



2185 Post Oak
Marianna, FL 32448
OFFERING MEMORANDUM

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MARIANNA, FL 32448

EXCLUSIVELY PRESENTED BY:



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**NEXUS MIAMI REAL
ESTATE**

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Built By: www.crebuilder.com





LOWE'S

**FIREHOUSE
SUBS**

**MURPHY
USA**

**BURGER
KING**

BEEF O'BRADYS
GOOD FOOD. GOOD SPORTS.

**SONNY'S
BBQ**
FRANCHISE OFFER STATE

SUNTRUST

Malloy Plaza

19,200 ADT

verizon

Super 8
BY WYNDHAM

Walmart

BAYMONT
INNS & SUITES

DOLLAR TREE

**WAFFLE
HOUSE**

**DUNKIN'
DONUTS**

Whitetail Dr

Pilot
TRAVEL CENTERS
FLYING J

Wendy's

71

EconoLodge

25,000 ADT

DAYS INN

**Ruby
Tuesday**

**Pizza
Hut**

QUALITY

INVESTMENT SUMMARY

This Offering Memorandum presents the opportunity to acquire the 100% fee simple interest in a single-tenant, absolute NNN-leased Pizza Hut property, with a 7.25% cap rate, located in Marianna, Florida. The asset benefits from a long-term lease recently extended through December 31, 2028, and is backed by Flynn Restaurant Group — the largest restaurant franchisee in the U.S. The property offers passive income with zero landlord responsibilities, supported by strong real estate fundamentals in a high-traffic interstate corridor. With demonstrated tenant commitment, multiple renewal options, and structured rent increases, this opportunity is well-suited for both private and institutional net-lease investors.



PROPERTY SUMMARY

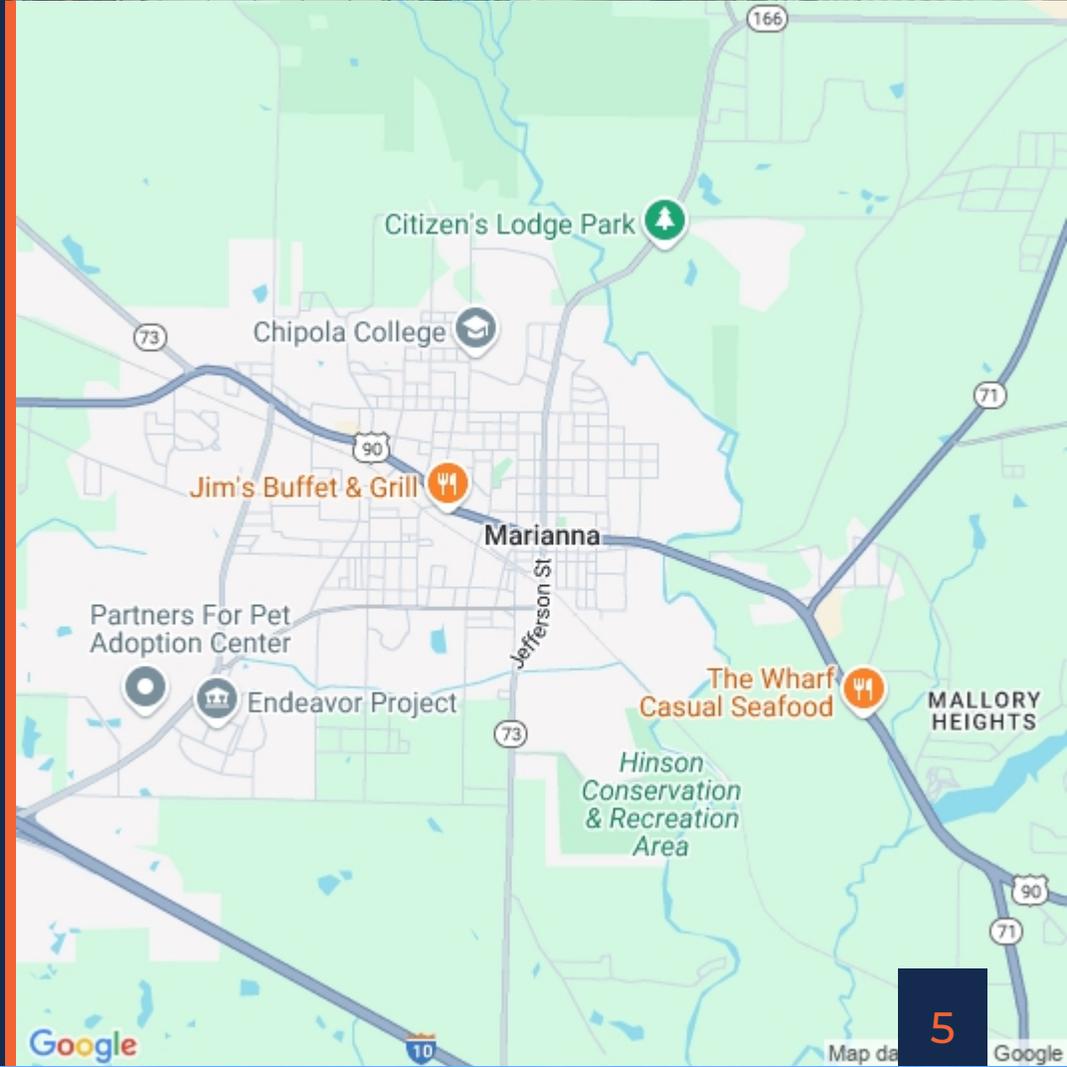
Offering Price	\$1,236,124.00
Building SqFt	3,562 SqFt
Year Built	2003
Lot Size (acres)	1.14
Parcel ID	25-4N-10-0000-0060-0000
Zoning Type	Commercial
County	Jackson
Frontage	290.00 Ft
Coordinates	30.723733,-85.184943





