

OFFERING MEMORANDUM

PROVEN DAIRY QUEEN GRILL & CHILL FRANCHISE

HIGH-VOLUME,
QSR OPPORTUNITY
WITH OWNED BUILDING &



2227 N. Monroe Street
Tallahassee, Florida 32303

PRESENTED BY:

Brad Kuskin
Founding Principal
bkuskin@gocommercial.com
(561) 232-7899



ASKING PRICE AND TERMS:

As directed by Market. Property to be delivered free and clear of all liens. Contact Compass for pricing targets.

PROPERTY TOURS:

Tours available by appointment only with 48 hours prior notice with confirmation of scheduled tour by a representative of Compass.

DATA SOURCES:

The information contained in this document has been obtained from sources believed reliable. While Compass does not doubt its accuracy, Compass has not verified it and makes no guarantee, warranty, or representation about it. It is any buyer's to confirm its accuracy and completeness independently. Any projections, opinions, assumptions, or estimates used are, for example, only and do not represent the current or future performance of the Property. The value of this transaction to any buyer depends on tax and other factors that the Buyer's tax, financial, and legal advisors should evaluate. Buyer and Buyer's advisors should conduct a careful, independent investigation of the Property to determine to Buyer's satisfaction the suitability of the Property for Buyer's needs.

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Compass operates within a global family of companies with many subsidiaries and related entities (each an "Affiliate") engaging in a broad range of commercial real estate businesses including, but not limited to, brokerage services, Property and facilities management, valuation, investment fund management, and development. At times different Affiliates may represent various clients with competing interests in the same transaction. For example, this Memorandum may be received by our Affiliates or Agents. Those, or other, Affiliates may express an interest in the Property described in this Memorandum (the "Property") may submit an offer to purchase the Property and may be the successful bidder for the Property. Buyer and recipient of this Offering Memorandum hereby acknowledge that possibility and agree that neither Compass nor any involved Affiliate will have any obligation to disclose to you the involvement of any Affiliate in the sale or purchase of the Property. In all instances, however, Compass will act in the best interest of the client(s) it represents in the transaction described in this Offering Memorandum and will not act in concert with or otherwise conduct its business in a way that benefits any Affiliate to the detriment of any other offer or prospective offer, or, but instead will conduct its business in a manner consistent with the law and any fiduciary duties owed to the client(s) it represents in the transaction described in this Offering Memorandum.

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This document is a confidential Offering Memorandum intended solely for the recipient's limited use and benefits in determining whether the recipient desires to express further interest in the acquisition of the Property. This Offering Memorandum contains selected information pertaining to the Property. This Memorandum does not purport to represent the state of affairs of the Property or the Owner of the Property (the "Owner"), be all-inclusive, or contain all or part of the information that prospective investors may require to evaluate a purchase of real Property. All financial projections and information are provided for general reference purposes only. They are based on assumptions relating to the general economy, market conditions, competition, and other factors beyond the control of the Owner and Compass. Therefore, all projections, assumptions, and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. In this Offering Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Offering Memorandum in any manner. Neither the Owner nor Compass, nor any of their respective directors, officers, Affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real Property.

The Owner expressly reserved the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of the review of this Offering Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreements for the purchase of the Property have been fully executed, delivered, and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived. By receipt of this Memorandum, the recipient agrees that this Offering Memorandum and its contents are confidential, that you will hold and treat it in the strictest confidence, and that recipient will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or Compass. The recipient also agrees not to use this Memorandum or any of its contents in any manner detrimental to the interest of the Owner or Compass.

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EXECUTIVE SUMMARY

GoCommercial at Compass is pleased to present 2227 N. Monroe Street in Tallahassee, Florida — a fully operational Dairy Queen franchise located along one of the city's primary commercial corridors. This offering includes the building and improvements together with the operating business, subject to a long-term ground lease.

The property represents a rare opportunity to acquire a proven income-producing quick-service restaurant with more than 20 years of continuous operating history. Generating approximately \$1.3 million in annual gross sales, the asset benefits from strong brand recognition, an established customer base, and a fully built-out infrastructure allowing for immediate operation.

Strategically positioned along North Monroe Street, the property offers excellent visibility, strong traffic counts, and proximity to Florida State University, Florida A&M University, and the State Capitol, supporting consistent year-round demand.

