

OFFERING MEMORANDUM

Absolute NNN Lease | Avg. HHI Exceeding \$192,865 in 1-Mile Radius



ACTUAL PHOTO

📍 10080 DANIELS INTERSTATE COURT, FORT MYERS, FL 33913

Marcus & Millichap

INVESTMENT OVERVIEW

Marcus & Millichap is pleased to present for sale this 2,100-square-foot Fat Katz Sports Bistro located at 10080 Daniels Interstate Court in Fort Myers, Florida. This freestanding, single-tenant property sits on a \pm 0.60-acre parcel and was originally built in 2007, with a full renovation completed in 2018. While the property does not currently feature a drive-thru, the site layout offers potential for a future drive-thru conversion. The tenant has operated at this location since 2018, demonstrating strong site commitment, and currently has approximately two years remaining on a Absolute NNN lease with no landlord responsibilities.

The property is ideally positioned just off Daniels Parkway, one of Fort Myers' primary commercial corridors, offering immediate access to Interstate 75 and close proximity to Southwest Florida International Airport (RSW). This location provides strong visibility, convenient accessibility, and consistent daily traffic, making it well suited for restaurant and retail uses.

Numerous apartment communities surround the subject property, including Triton Cay, West End, The Ivy, East Pointe Place Apartments, The Cottages at Stillwater, Windsor East, and Maple Crest Apartments, providing a dense and established residential customer base. In addition, several new home developments have recently emerged in the area, including Bonavie Cove by Mattamy Homes, Coral Bay by D.R. Horton (approximately 300 homesites), Lennar at Crane Landing, and Harbourside Custom Homes, further strengthening long-term demand drivers.

Fort Myers has a population of 95,949 and is the 25th most populous city in the State of Florida. The city is part of the Cape Coral–Fort Myers Metropolitan Statistical Area, which has a population in excess of 834,573. Fort Myers is widely known as the "Gateway to Southwest Florida" and is a major tourist destination within the state. Notable attractions include the winter estates of Thomas Edison and Henry Ford, which draw visitors year-round.

Colleges and universities nearby include Hodges University, Nova Southeastern University, Rasmussen College, Southern Technical College, and Fort Myers Technical College, contributing to a stable daytime and evening population.

Fat Katz Sports Bistro is a popular local sports bar in Fort Myers, Florida, known for its made-from-scratch food offerings, including hamburgers, sandwiches, and tacos, along with a large selection of craft beers on tap. The restaurant benefits from strong customer loyalty and repeat business, supported by the surrounding residential density and growing Fort Myers submarket.

INVESTMENT HIGHLIGHTS

- Absolute NNN | Zero Landlord Responsibilities
- Below Market Rent | Potential Rent Upside
- Fat Katz Sports Bistro (2,100 SF) Well-Known Sports Bar With Strong Customer Loyalty, Made-From-Scratch Food, and a Broad Craft Beer Selection Driving Repeat Traffic
- Attractive Annual Increase | Greater of 2% or CPI
- Prime Commercial Location | Daniels Parkway Corridor
- Positioned Just Off Daniels Parkway with Immediate Access to I-75 and Close Proximity to Southwest Florida International Airport (RSW)
- High Visibility & Traffic | Strong Ingress/Egress
- Excellent Visibility, Accessibility, and Steady Daily Traffic Counts
- Dense Residential Base | Built-In Demand
- Surrounded by Multiple Established Apartment Communities Providing Consistent Demand for Food and Beverage Uses
- Residential Growth Tailwinds | Expanding Trade Area
- Supported by Ongoing Residential Development Including Projects by D.R. Horton, Mattamy Homes, Lennar, and Harborside Custom Homes.
- Strong Daytime & Evening Population | Nearby Universities
- Close to Nova Southeastern University, Rasmussen College, and Fort Myers Technical College
- High-Growth MSA | Cape Coral–Fort Myers
- One of Southwest Florida's Fastest-Growing Metro Areas Driven by Population Growth, Tourism, and Continued Commercial Development.
- Florida is a No State Income Tax State

THE OFFERING

 **Fat Katz**
10080 Daniels Interstate Court
Fort Myers, Florida 33913



PROPERTY DETAILS

Lot Size	26,136 SF (0.60 Acres)
Rentable Square Feet	2,100 SF
Price/SF	\$657.30
Year Built / Renovated	2007 / 2018

