Ground Lease | 2% annual increases | Four (4) renewal options of five (5) years each | No Landlord Responsibilities



NEARBY DISNEY PARKS & HUNDREDS OF NEW APARTMENTS

Over 200 apartment units have delivered in the past year with another 360 under construction | Less than 20 miles away from Disney World, which averages over 58 million annual visitors



STRONG TRAFFIC AND ACCESSIBILITY

Located on the soft corner of a high trafficked intersection of US Hwy 27 (74k VPD) and Park Place Blvd and Holly Hill Fruit Rd | Multiple points of ingress and egress on US Hwy 27 and Park Place Blvd with cross-access to other retailers



NEW CONSTRUCTION

Newly built Miller's Ale House, building being constructed by Tenant with newest restaurant prototype | Oversized parcel, providing downside protection if future redevelopment is ever needed



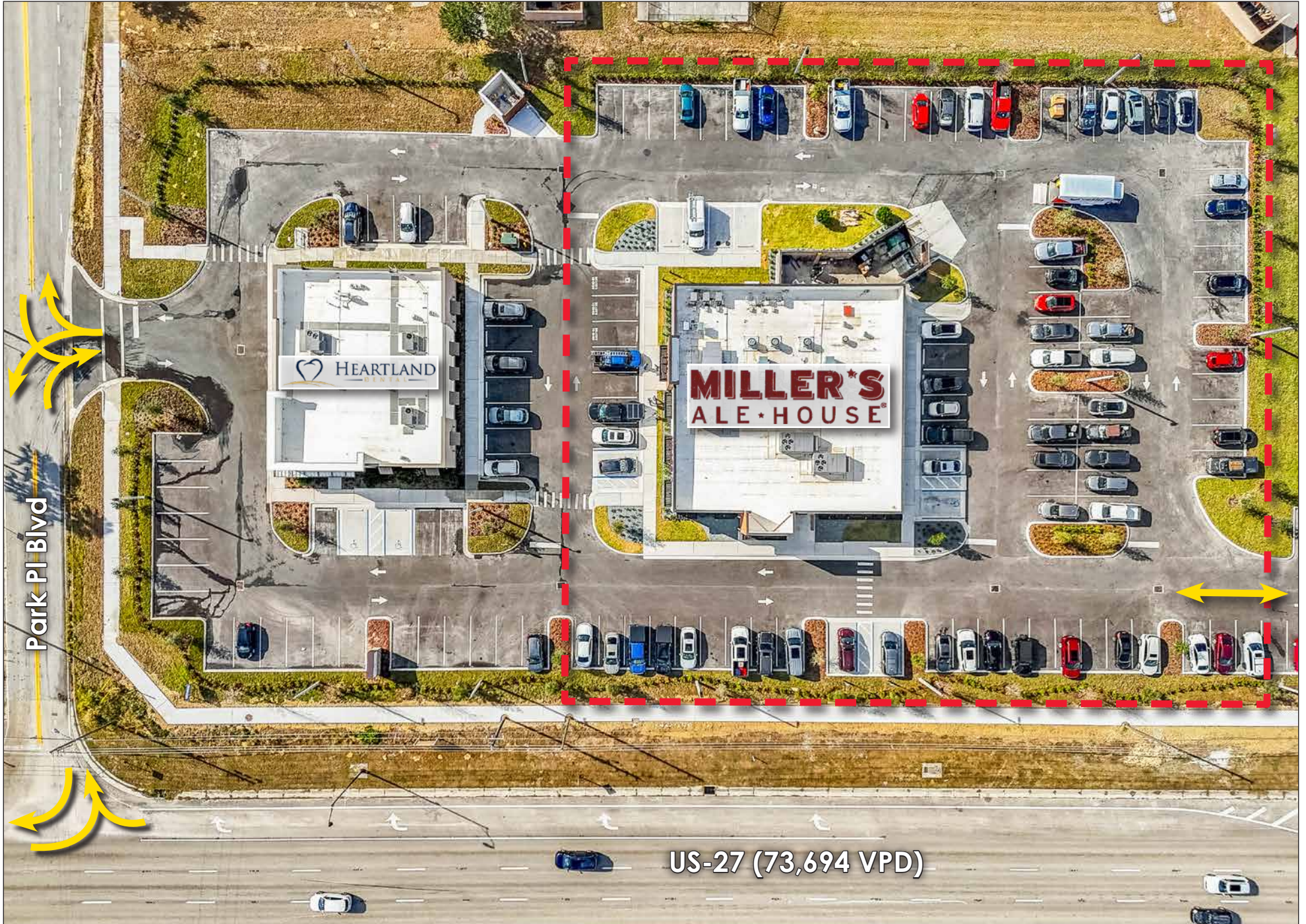
ADJACENT TO REGIONAL HOSPITAL

Positioned next door to AdventHealth Heart of Florida | The Heart of Florida Location has over 200 beds | Across the AdventHealth Central Florida division, over 3.4 Million patients are served annually