KEY HIGHLIGHTS

- **Proven Franchise** – 20+ years of continuous Dairy Queen operation.
- **Stable Sales** – Approximately \$1.3M in annual revenue.
- **Turnkey Opportunity** – Fully operational business with FF&E included.
- **High Visibility** – Located along a major commercial corridor.
- **Favorable Lease Structure** – Long-term ground lease in place
- **Strong Demand Drivers** – Supported by universities and government employment



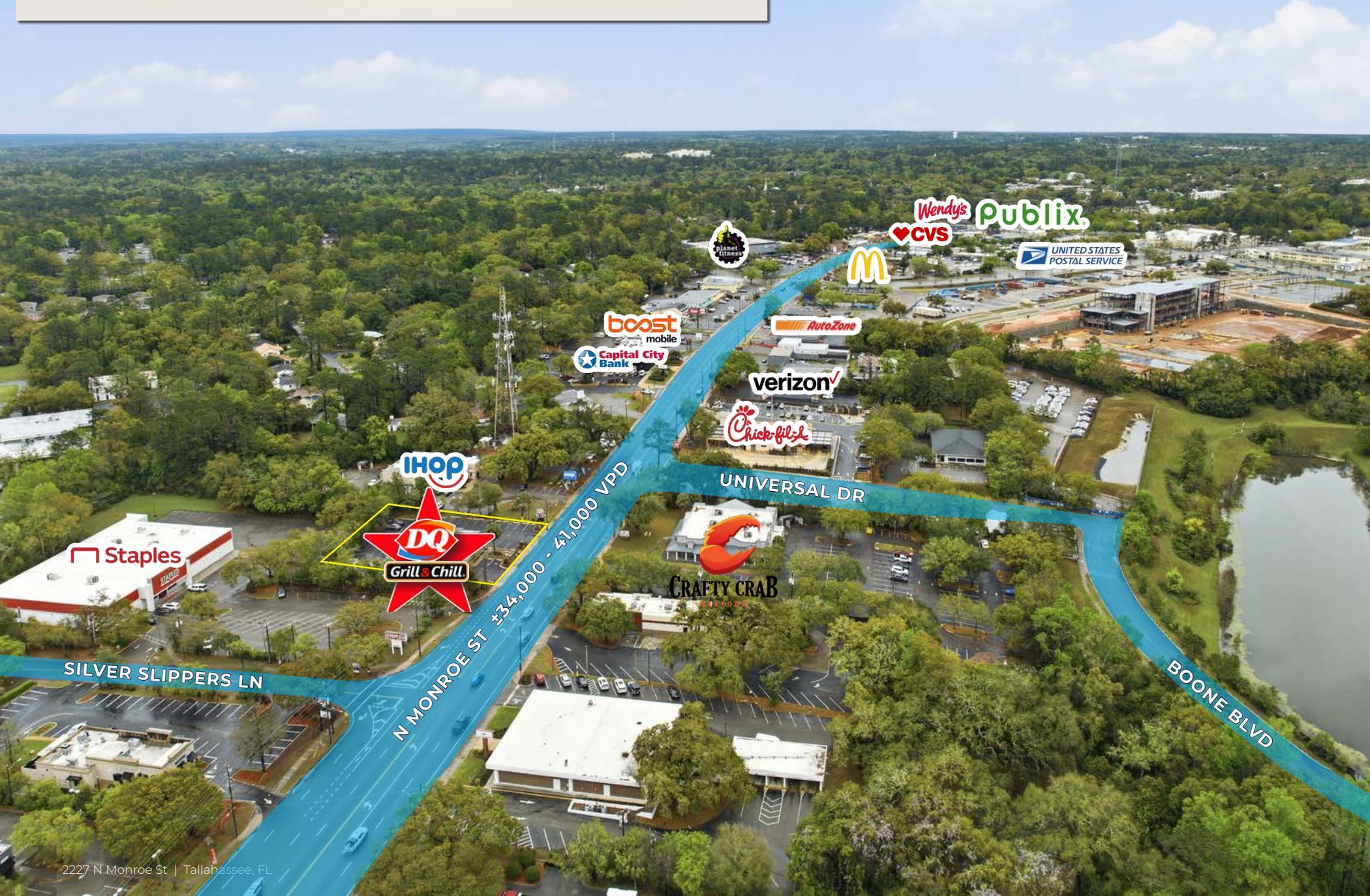
HIGH-VISIBILITY POSITIONING ON PRIMARY RETAIL CORRIDOR

Situated along North Monroe Street with traffic counts exceeding 34,000–41,000 vehicles per day, the property benefits from exceptional frontage, strong ingress/egress, and continuous consumer exposure in one of the city's most active commercial corridors. Strong local economy and top-ranked Seminole County schools.