INVESTMENT HIGHLIGHTS

- **Absolute NNN Lease** – Zero landlord responsibilities; tenant handles all expenses
- **Strong Franchise Operator** – Flynn Restaurant Group, the largest restaurant franchisee in the U.S.
- **Current Lease Through 12/31/2028** – Includes three (3) additional 5-year renewal options
- **Built-in Rent Growth** – 6.5% increase in current term; \$2.00/SF bumps at each renewal
- **Annual Net Operating Income (NOI): \$98,889.96**
- **Surrounded by National Brands** – Adjacent to Walmart, Lowe's, Pilot, McDonald's, Dunkin', and hotels
- **1.14± Acre Lot** – Positioned at I-10 Exit 142 in Marianna's main retail corridor





 PizzaHut

PIZZA HUT

PIZZA HUT

LOCATION HIGHLIGHTS

- Strategic Location Off I-10 Exit 142 – Excellent visibility and access at a dominant retail interchange
- Surrounded by National Tenants – Area includes Walmart, Lowe’s, McDonald’s, Pilot, Ruby Tuesday, and several national brand hotels
- High Traffic Counts – Over 34,000 vehicles/day on Interstate 10; 20,500+ on Hwy 71





Pizza Hut – Iconic Brand with Global Reach

Pizza Hut is the world's largest pizza chain with over 19,000 locations. Backed by Yum! Brands, it's a leader in delivery and carryout, with strong brand loyalty and national marketing power. A proven QSR performer and one of the most stable tenants in the net lease space.