FINANCIAL OVERVIEW

\$1,380,333
100% / \$1,380,333
6.00%
Fee Simple

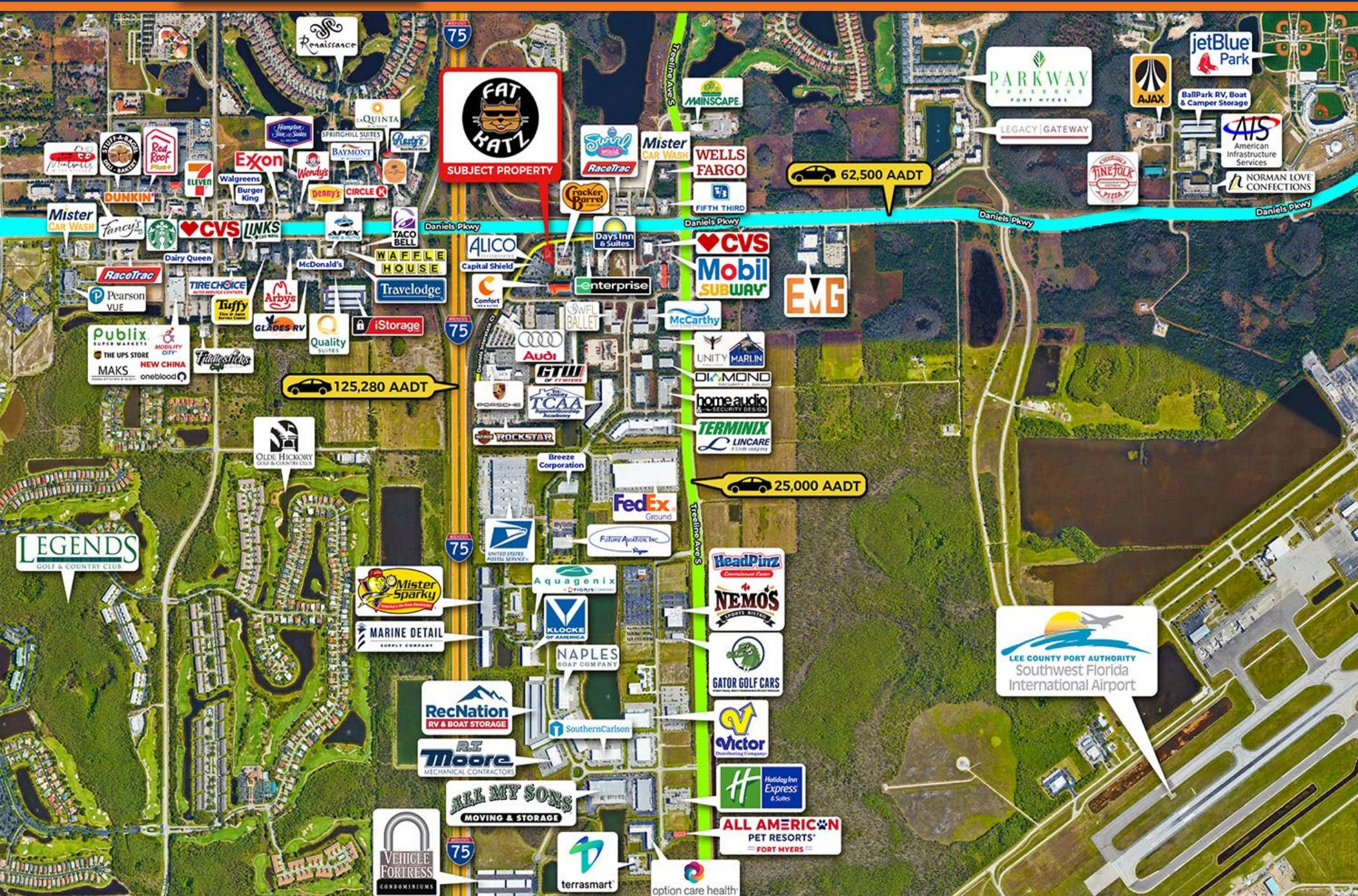
PROPERTY RENT DATA

RENT INCREASES	MONTHLY RENT	ANNUAL RENT
04/01/2025 - 03/31/2026 (Current)	\$6,701	\$80,408
04/01/2026 - 03/31/2027	\$6,902	\$82,820
04/01/2027 - 03/31/2028	\$7,109	\$85,305
Base Rent (\$39.44 / SF)		\$82,820
Net Operating Income		\$82,820.00
TOTAL ANNUAL RETURN	CAP 6.00%	\$82,820

