

# Commercial QSR Absolute NNN

## Investment Opportunity



2165 Crawfordville HWY,  
Tallahassee, Florida



# Exclusively Marketed By

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# Property Photos





# Offering Summary



## OFFERING

Pricing: \$2,600,000

Net Operating Income: \$135,000

Cap Rate: 5.19%

## PROPERTY SPECIFICATIONS

Property Address: 101 SW. 60th Avenue Ocala, Florida  
34474

Rentable Area: 3,300 SF

Land Area: 2 +/- AC

Year Built: 2025 (Grand Opening Sep. 1st, 2025)

Tenant: Dunkin & Firehouse Subs

Lease Signature: Franchisee

Lease Type: Absolute NNN

Landlord Responsibilities: None

Lease Term: 10 Years

Increases: 10% Every 5 Years

Options: 3 (5-Year)

Lease Expiration: Sep. 2035



# Built to Outperform

Aside from items listed to the right, this property is already far exceeding projected sales pointing towards timely rent payment and renewal periods

- a 47 Oversized Parking Spaces
- b Brick and Mortar Build
- c Drive Through
- d Oversized Retention Pond