HIGH GROWTH FLORIDA MARKET

Between 2018 and May 2023, Davenport, FL has experienced a 163 % growth from 5,328 to more than 14K people | This strong growth period demonstrates the move from the overpopulated neighboring cities of Orlando and Tampa



Hartford Terrace
500+ SF Homes

Lilac Pointe
74 SF Homes

Polk State College
Planned ±\$15M Campus

Publix

Hardee's

CIRCLE K

Medical Offices

Walgreens

AdventHealth
200 Beds

Central Florida
Cancer Institute

CVS

Criolla

HEARTLAND
HOSPITAL

Park Pl Blvd

Planned
McDonald's
Chipotle
Starbucks
CHASE

MILLER'S
ALE HOUSE

Medical Offices

Florida Cancer
Specialists

Packed Parking Lot

US-27 (73,694 VPD)





Ridgewood Lakes
Future Retail

Ascend Ridgewood Lakes
240 Apartments

Danbury at Ridgewood Lakes
233 Townhomes

Madison Place
556 Townhomes

Prose Multifamily
360 Apartments

Planned
Bojangles

Wendy's

Future Retail Pad
Development

Florida Cancer
Specialists

HEARTLAND
MENTAL

MILLER'S
ALE HOUSE

Medical
Offices

StorageZone

Davenport
Diner



US-27 (73,694 VPD)

Park Pl Blvd

TALLAHASSEE

225 MILES
1:20 DRIVE

JACKSONVILLE

150 MILES
3:10 DRIVE

Orlando, FL MSA

Orlando, Florida, is a vibrant city located in central Florida, known for its world-renowned theme parks, entertainment, and cultural attractions. Nicknamed "The Theme Park Capital of the World," Orlando is home to major destinations like Walt Disney World, Universal Studios, and SeaWorld, drawing millions of visitors annually.

Beyond its amusement parks, Orlando offers a thriving downtown area with diverse dining, shopping, and nightlife options. The city is surrounded by picturesque lakes and parks, providing opportunities for outdoor activities such as kayaking, hiking, and wildlife observation.

Orlando boasts a subtropical climate, with warm winters and hot, humid summers, making it a year-round destination. It is also a hub for business and technology, with a growing economy fueled by tourism, healthcare, and aerospace industries.

The city is culturally rich, featuring institutions like the Orlando Museum of Art and the Dr. Phillips Center for the Performing Arts. Sports enthusiasts can enjoy professional basketball with the Orlando Magic or soccer with Orlando City SC.

1 MILES

6,355
PEOPLE
\$89,450
AHHI
1,843
TOTAL
EMPLOYEES

3 MILES

34,561
PEOPLE
\$87,835
AHHI
5,715
TOTAL
EMPLOYEES

5 MILES

74,555
PEOPLE
\$86,431
AHHI
11,105
TOTAL
EMPLOYEES

ORLANDO

30 MILES
1:00 DRIVE

TAMPA
54 MILES
1:20 DRIVE



DAVENPORT

TENANT SUMMARY

Miller's Ale House is owned by Roark Capital Group, a private equity firm based in the U.S. with approximately \$37 billion in assets under management. Roark's portfolio generates around \$94 billion in annual system revenues across 107,500 locations in 50 states and 118 countries. The firm invests in a diverse range of industries, with the largest sector being food and restaurants. This includes well-known brands such as Inspire Brands (which owns Arby's, Baskin Robbins, Buffalo Wild Wings, Dunkin', Jimmy John's, and Sonic), Subway, Auntie Anne's Pretzels, Cinnabon, Jamba, McAlister's Deli, Moe's Southwest Grill, Schlotzsky's, Miller's Ale House, Culver's, and The Cheesecake Factory.

MILLER'S QUICK FACTS

Founded:	1988
Ownership:	Private
Parent:	Roark Capital Group
# of Locations:	115+
Headquarters:	Orlando, FL
Guaranty:	Miller's Ale House Inc.

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**MILLER'S
ALE HOUSE®**

**40220 US-27
DAVENPORT, FL**

Exclusively Offered By



PRIMARY DEAL CONTACTS

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