LEASE ABSTRACT

Tenant Trade Name	Fat Katz
Tenant	Franchisee
Ownership	Private
Guarantor	Personal Guarantee
Lease Type	NNN
Lease Term	5 Years
Lease Commencement Date	04/01/2018
Rent Commencement Date	04/01/2018
Expiration Date of Base Term	03/31/2028
Options	N/A
Increases	Greater of 2% or CPI
Term Remaining on Lease	2 Years
Property Type	Net Leased Restaurant
Landlord Responsibility	None
Tenant Responsibility	All
Right of First Refusal	N/A

RESEARCH LOCAL STREET AERIAL



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RESEARCH SITE PLAN AERIAL





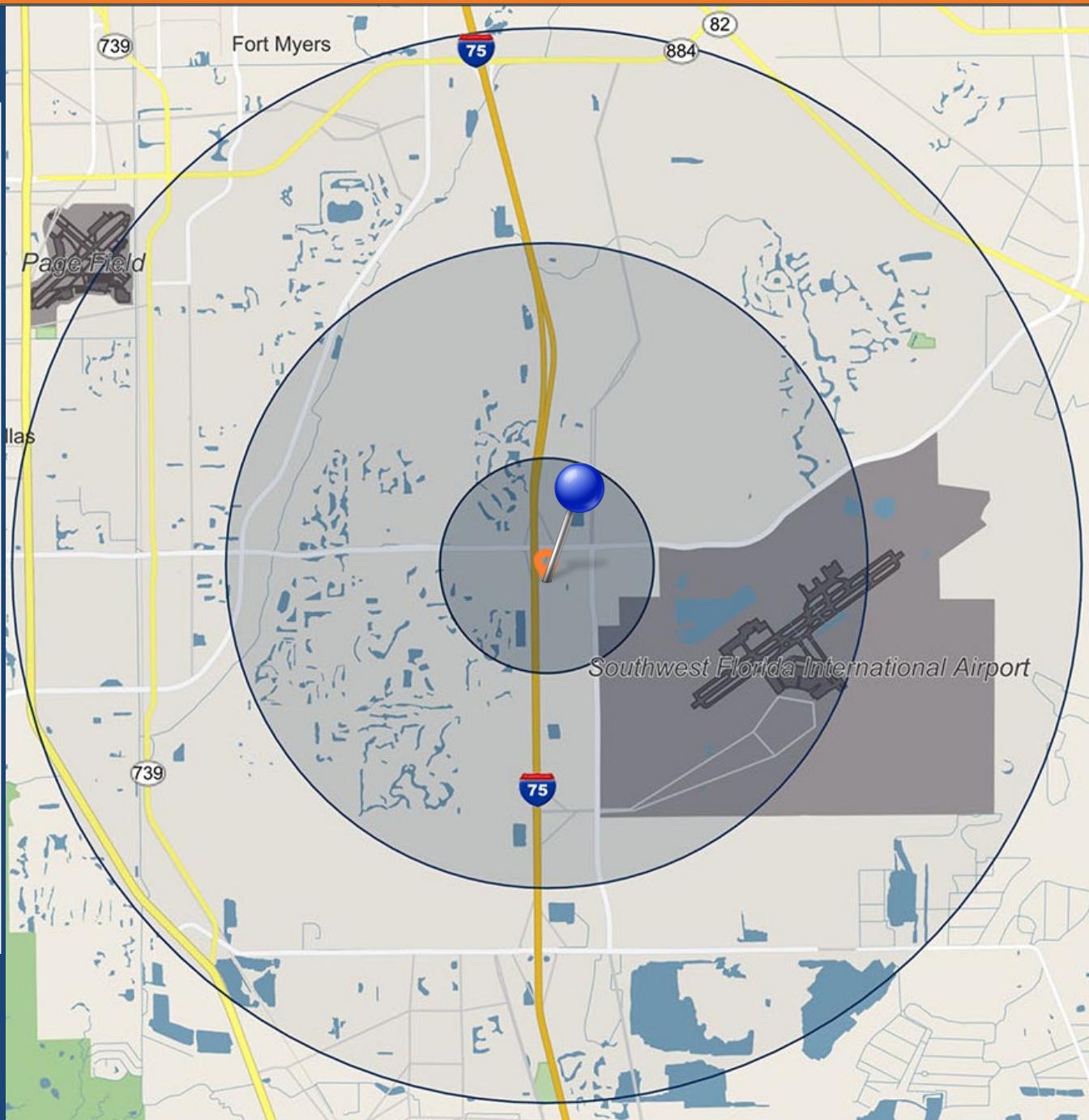
Fat Katz Sports Bistro...

is the sister restaurant of Skinny Dogz and Fat Katz Slider Bar. We serve up unique cuisine that you won't find anywhere else. Whether you're craving a juicy burger, a piled-high sandwich, or some delicious wings, we've got you covered. We pride ourselves on our homemade recipes and use of fresh, high-quality ingredients. And of course, we have a great selection of beer and wine to wash it all down.