STRONG DEMAND DRIVERS SUPPORTING YEAR-ROUND TRAFFIC

The surrounding trade area is supported by Florida State University and Florida A&M University, with over 65,000 students, alongside a stable base of state government and healthcare employment—driving consistent, year-round consumer demand.



PROPERTY AT A GLANCE

PROPERTY TYPE:

QSR | Dairy Queen Franchise

SQUARE FOOTAGE/LOT SIZE:

±3,521 SF

YEAR BUILT:

1974

ASSET TYPE:

Business + Building (Ground Lease)

GROUND LEASE:

\$6,000/Month (NNN)

ANNUAL SALES:

~\$1.3M

EBITDA:

~\$273,000

OPERATING HISTORY:

20+ Years

OCCUPANCY:

Owner-Operated

DRIVE-THRU:

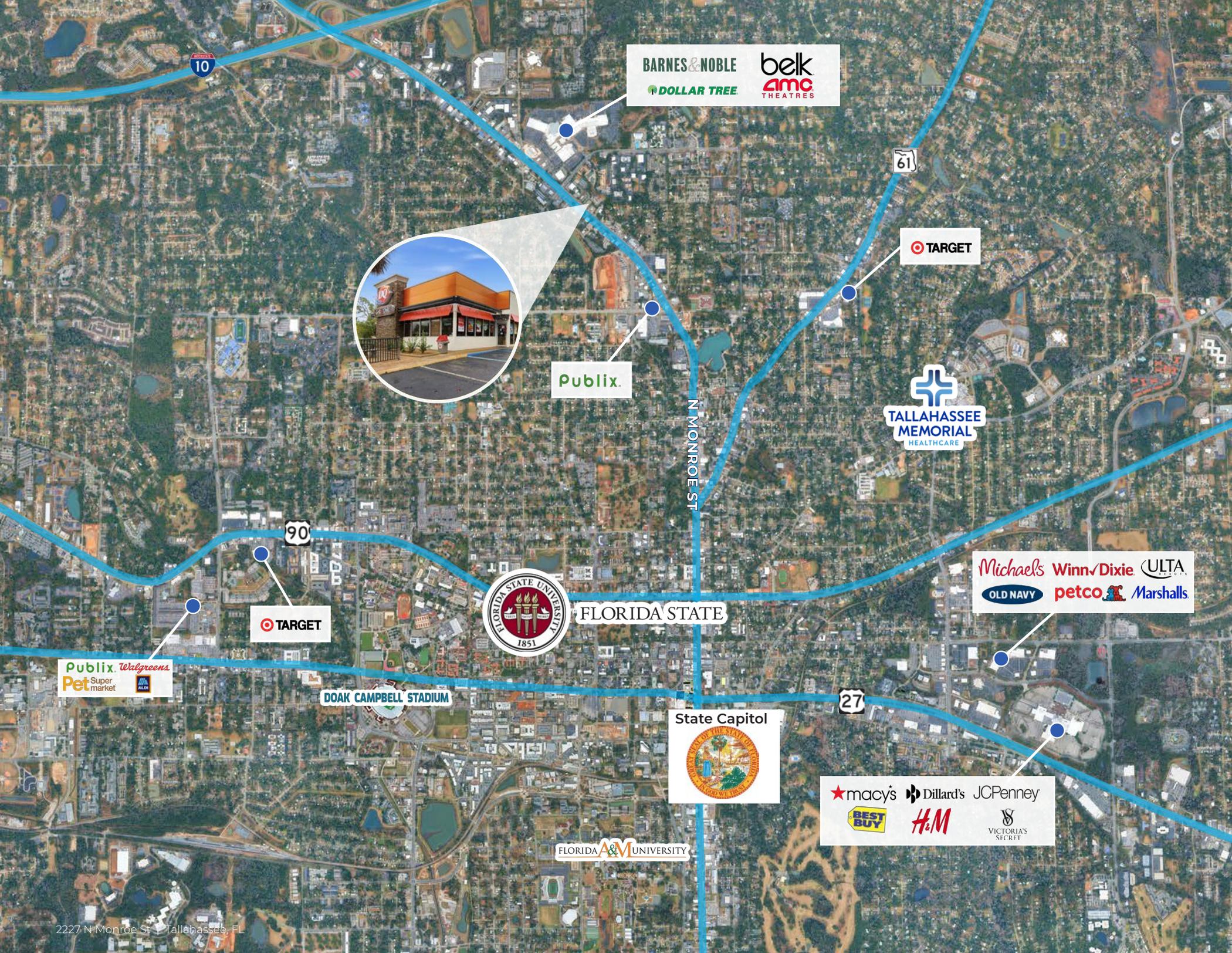
Yes

TRAFFIC COUNT:

±44,300 VPD

AERIAL TOUR

FINANCIALS & NDA



10

BARNES & NOBLE
DOLLAR TREE
belk
AMC THEATRES

61

TARGET



Publix.