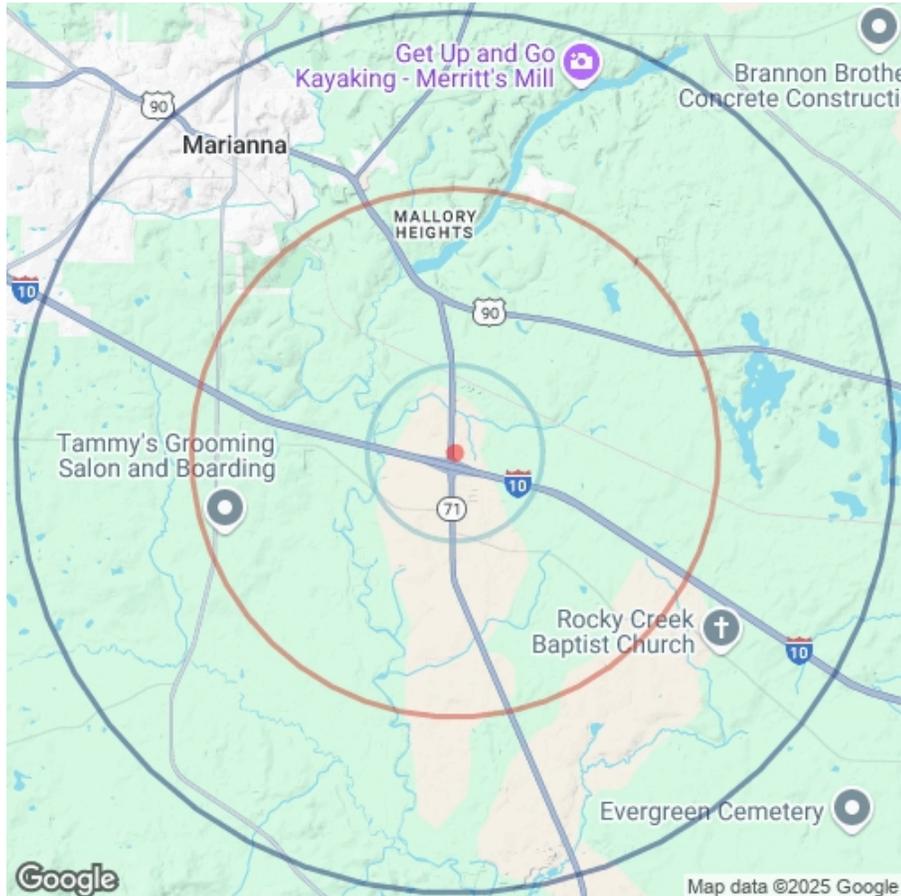
Operator- Flynn Group

Flynn Restaurant Group is the largest restaurant franchisee in the U.S., operating over 2,300 locations across top brands like Pizza Hut, Taco Bell, Panera, Applebee's, and Arby's. With a strong track record and operational scale, Flynn offers investors long-term stability and performance.

DEMOGRAPHICS

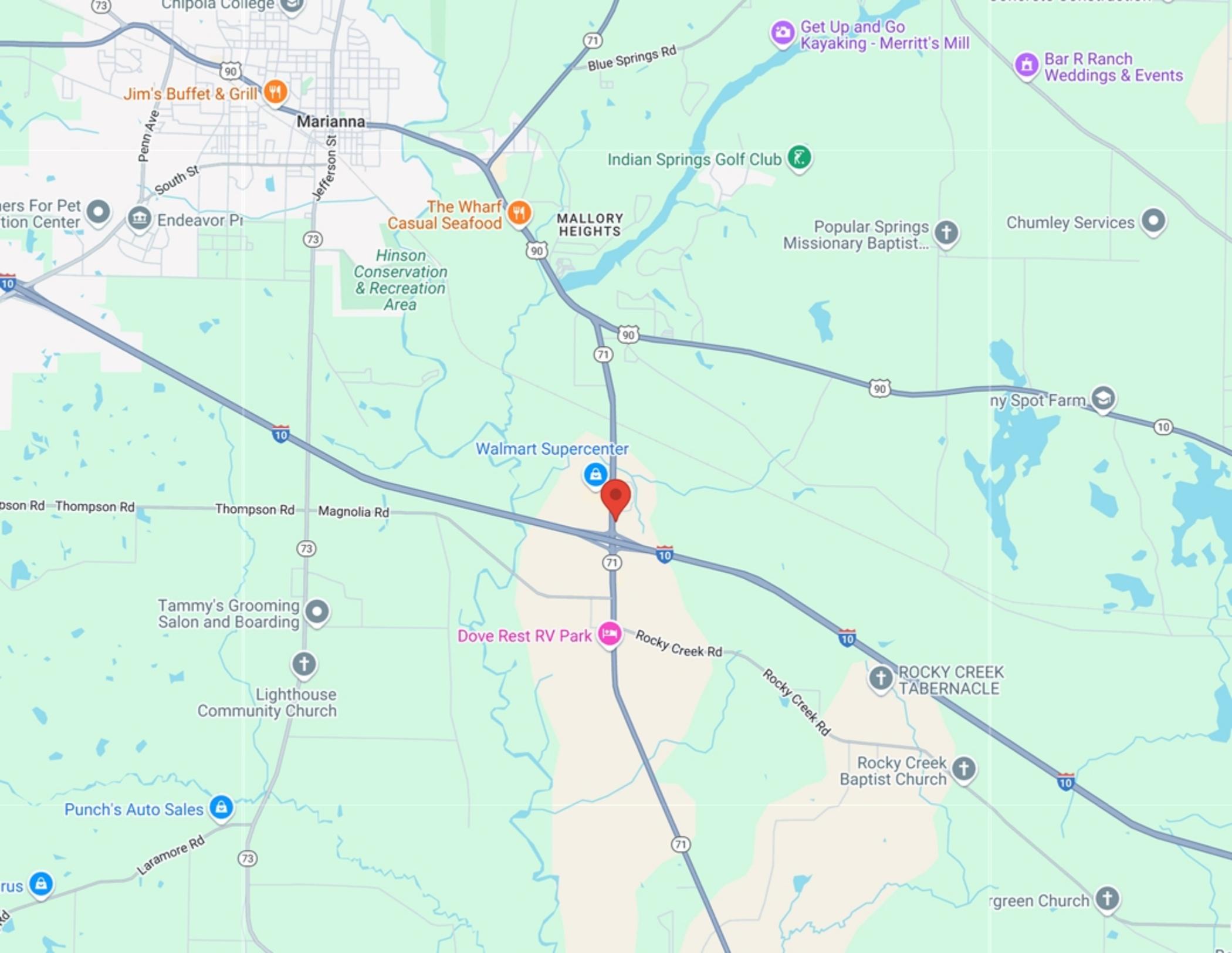
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	110	2,285	8,413
2010 Population	109	2,424	8,608
2025 Population	100	2,362	8,404
2030 Population	101	2,349	8,371
2025-2030 Growth Rate	0.2 %	-0.11 %	-0.08 %
2025 Daytime Population	921	3,462	10,296