But we can't forget about our atmosphere. With multiple TVs you'll never miss a big game. The decor and friendly staff will make you feel right at home. Come on in and catch up with friends while enjoying a casual meal in a fun and unique setting.

<https://fatkatzsportsbistro.com/>

POPULATION	1 Mile	3 Miles	5 Miles
2029 Projection			
Total Population	520	27,431	90,798
2024 Estimate			
Total Population	477	25,600	84,368
2020 Census			
Total Population	417	23,393	74,723
2010 Census			
Total Population	326	15,024	54,771
Daytime Population			
2024 Estimate	697	33,412	116,786
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2029 Projection			
Total Households	241	13,239	40,584
2024 Estimate			
Total Households	223	12,328	37,526
Average (Mean) Household Size	2.0	2.1	2.3
2020 Census			
Total Households	199	11,082	33,340
2010 Census			
Total Households	157	7,166	23,522
HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2024 Estimate			
\$200,000 or More	44.5%	18.9%	14.2%
\$150,000-\$199,999	8.7%	10.7%	9.9%
\$100,000-\$149,999	18.1%	21.6%	22.0%
\$75,000-\$99,999	12.7%	15.8%	16.5%
\$50,000-\$74,999	5.8%	14.7%	15.0%
\$35,000-\$49,999	2.8%	5.9%	8.0%
\$25,000-\$34,999	3.2%	4.3%	5.5%
\$15,000-\$24,999	2.1%	3.7%	4.5%
Under \$15,000	2.0%	4.5%	4.3%
Average Household Income	\$192,865	\$137,743	\$121,692
Median Household Income	\$103,078	\$73,788	\$77,661
Per Capita Income	\$93,424	\$64,858	\$53,431



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GEOGRAPHY: 5 MILE



POPULATION

In 2024, the population in your selected geography is 84,368. The population has changed by 54.04 percent since 2010. It is estimated that the population in your area will be 90,798 five years from now, which represents a change of 7.6 percent from the current year. The current population is 51.2 percent male and 48.8 percent female. The median age of the population in your area is 49.0, compared with the U.S. average, which is 39.0. The population density in your area is 1,076 people per square mile.



HOUSEHOLDS

There are currently 37,526 households in your selected geography. The number of households has changed by 59.54 percent since 2010. It is estimated that the number of households in your area will be 40,584 five years from now, which represents a change of 8.1 percent from the current year. The average household size in your area is 2.3 people.



INCOME

In 2024, the median household income for your selected geography is \$99,159, compared with the U.S. average, which is currently \$76,141. The median household income for your area has changed by 65.76 percent since 2010. It is estimated that the median household income in your area will be \$111,368 five years from now, which represents a change of 12.3 percent from the current year.

The current year per capita income in your area is \$53,431, compared with the U.S. average, which is \$40,471. The current year's average household income in your area is \$121,692, compared with the U.S. average, which is \$101,307.



EMPLOYMENT

In 2024, 38,762 people in your selected area were employed. The 2010 Census revealed that 68.9 percent of employees are in white-collar occupations in this geography, and 13.6 percent are in blue-collar occupations. In 2024, unemployment in this area was 2.0 percent. In 2010, the average time traveled to work was 25.00 minutes.



HOUSING

The median housing value in your area was \$412,387 in 2024, compared with the U.S. median of \$321,016. In 2010, there were 17,601.00 owner-occupied housing units and 5,922.00 renter-occupied housing units in your area.



EDUCATION

The selected area in 2024 had a lower level of educational attainment when compared with the U.S. averages. 42.4 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.5 percent, and 10.3 percent completed a bachelor's degree, compared with the national average of 21.1 percent.

The number of area residents with an associate degree was higher than the nation's at 12.1 percent vs. 8.8 percent, respectively.

The area had fewer high-school graduates, 1.5 percent vs. 26.2 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 28.3 percent in the selected area compared with the 19.7 percent in the U.S.

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Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased property to determine to your satisfaction with the suitability of the property for your needs.

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