

# FOR SALE

## CARRABBA'S ITALIAN GRILL



S.L. NUSBAUM  
REALTY CO.

- Absolute NNN Lease
- Corporate Bloomin' Brands Guarantee.
- Dominant Retail Corridor



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# CONTACT US

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## OFFERING PROCEDURE

Offers should be submitted in the form of a standard non-binding Letter of Intent and must specify the following:

- Price
- Length of Inspection Period
- Length of Closing Period
- Amount of earnest money deposit at execution of a Purchase and Sale Contract
- Amount of additional deposit upon expiration of Inspection Period

## CONFIDENTIALITY & DISCLAIMER STATEMENT

This confidential memorandum contains selected information pertaining to the business and affairs of the Property and has been prepared by S.L. Nusbaum Realty Co. primarily from information supplied by the Owner and sources deemed reliable, but not guaranteed. It does not propose to be all-inclusive, nor does it contain all the information which a prospective purchaser may require or desire. Neither the Owner, nor any of its officers, directors, employees or agents, nor S.L. Nusbaum Realty Co. makes any representation or warranty, expressed or implied, as to the accuracy or completeness of this confidential memorandum or any of its contents, and no legal liability is assumed or is to be implied by any of the aforementioned with respect thereto. Prospective offers are advised to verify the information independently. The Owner reserves the right to change the price or any information in this memorandum, or to withdraw the Property from the market at any time, without notice. This confidential memorandum shall not be deemed an indication of the state of affairs of the Property or the Owner since the date of preparation of this memorandum. By your receipt of this confidential memorandum, you agree that the information contained herein is of confidential nature and you will not disclose this memorandum or any part of its contents to any other person, firm or entity without prior authorization from S.L. Nusbaum Realty Co.



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# ABOUT THE ASSET



**Price: \$3,539,455**  
**Cap Rate: 6.10%**

SLN Capital Markets, a division of S.L. Nusbaum Realty Co., is pleased to exclusively present for sale the property leased to Carrabba's Italian Grill located at 2700 SE Federal Highway in Stuart, Florida.

Carrabba's has been operating at this location for nearly 20 years and signed a new 15-year lease in 2017 with annual rent increases throughout the term and during the option periods. The lease is guaranteed corporately by Bloomin' Brands, a publicly traded company (NASDAQ: BLMN) that includes Outback Steakhouse, Carrabba's, Bonefish Grill and Fleming's Prime Steakhouse & Wine Bar.

The 7,123 SF building sits on approximately 1.60 AC along heavily traveled Federal Hwy (US-1), a major retail corridor featuring shopping centers, car dealerships and dozens of national retailers. There are more than 3000 apartments within a 3-mile radius of the restaurant including 10X Harbour Cay (272 units), which is within walking distance.

The lease is Absolute NNN with zero landlord responsibilities.



# FINANCIAL SUMMARY

**PRICE: \$3,539,455**  
**CAP RATE: 6.10%**

Net Operating Income (NOI)	\$215,907*
Rent/Month	\$17,992.25
Rentable SF	± 7,123 SF
Land Area	± 1.60 AC
Tenant Name	Carrabba's Italian Grill, LLC
Website	<a href="http://www.carrabbas.com">www.carrabbas.com</a>
Guarantor	Bloomin' Brands, Inc.
Lease Type	Absolute NNN
Landlord Responsibilities	None
Rent Commencement	July 19, 2017
Lease Expiration	July 31, 2032
Increases	1% annual increases
Options	Four, 5-year periods

\*Based on rent increase in August. Buyer to get rent credit at Closing

## INVESTMENT HIGHLIGHTS

- Absolute NNN lease.
- Corporate guarantee with Bloomin' Brands, Inc (NASDAQ: BLMN) includes Outback Steakhouse, Bonefish Grill & Fleming's Steakhouse & Wine Bar.
- Annual rent increases.
- Florida has no state income tax.



# LEASE SUMMARY

## RENT SCHEDULE

INITIAL LEASE TERM	15 Years
LEASE TYPE	Absolute NNN
CURRENT RENT	\$215,907 (effective 8/1/26)
INCREASES	1% Annually
OPTIONS	Four, 5-Year Options
OPTION INCREASES	Option #1: 1% Annual Increases Option #2: 1% Annual Increases Option #3: 1% Annual Increases Option #4: FMV Rent with 1% Annual Increases



