



**The Kase Group**  
Real Estate Investment Services

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**RED ROBIN**  
**ABSOLUTE NNN LEASE**

**8184 Laura Lane, Davenport, FL**



## Red Robin

8184 Laura Lane, Davenport, FL

## PROPERTY INFORMATION

# PROPERTY SUMMARY

This is a prime opportunity to acquire a long-term, absolute NNN leased Red Robin property located in Davenport, Florida. The property is corporately guaranteed by Red Robin and operates under a lease with zero landlord obligations. The lease agreement features 10% rental increases every five years, ensuring a strong and stable income stream over the long term. Additionally, the lease includes four, five-year options to renew.

The property benefits from its strategic location on Laura Lane, just off Interstate 4, enhancing visibility and providing excellent access to a high-traffic area. Surrounded by major retailers such as Panera, Walgreens, Wendy's, Dunkin', and Publix, this location is poised for long-term growth and stability in rental income.

The building consists of 4,622 SF of retail space, offering ample room for operations. Offered at a price of \$2,012,338, with a cap rate of 6.50% based on a Net Operating Income (NOI) of \$130,803, this property presents an attractive long-term investment opportunity in a high-demand retail location.

**Red Robin**  
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## PROPERTY HIGHLIGHTS

- **New 15-Year Absolute NNN Lease: Long-term investment with zero landlord obligations**
- **Corporate Guarantee: Backed by Red Robin for stability and reliability**
- **Zero Landlord Obligations**
- **Income Tax-Free State: Located in a state with no income tax**
- **Excellent Access and Visibility: Prime location with easy access and high visibility**
- **Just off Interstate 4: High-traffic area with great connectivity**
- **Surrounded by Major Retailers: Includes Panera, Miller's Ale House, Walgreens, Wendy's, Dunkin', Publix, and more, driving continuous foot traffic**





### OFFERING SUMMARY

Property Name	Red Robin
Property Address	8184 Laura Lane, Davenport, FL
Price	\$2,012,338
Cap Rate	6.50%
SF	4,622
Lot Size	1.48 AC
Net Operating Income	\$130,803
Lease Type	Absolute NNN
Options	Four, 5-Year Options
Lease Expiration Date	2/28/2039
Increases	10% Every 5 Years Throughout Initial Term & in Options

**Red Robin**  
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S GOODMAN RD



**Red Robin**  
8184 LAURA LANE  
DAVENPORT, FL

LAURA LN



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## LOCATION DESCRIPTION

The Davenport area is a rapidly expanding market strategically located between Orlando and Tampa, offering a prime position for retail investment. With a 2023 population of over 100,000 and an impressive population growth of 163.2% from 2018 to 2023, the region is one of the fastest-growing areas in the nation. This growth is driven by strong tourism, a rising residential base, and major employers such as Amazon, Walmart, and Publix, contributing to both retail and employment demand.

Davenport's exceptional location provides excellent access to key corridors, with the property situated less than 1 mile from the I-4 & US-27 interchange, a vital link for commuters traveling between Orlando and Tampa. The area is also strategically located approximately 20 miles from Walt Disney World, drawing 58 million+ annual visitors and significantly boosting retail traffic. The nearby Posner Park shopping center, which houses over 60 national retailers, and the ChampionsGate Resort with 862 rooms, further elevate the area's retail draw.

