

September 2026

Confidential Offering Memorandum

Single-Tenant Net Lease QSR Investment Opportunity

7041 Seacrest Boulevard | Lantana, FL 33462



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QSR Investment Opportunity

NAI/Merin Hunter Codman is pleased to offer the opportunity to acquire 7041 Seacrest Boulevard, a single-tenant net-lease quick-service restaurant investment in Lantana, Florida.

The ±971-square-foot drive-thru restaurant is leased to Snapper's Fish & Chicken under an absolute NNN lease, providing investors with a passive ownership structure and annual rent growth. Positioned on ±0.66 acres immediately south of the I-95 interchange, the property offers strong visibility, convenient access, and proximity to established national retailers and dense residential neighborhoods.

Investment Details

Tenant	Snapper's Fish & Chicken
Use	QSR; drive-thru only
Lease Type	Absolute NNN
Lease Term	10-year term (commenced in Oct. 2023)
Lease Expiration	February 2034
Annual Increases	1.5%
Renewal Options	None
NOI	Commencing Oct. 2026 \$103,022.50
Personal Guaranty	Full term
Sale Price	\$2,400,000



**ABSOLUTE
NNN LEASE**



**BUILT-IN RENT
GROWTH**



**I-95 ACCESS &
HIGH-VISIBILITY**



**BUSY RETAIL
CORRIDOR**

A Well-Positioned Retail Asset

7041 Seacrest Boulevard is a freestanding, single-story quick-service restaurant in Lantana, Florida. The property features a dedicated drive-thru lane and service window, outdoor patio seating, surface parking, and prominent building and monument signage.

The standalone site offers full frontage and signage along Hypoluxo Road, convenient ingress and egress, strong visibility, and immediate access to I-95 within an established retail and restaurant corridor.

Nearby businesses include The Home Depot, Popeyes Louisiana Kitchen, Taco Bell, and Mobil, reinforcing the property's position within an active commercial area.



Property Details

Address	7041 Seacrest Boulevard Lantana, FL 33462
Size	±971 SF (no inside dining room)
Lot Size	±0.66 Acres
Zoning	CG
Year Built	2018
PCN	00-43-45-09-23-000-0031





Location Highlights

- Immediate access to I-95 at Hypoluxo Road
- ±40,000 passing vehicles per day
- Full Hypoluxo Road frontage and signage visibility
- Surrounded by established national retailers, QSRs, and daily needs destinations
- Easy access from east and westbound traffic

Demographics	1 Mile	3 Mile	5 Mile
Total Population	12,864	115,737	277,650
Total Households	4,541	45,389	108,975
Average HH Income	\$107,389	\$101,597	\$110,762



Snapper's Fish & Chicken

A quick-service Southern restaurant concept specializing in made-to-order fried fish, chicken, and seafood offerings. Open for lunch and dinner.



Lease Summary

Lease Structure	Absolute NNN
Lease Term	10 years
Term Expiration	February 2034
Rent Escalation	1.5% annually
Renewal Options	None
Guaranty	Full-Term Guaranty
NOI	\$103,022.50 (as of Oct. 2026)

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