

**OFFERED  
FOR SALE**

**\$3,467,000 | 7.50% CAP**

REPRESENTATIVE PHOTO



**FreshStop**

*The Stop That Keeps You Going.*

**1905 N HIGHWAY 19  
EUSTIS, FL**



**CONFIDENTIAL  
OFFERING MEMORANDUM**

 **Atlantic**  
CAPITAL PARTNERS™



## EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of a Fresh Stop in Eustis, FL. This 3,168 SF asset has been leased to FreshStop for an initial 20 year term with three (3) five (5) year extension periods.



**WELL  
POSITIONED IN  
RETAIL NODE**

LEASE YEARS	TERM	ANNUAL RENT
Current Term	1-5	\$260,000
Initial Term	6-10	\$286,000
Initial Term	11-15	\$314,600
Initial Term	16-20	\$346,060
1st Option Term	21-25	\$380,666
2nd Option Term	26-30	\$418,733
3rd Option Term	31-35	\$460,606

<b>NOI</b>	<b>\$260,000</b>
<b>CAP</b>	<b>7.50%</b>
<b>PRICE</b>	<b>\$3,467,000</b>

## ASSET SNAPSHOT

Tenant Name	Fresh Stop
Address	1905 N Highway 19, Eustis, FL 32726
Building Size (GLA)	3,168 SF
Land Size	1.43 Acres
Year Built/Renovated	1999/2025
Signator/Guarantor	Fresh Stop Eustis, LLC /Personal Guarantee
Rent Type	Abs. NNN
Landlord Responsibilities	None
Rent Commencement Date	COE (Close Of Escrow)
Remaining Term	20 Years
ROFR	No
Rental Increases	10% Every 5 years and in Extensions
Current Annual Rent	\$260,000



REPRESENTATIVE PHOTO

 **63,979** PEOPLE  
IN 5 MILE RADIUS

 **\$91,925** AHHI  
IN 5 MILE RADIUS

 **17,400** VPD  
ON N HWY 19





**ATTRACTIVE LEASE FUNDAMENTALS**

20 Year Lease with 10% bumps every 5 years and in option periods | Abs. NNN lease providing zero landlord responsibilities | Passive investment

**POSITIONED NEAR ECONOMIC DRIVERS**

Site is located under a mile from the Alee Academy Charter School with 200 students

**OUTPARCEL TO WINN-DIXIE ANCHORED SHOPPING CENTER**

This gas station is located in a high performing shopping center off of busy N Hwy 19 (18K VPD) | The Winn-Dixie (soon to become an Aldi) ranks in the top 75th percentile of grocery stores in the country in terms of visits | The CVS ranks in the middle half of all Drugstores in the country in terms of visits