N MONROE ST

TALLAHASSEE
MEMORIAL
HEALTHCARE

90

TARGET



FLORIDA STATE

Michaels Winn-Dixie ULTA
OLD NAVY petco Marshalls

Publix Walgreens
Pet Super market

DOAK CAMPBELL STADIUM

27

State Capitol



macy's Dillard's JCPenney
BEST BUY H&M VICTORIA'S SECRET

FLORIDA A&M UNIVERSITY











DAIRY QUEEN | FRANCHISE OVERVIEW



Dairy Queen is one of the most recognized quick-service restaurant brands globally, with a long-standing history of performance and customer loyalty. Backed by Berkshire Hathaway, the brand offers a proven operating model, national recognition, and strong franchise support. The subject property outperforms national average unit volumes, further demonstrating the strength of its location and consistent consumer demand. The Grill & Chill format supports year-round revenue driven by a diverse menu and stable traffic patterns.



44,107 CPD+ Locations Worldwide



Subsidiary of Berkshire Hathaway



1940 Brand Established



Diversified Grill & Chill Format



9% Total Franchise Fee Structure



Consistent Year-Round Demand



\$1.3M+
Annual Sales



ABOVE AVERAGE
Outperforms National AUV



20+ YEARS
Operating History

TALLAHASSEE FLORIDA

TALLAHASSEE, FL | LEON COUNTY

Tallahassee, the capital of Florida, serves as a major economic and educational hub in the Florida Panhandle. With a diverse economy anchored by government, higher education, and healthcare, the city benefits from stable employment and consistent population growth. As the center of state government operations, Tallahassee supports a large base of public sector jobs, complemented by a strong student population that drives year-round consumer activity.

The city is home to Florida State University, Florida A&M University, and Tallahassee Community College, collectively enrolling over 70,000 students. This steady influx of students, faculty, and staff creates sustained demand for retail, dining, and service-oriented businesses. Tallahassee's affordability, quality of life, and continued infrastructure investment further support long-term economic stability and growth.

ECONOMIC STRENGTH & GROWTH

Tallahassee's economy is anchored by a stable base of government, education, and healthcare employment, providing resilience across economic cycles. As Florida's capital city, the market benefits from consistent public sector investment, long-term job security, and a steady influx of professionals supporting state operations. The presence of multiple universities further strengthens the local economy, driving ongoing population growth and consumer activity. Continued infrastructure improvements and university expansion support sustained demand for retail and service-oriented businesses throughout the region, positioning Tallahassee for long-term economic stability and growth.



~200K

~300K+

Tallahassee
FL

Leon
County

CITY POPULATION



150 M

165 M

Pensacola
FL

Jacksonville
County

NEARBY MAJOR CITIES



Florida State University (FSU)
Florida A&M University (FAMU)
Tallahassee Community
College (TCC)

COLLEGES & UNIVERSITIES



State of Florida (Government)
Florida State University
Florida A&M University
Tallahassee Memorial
Healthcare
HCA Florida Capital Hospital

