

SINGLE TENANT ABSOLUTE NNN

Investment Opportunity



7+ YEARS REMAINING | OPTIONS TO EXTEND | ANNUAL RENTAL INCREASES



200 Ambersweet Way | Davenport, Florida

ORLANDO MSA

ACTUAL SITE



EXCLUSIVELY MARKETED BY



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NATIONAL NET LEASE

Qualifying Broker: Patrick Nutt, SRS Real Estate Partners-SOFLO LLC | FL License No. BK3120739





FOUR CORNERS
CHARTER SCHOOL

CITRUS RIDGE
ACADEMY A
CIVICS ACADEMY

DOLLAR GENERAL

CVS pharmacy

Publix.
PAPA JOHN'S

DOLLAR TREE
Wendy's
Moe's Wash

Starbucks
SLIM CHICKENS

BERRY TOWN CENTER

Publix.
Mia Pizza
A&E EXPRESS

TRUIST

MIDFLORIDA

Applebee's
GRILL + BAR

IHOP

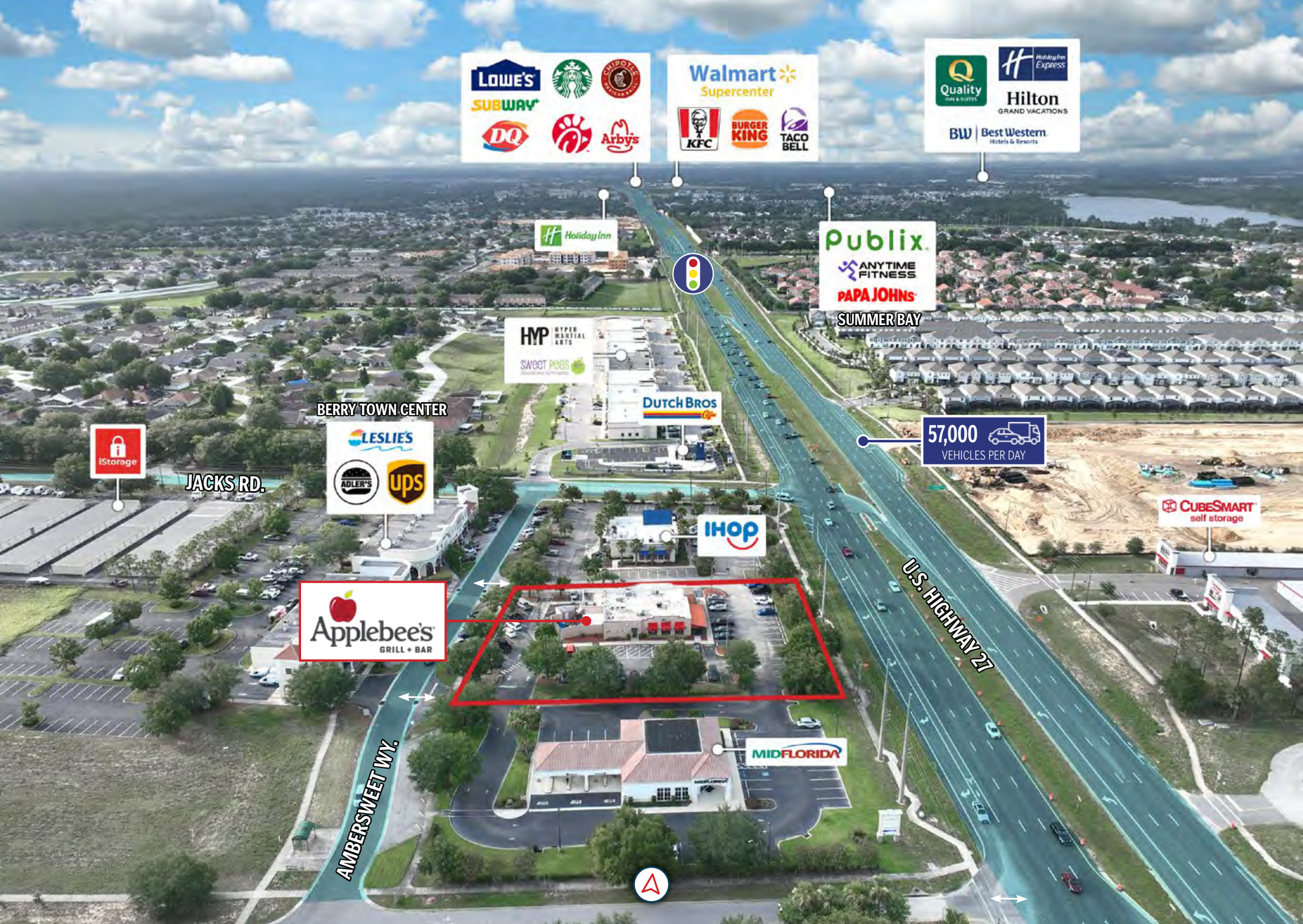
LESLIE'S
ADLER'S
ups

AMBERSWEET WY.

U.S. HIGHWAY 27

JACKS RD.

57,000
VEHICLES PER DAY



SITE OVERVIEW



PROPERTY PHOTOS



PROPERTY PHOTOS



OFFERING SUMMARY



OFFERING

Pricing	\$5,907,000
Net Operating Income	\$401,670
Cap Rate	6.80%

PROPERTY SPECIFICATIONS

Property Address	200 Ambersweet Way Davenport, Florida 33897
Rentable Area	5,015 SF
Land Area	1.18 AC
Year Built / Remodeled	2007 / 2012
Tenant	Applebee's
Guaranty	Neighborhood Restaurant Partners (100+ units)
Lease Type	Absolute NNN
Landlord Responsibilities	None
Lease Term Remaining	7+ Years
Increases	1% Annually
Options	2 (5-Year)
Rent Commencement	10/29/2013
Lease Expiration	3/31/2033

RENT ROLL & INVESTMENT HIGHLIGHTS



Tenant Name	Square Feet	LEASE TERM		RENTAL RATES				
		Lease Start	Lease End	Begin	Increase	Monthly	Annually	Options
Applebee's	5,015	10/29/2013	3/31/2033	Current	-	\$33,473	\$401,670	2 (5-Year)
(Franchisee Guaranty)				10/29/2025	1%	\$33,807	\$405,687	
				10/29/2026	1%	\$34,145	\$409,744	