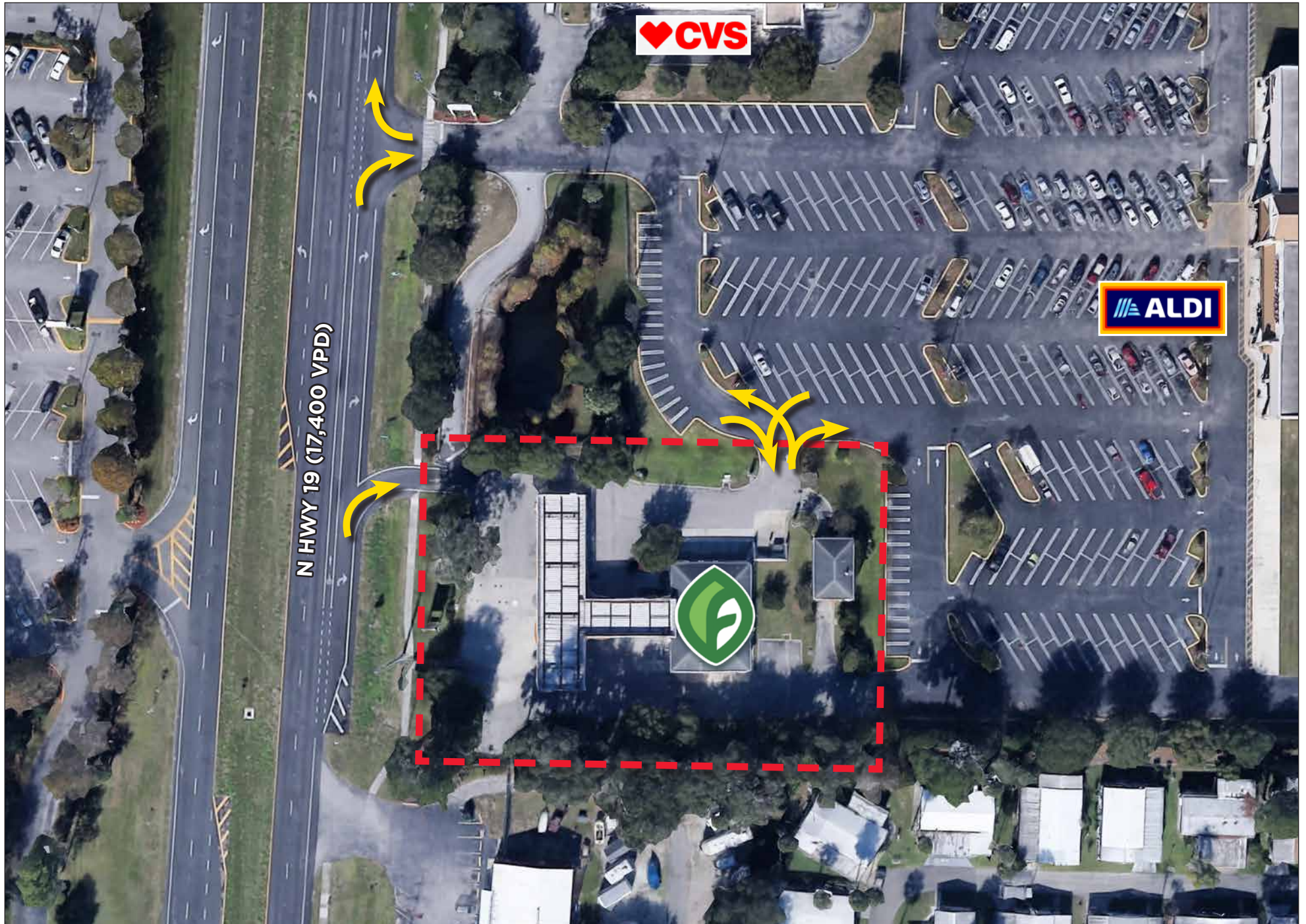
**HIGH DEMAND FOR C-STORES**

According to Placer.ai the nearest gas station (7-Eleven) ranks in the 90% percentile out of all 7-Elevens in the country in terms of visits | Only one additional C-store within 2 miles

**DENSE RETAIL NODE**

Site is positioned in a dense retail node | More than 250K SF of retail is located within a 1-mile radius of the Freshstop | Nearby National Retailers Include: Publix Supermarket, Aldi, Walgreens, and more









**AutoZone**

**Advance  
Auto Parts**

**7-ELEVEN**

**Walgreens**

BURLINGTON AVE (15,000 VPD)