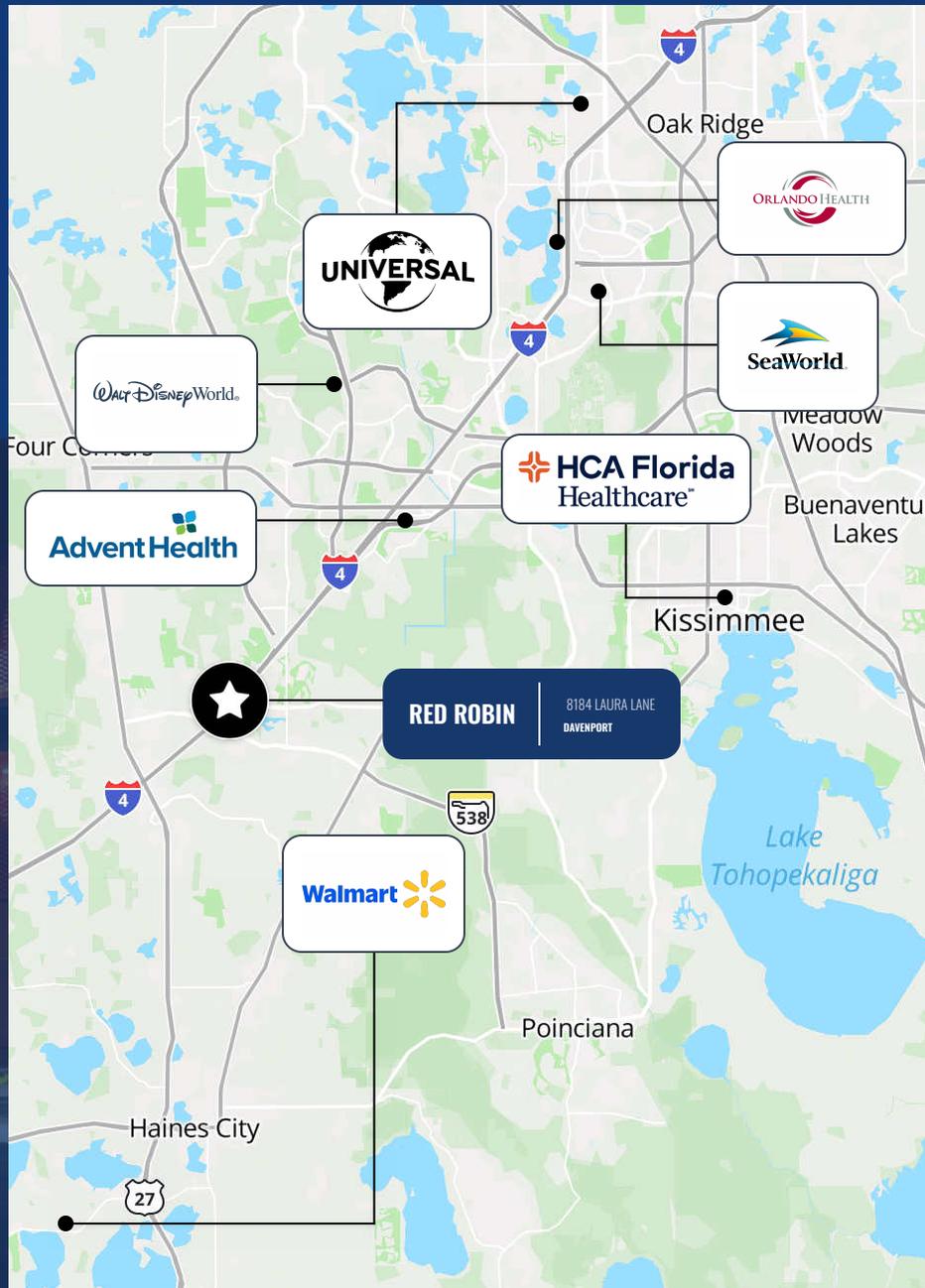
With an average retail rent of \$34 per square foot, the Davenport market demonstrates a healthy retail environment, boasting a low vacancy rate of just 3.4%. The area's ongoing infrastructure investment and rapid population growth create a vibrant business environment, solidifying it as a key retail destination with long-term stability and strong consumer spending potential.

# AREA MAP



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# MAJOR EMPLOYERS



The property is strategically positioned within a robust and diversified employment market, anchored by Orlando's world-renowned hospitality and tourism industry. Major employment drivers in this sector include global destinations such as Universal Studios Florida and SeaWorld Orlando, which form the economic bedrock of the region and ensure a consistent, large-scale demand for labor. This is complemented by a strong and growing healthcare corridor, featuring prominent, non-cyclical employers like AdventHealth Celebration, Orlando Health Dr. P. Phillips Hospital, and HCA Florida Osceola Hospital, which lend significant stability to the local economy. Furthermore, the area's logistical advantages are highlighted by the presence of major distribution hubs like the Walmart Distribution Center, diversifying the employment base beyond tourism. This powerful mix of hospitality, healthcare, and logistics giants creates a resilient economic profile, underpinning sustained rental demand and enhancing the asset's long-term investment appeal.

Employer	Industry	Employees	Distance
Walt Disney World	Leisure & Hospitality	80,000	11.9 mi
AdventHealth	Healthcare	40,000	7.7 mi
Universal Orlando Resort	Leisure & Hospitality	32,000	20.3 mi
Orlando Health	Healthcare	28,000	15.7 mi
Walmart	Retail	5,500	17.5 mi
SeaWorld Parks & Entertainment	Leisure & Hospitality	5,200	15.0 mi
HCA Florida Healthcare	Healthcare	5,000	15.5 mi

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Recipients of Offering Brochure shall not contact employees or tenants of property directly or indirectly regarding materials without prior written approval.

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