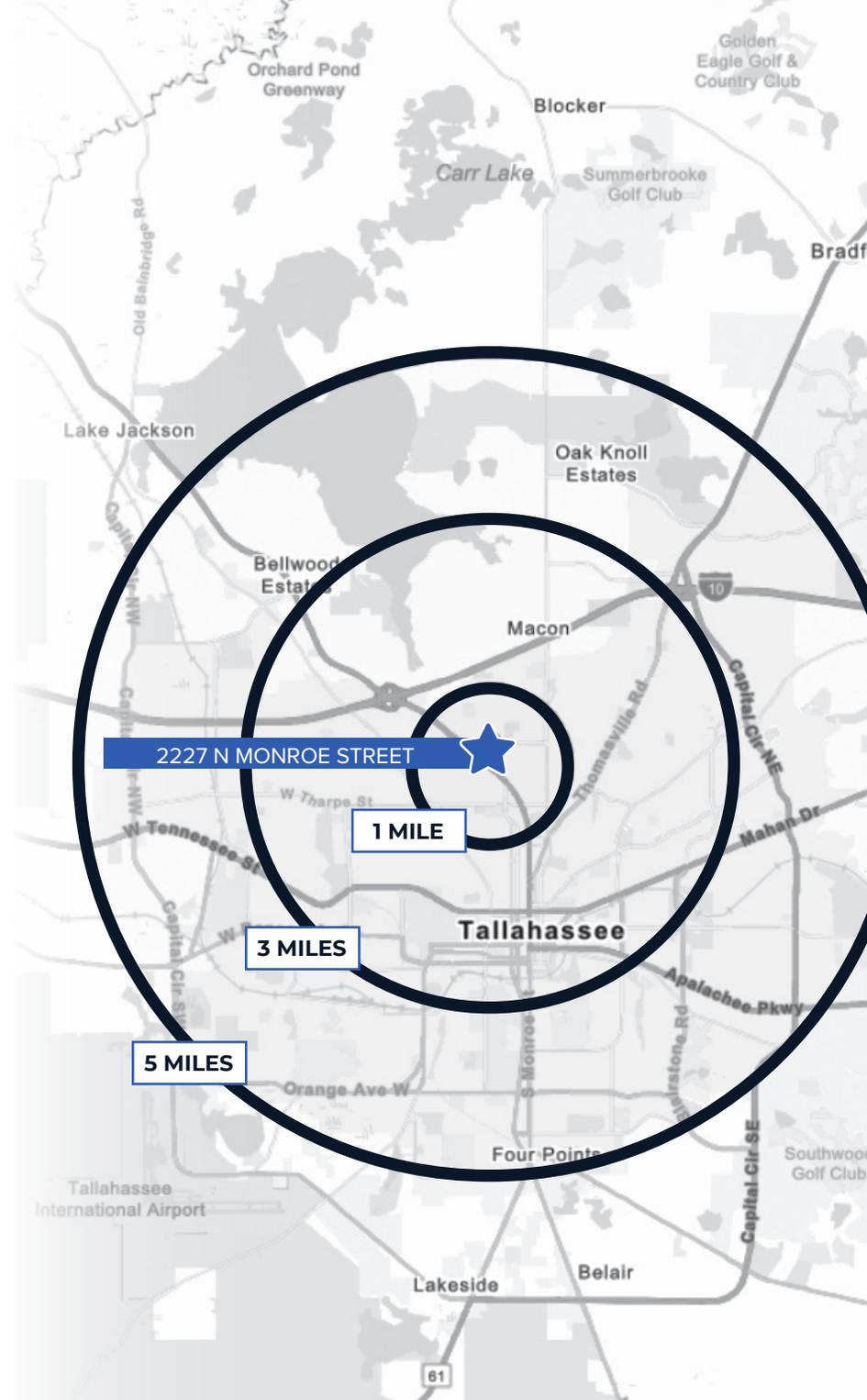
MAJOR EMPLOYERS

2024 DEMOGRAPHIC SUMMARY

| | 1 MILE | 3 MILES | 5 MILES |
|-------------------------------|----------|----------|----------|
| Population | 8,932 | 95,168 | 180,213 |
| Households | 4,424 | 41,533 | 77,171 |
| Families | 1,978 | 15,324 | 33,337 |
| Average Household Size | 1.99 | 2.04 | 2.11 |
| Owner Occupied Housing Units | 1,859 | 13,697 | 28,982 |
| Renter Occupied Housing Units | 2,565 | 27,836 | 48,189 |
| Median Age | 35.2 | 25.8 | 29.1 |
| Median Household Income | \$63,576 | \$49,198 | \$54,744 |
| Average Household Income | \$97,154 | \$81,254 | \$81,799 |

2029 DEMOGRAPHIC SUMMARY

| | 1 MILE | 3 MILES | 5 MILES |
|-------------------------------|-----------|----------|----------|
| Population | 8,901 | 97,534 | 182,470 |
| Households | 4,449 | 43,153 | 79,100 |
| Families | 2,005 | 15,817 | 34,112 |
| Average Household Size | 1.97 | 2.02 | 2.09 |
| Owner Occupied Housing Units | 2,061 | 14,892 | 31,411 |
| Renter Occupied Housing Units | 2,387 | 28,261 | 47,689 |
| Median Age | 36.8 | 26.2 | 29.5 |
| Median Household Income | \$77,210 | \$56,472 | \$63,258 |
| Average Household Income | \$114,148 | \$91,342 | \$92,487 |





2227 N MONROE STREET



PANAMA CITY BEACH

2 HOUR DRIVE TIME

JACKSONVILLE

2 HOUR DRIVE TIME

GAINESVILLE

2 HOUR 25 MIN DRIVE TIME

DRIVE TIMES



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