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	6	102	478
\$15000-24999	2	90	312
\$25000-34999	3	149	463
\$35000-49999	5	100	349
\$50000-74999	5	173	577
\$75000-99999	3	73	457
\$100000-149999	3	126	420
\$150000-199999	4	104	264
\$200000 or greater	0	78	252
Median HH Income	\$ 39,266	\$ 57,002	\$ 56,510
Average HH Income	\$ 72,165	\$ 85,067	\$ 80,080



HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	31	951	3,585
2010 Total Households	31	1,028	3,708
2025 Total Households	31	994	3,572
2030 Total Households	31	995	3,574
2025 Average Household Size	3.23	2.32	2.3
2025 Owner Occupied Housing	25	745	2,442
2030 Owner Occupied Housing	26	764	2,525
2025 Renter Occupied Housing	6	249	1,130
2030 Renter Occupied Housing	5	231	1,049
2025 Vacant Housing	3	134	593
2025 Total Housing	34	1,128	4,165





Jim's Buffet & Grill

Marianna

The Wharf
Casual Seafood

MALLORY
HEIGHTS

Indian Springs Golf Club

Walmart Supercenter

Dove Rest RV Park

Get Up and Go
Kayaking - Merritt's Mill

Bar R Ranch
Weddings & Events

Hinson
Conservation
& Recreation
Area

Popular Springs
Missionary Baptist...

Chumley Services

ny Spot Farm

Tammy's Grooming
Salon and Boarding

Lighthouse
Community Church

ROCKY CREEK
TABERNACLE

Rocky Creek
Baptist Church

Punch's Auto Sales

green Church

CITY OF MARIANNA

AREA

CITY	18.6 SQ MI
LAND	18.6 SQ MI
ELEVATION	167 FT

POPULATION

POPULATION	6,245
DENSITY	335.75 SQ MI



ABOUT MARIANNA

Marianna is a city in the county seat of Jackson County, Florida, United States, and it is home to Chipola College. The official nickname of Marianna is "The City of Southern Charm". The population was 6,245 at the 2020 census.



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**PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONTACT THE NEXUS MIAMI REAL ESTATE ADVISOR FOR MORE
DETAILS.**

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