# SURROUNDING RETAIL

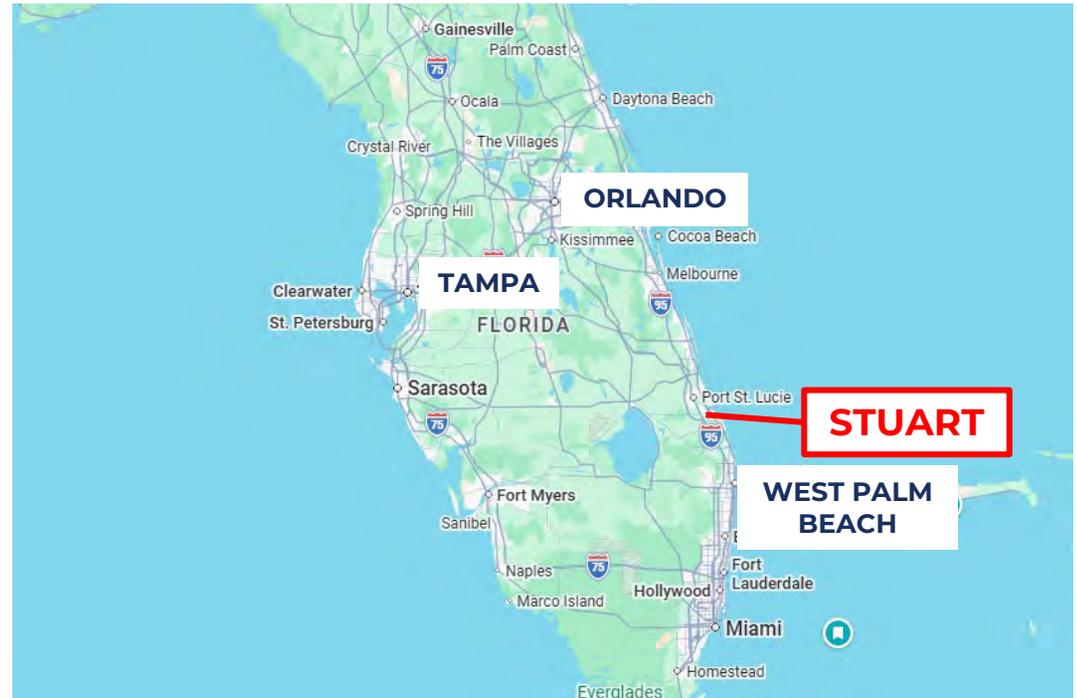


# MARKET OVERVIEW

## STUART, FLORIDA

Stuart is the county seat of Martin County, Florida, and sits on the border of neighboring Palm Beach County. Stuart's population has grown significantly, with estimates showing nearly 18% growth since 2020.

The city benefits from a stable and diverse economy supported by healthcare, professional services, tourism, retail, marine industries, and government employment. Stuart's coastal location along Florida's Treasure Coast, combined with strong quality-of-life attributes and a favorable tax environment, continues to attract residents, visitors, and businesses to the area.



LOCATION	DISTANCE	DRIVING TIME
West Palm Beach, FL	40.2 Miles	46 Minutes
Orlando, FL	137 Miles	2 Hours 11 Minutes
Tampa, FL	173 Miles	3 Hours 13 Minutes



# TENANT OVERVIEW



## CARRABBA'S ITALIAN GRILL®

Carrabba's Italian Grill is a full-service Italian restaurant brand known for its warm hospitality and bold, made-from-scratch Italian-inspired cuisine. With locations across the country, Carrabba's specializes in classic Italian favorites prepared fresh daily, including wood-grilled steaks and chicken, handcrafted pasta dishes, seafood, and signature sauces.

Each dish is thoughtfully prepared using quality ingredients and traditional cooking techniques, delivering rich flavors and consistent quality in every meal. Guests enjoy a welcoming, casual-upscale atmosphere that's ideal for families, date nights, and group gatherings.

With a menu featuring Italian classics, seasonal specialties, house-made desserts, and an extensive beverage selection, Carrabba's Italian Grill is celebrated for its commitment to flavor, service, and a memorable dining experience that keeps guests coming back.

Learn more at: [www.carrabbas.com](http://www.carrabbas.com)