1% Annual Increases Thereafter Throughout the Initial Term and Option Periods								

Experienced Operator (100+ Units) | Options To Extend | Scheduled Rental Increases

- Neighborhood Restaurant Partners guaranteed lease, Neighborhood Restaurant Partners is a 100+ unit franchisee
- 7+ years remaining with 2 (5-year) option periods to extend
- The lease features 1% rental increases annually throughout the initial term and each option period

Absolute NNN | Fee Simple Ownership | Zero Landlord Responsibilities

- Tenant pays for CAM, taxes, insurance and maintains all aspects of the premises
- No landlord responsibilities
- Ideal, management-free investment for a passive investor

Berry Town Center | Windsor Island Resort

- The subject property is adjacent to Berry Town Center, a Publix anchored center that also features national/credit tenants such as MIA Pizza and Truist Bank
- Less than 1 mile west of Windsor Island Resort, a 617-unit community

Rare Orlando MSA Retail Opportunity | Disney World Tourism | High Barriers To Entry

- Generational opportunity to own commercial real estate in the Orlando MSA
- Walt Disney World attracts over 52 million visitors annually
- Dense, infill trade area with high barriers for new development

Signalized, Hard Corner Intersection | Excellent Visibility & Access

- The asset is located near the signalized, hard corner intersection of U.S. Highway 27 and Jacks Road with a combined 57,000 vehicles passing by daily
- U.S. Highway 27 is a major retail and commuter thoroughfare serving the city of Davenport and surrounding areas
- The asset has excellent visibility from U.S. Highway 27 and multiple points of ingress/egress