**BURGER  
KING**

**♥ CVS**

**ALDI**

**Publix**

**SUBWAY**

**POPEYES**  
LOUISIANA KITCHEN

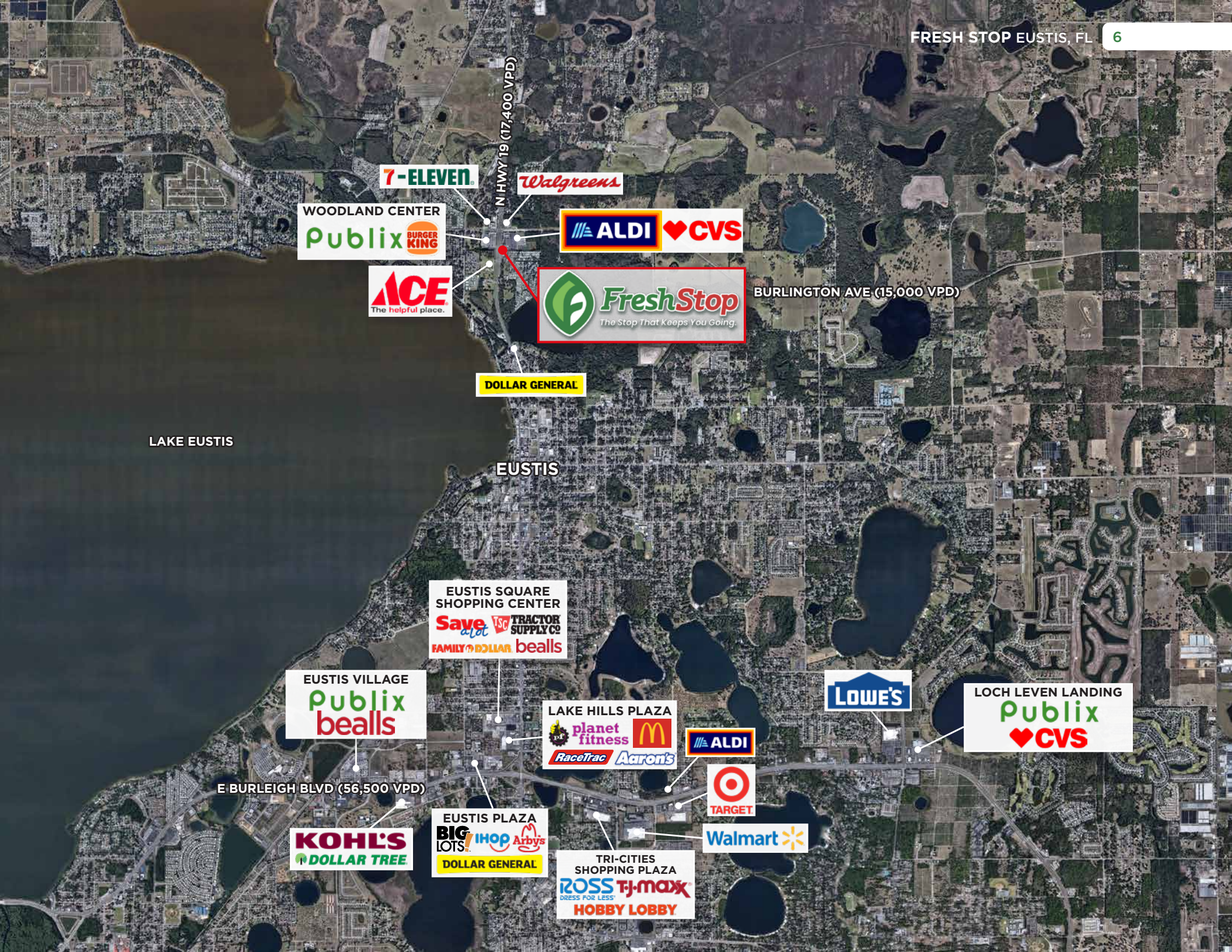
**DOLLAR TREE**

**ACE**  
The helpful place.

**FreshStop**  
The Stop That Keeps You Going.

N HWY 19 (17,400 VPD)





7-ELEVEN

Walgreens

WOODLAND CENTER

Publix BURGER KING

ALDI CVS

ACE  
The helpful place.

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BURLINGTON AVE (15,000 VPD)

DOLLAR GENERAL

LAKE EUSTIS

EUSTIS

EUSTIS SQUARE SHOPPING CENTER

Save a lot TRACTOR SUPPLY CO  
FAMILY DOLLAR bealls

EUSTIS VILLAGE

Publix bealls

E BURLEIGH BLVD (56,500 VPD)