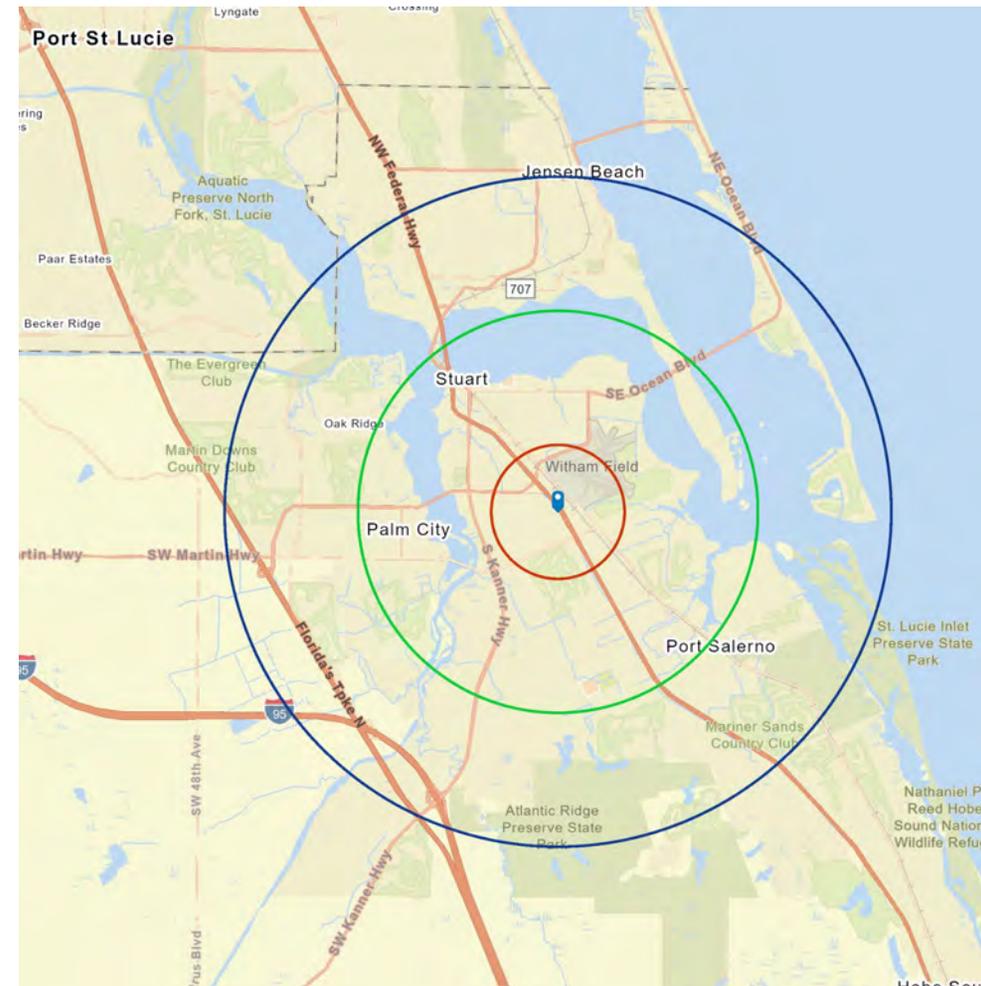
# ADDITIONAL PHOTOS



# DEMOGRAPHICS

## 1, 3, 5 MILES

POPULATION	1 MILE	3 MILES	5 MILES
2025 Population	5,937	50,726	104,837
2030 Population	5,915	51,709	106,997
2025 Median Age	38.9	51.1	54.0
2030 Median Age	40.4	51.5	54.5
HOUSEHOLDS			
2025 Total Households	2,265	22,667	47,796
2030 Total Households	2,281	23,382	49,333
2025 Average Household Size	2.31	2.15	2.15
2030 Average Household Size	2.28	2.13	2.12
MEDIAN HOUSEHOLD INCOME			
2025 Median Household Income	\$57,596	\$70,581	\$78,782
2030 Median Household Income	\$75,448	\$82,148	\$91,937
AVERAGE HOUSEHOLD INCOME			
2025 Average Household Income	\$74,390	\$102,788	\$116,247
2030 Average Household Income	\$85,551	\$116,025	\$130,505
OWNER OCCUPIED HOUSING UNITS			
2025 Owner Occupied Housing Units	875	15,264	35,801
2030 Owner Occupied Housing Units	989	16,346	37,976
RENTER OCCUPIED HOUSING UNITS			
2025 Renter Occupied Housing Units	1,390	7,403	11,995
2030 Renter Occupied Housing Units	1,292	7,036	11,357
FAMILIES			
2025 Families	1,130	12,903	28,753
2030 Families	1,140	13,317	29,665



# SLN CAPITAL MARKETS

## ABOUT SLN CAPITAL MARKETS

SLN Capital Markets, a division of S.L. Nusbaum Realty Co., specializes in the sale and purchase of single and multi-tenant net leased (NNN) properties, primarily leased long term to national and creditworthy tenants. We work with both private and institutional investors in the acquisition and disposition of their assets and advise and counsel accordingly based on their needs. We employ the latest technology and provide up-to-date research to effectively market properties both nationally and internationally.

SLN Capital Markets is a one-stop source for:

- Sellers looking to effectuate 1031 Exchanges.
- Owners and Franchisees requiring Sale-Leaseback structures.
- Buyers requiring best loan rates and terms from reputable Debt & Equity sources.

## ABOUT S.L. NUSBAUM REALTY CO.

Founded in 1906, S.L. Nusbaum Realty Co. is one of the largest real estate development companies in the southeastern United States.

S.L. Nusbaum Realty Co. offers the full spectrum of real estate services, including mixed-use development, commercial development, multifamily development, property management, leasing, sales and brokerage, and full menu of financial service.

In total, we currently manage and lease over 5 million square feet of commercial space, more than 200 apartment communities with over 26,000 residential units.

## S.L. NUSBAUM REALTY CO. SERVICE LINES

REAL ESTATE DEVELOPMENT	LEASING	ACCOUNTING
Mixed-Use Development	Retail/Shopping Centers	Corporate Accounting and Payroll
Commercial Development	Office/Industrial	Third Party Management/Accounting
Multifamily Development	Multifamily	Third Party Accounting/Bookkeeping

PROPERTY MANAGEMENT	SALES
Retail	Capital Markets/Investment
Office/Industrial	Retail
Multifamily	Office/Industrial
	Multifamily
	Land

## OFFICE LOCATIONS

S.L. Nusbaum Realty Co. is headquartered in Norfolk, VA with offices in Richmond, VA and Boca Raton, FL (Capital Markets/Investment Only)



# THE TEAM



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CAPITAL  
MARKETS

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