Strong Demographics In the Immediate Trade Area

- More than 78,400 residents and 19,700 employees support the trade area
- \$102,990 average household income within 1 mile



APPLEBEE'S

applebees.com

Company Type: Subsidiary

Locations: 1,567+

Parent: Dine Brands Global

2024 Revenue: \$812.31 Million

2024 Net Income: \$64.89 Million

2024 Assets: \$1.79 Billion

Credit Rating: S&P: BBB

As one of the world's largest casual dining brands, Applebee's Neighborhood Grill + Bar serves as America's kitchen table, offering guests a lively dining experience that combines simple, craveable American fare with classic drinks and local drafts. Applebee's makes it easy for family and friends to connect with one another, whether it's in a dining room or in the comfort of a living room, Eatin' Good in the Neighborhood is a familiar and affordable escape from the everyday. Applebee's restaurants are owned and operated by entrepreneurs dedicated to more than serving great food, but also building up the communities that we call home. From raising money for local charities to hosting community fundraisers, Applebee's is always Doin' Good in the Neighborhood. Applebee's franchise operations consisted of 1,567 Applebee's restaurants in the United States, two U.S. territories and 15 countries outside the United States, and 47 company-operated U.S restaurants as of December 29, 2024. Applebee's is franchised by subsidiaries of Dine Brands Global Inc. [NYSE: DIN], which is one of the world's largest full-service restaurant companies.

Source: applebees.com, finance.yahoo.com

TENANT PROFILE



NEIGHBORHOOD RESTAURANT PARTNERS

nrpneighborhood.com

Company Type: Subsidiary of Sun Holdings, Inc.

Locations: 100+

Neighborhood Restaurant Partners (NRP) is a premier Applebee's franchisee and one of the largest operators in the brand's system. Neighborhood Restaurant Partners is the proud operator of over 100 Applebee's locations in Florida, Georgia, Texas & Alabama. The company is committed to delivering a high-quality dining experience with a focus on exceptional service, operational efficiency, and strong community engagement.

As a subsidiary of Sun Holdings, Inc., a multi-brand franchise powerhouse, NRP benefits from extensive industry expertise, financial strength, and a scalable operational model. The company strategically positions its Applebee's locations in high-traffic retail corridors, suburban centers, and growing metropolitan markets to maximize visibility and customer accessibility.

NRP places a strong emphasis on local market adaptation, employee development, and guest satisfaction, ensuring its restaurants remain a top choice for casual dining. With a solid track record of growth and a commitment to innovation, Neighborhood Restaurant Partners continues to be a leading force in the Applebee's franchise system.

Source: nrpneighborhood.com

PROPERTY OVERVIEW

LOCATION



Davenport, Florida
Polk County
Lakeland–Winter Haven MSA

ACCESS



Ambersweet Way: 2 Access Points

TRAFFIC COUNTS



U.S. Highway 27: 57,000 VPD

IMPROVEMENTS



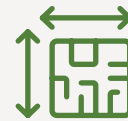
There is approximately 5,015 SF of existing building area

PARKING



There are approximately 68 parking spaces on the owned parcel.
The parking ratio is approximately 13.56 stalls per 1,000 SF of leasable area.