KOHL'S DOLLAR TREE

EUSTIS PLAZA

BIG LOTS IHOP Arby's  
DOLLAR GENERAL

LAKE HILLS PLAZA

planet fitness McDonald's  
RaceTrac Aaron's

ALDI

TARGET

Walmart

LOWE'S

LOCH LEVEN LANDING

Publix CVS

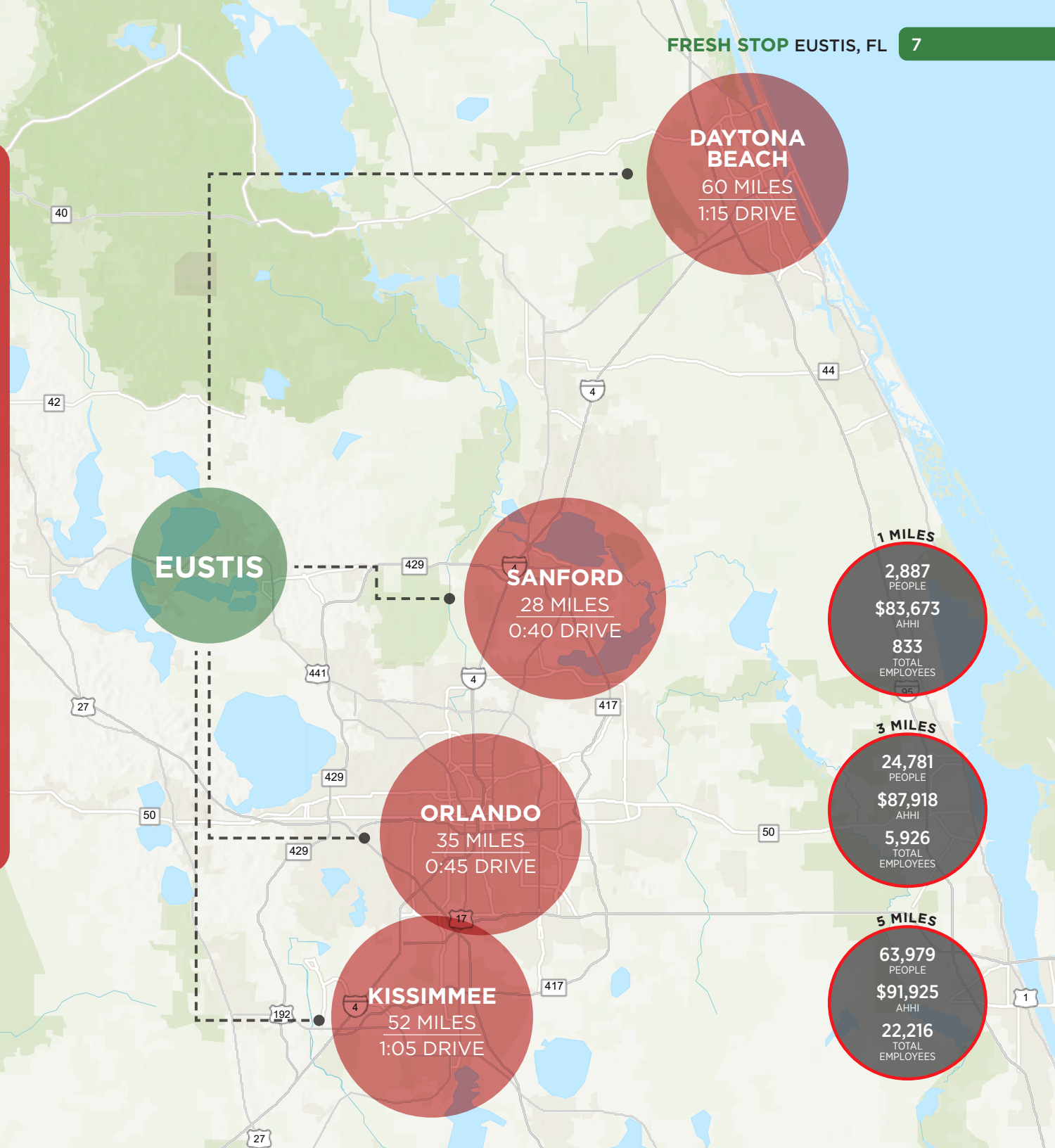
TRI-CITIES SHOPPING PLAZA

ROSS TJ-maxx  
HOBBY LOBBY



Eustis, Florida, is a charming city located in Lake County, in the central part of the state. Known for its picturesque setting along the shores of Lake Eustis, the city offers a blend of natural beauty, historic charm, and modern amenities. Founded in the late 1800s, Eustis has a rich history reflected in its well-preserved downtown area, which features a variety of shops, restaurants, and cultural attractions.

The city is part of the Orlando-Kissimmee-Sanford Metropolitan Statistical Area, making it a convenient and attractive place to live for those who work in the larger cities but prefer a quieter, small-town atmosphere. Eustis is also known for its numerous parks and recreational opportunities, including boating, fishing, and hiking. Annual events like GeorgeFest, one of the oldest festivals in Florida, highlight the city's vibrant community spirit and provide entertainment for residents and visitors alike.



Fresh Stop is a privately owned company with 31 stores dedicated to bringing freshness and simplicity to their community. They are a values-driven organization composed of individuals who love to work, play, and laugh hard. Their core values include being team-oriented, committed to quality, passionate, and customer-focused.

At Fresh Stop, they are driven by a clear purpose: to provide their friends and neighbors with the freshness and convenience they need to make their busy days a little easier. They strive to create a positive impact on every customer by offering high-quality products and delivering exceptional service.



### FRESH STOP QUICK FACTS

<b>Founded:</b>	2024
<b>Ownership:</b>	Private
<b># of Locations:</b>	31+
<b>Headquarters:</b>	Greenville, SC
<b>Guaranty:</b>	Corporate



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EUSTIS, FL**

Exclusively Offered By



## **PRIMARY DEAL CONTACTS**

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