PARCEL



Parcel Number: 262513999951000000
Acres: 1.18
Square Feet: 51,488

CONSTRUCTION



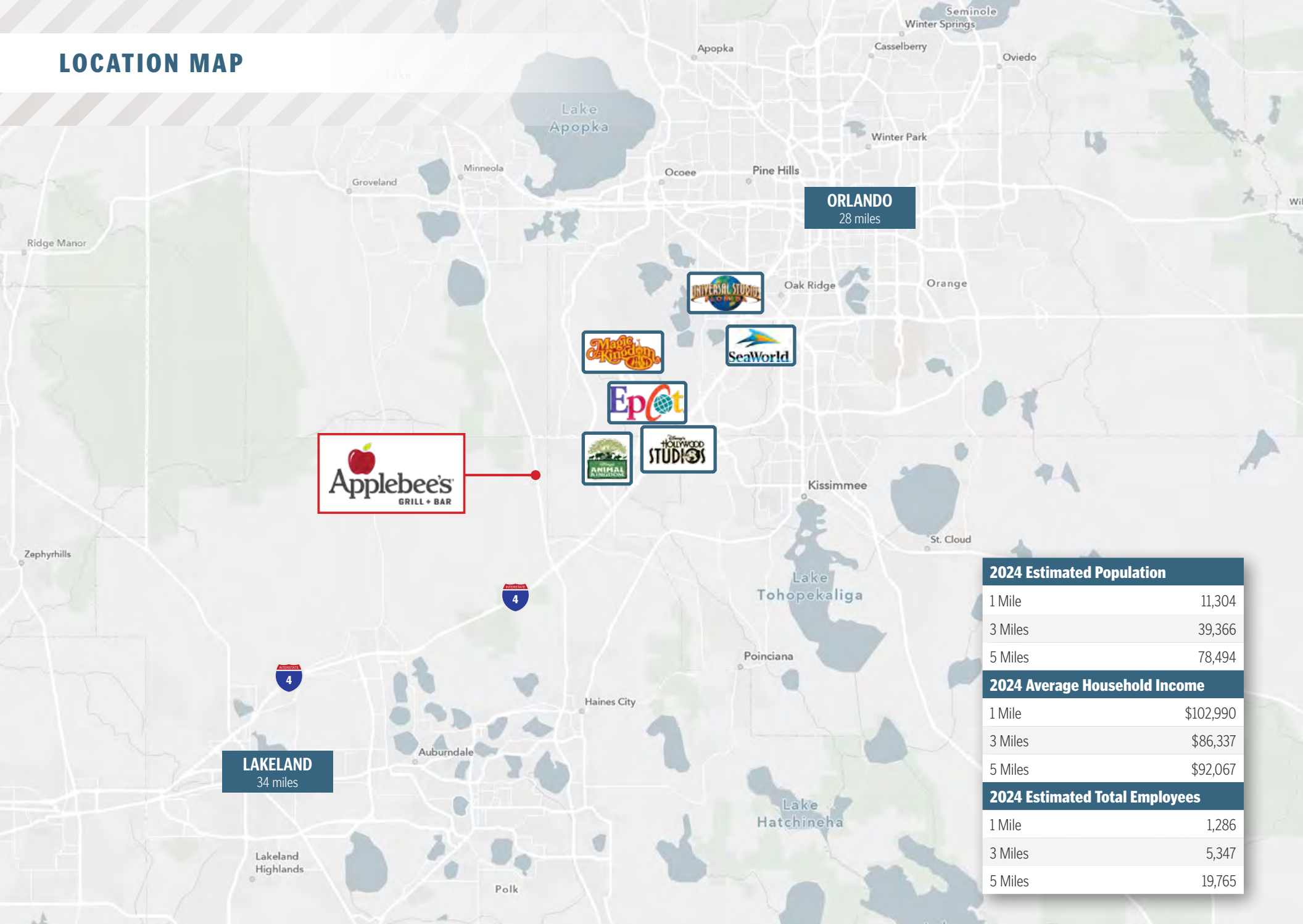
Year Built: 2007
Year Renovated: 2012

ZONING



TC - Town Center

LOCATION MAP



2024 Estimated Population	
1 Mile	11,304
3 Miles	39,366
5 Miles	78,494
2024 Average Household Income	
1 Mile	\$102,990
3 Miles	\$86,337
5 Miles	\$92,067
2024 Estimated Total Employees	
1 Mile	1,286
3 Miles	5,347
5 Miles	19,765



Applebee's
GRILL + BAR

BRIDGEPREP
ACADEMY OF
POLK

WESTSIDE K-8
SCHOOL

Dutch Bros

7
ELEVEN

Publix

Starbucks
Jockey
Milk
SUN

Mia
Pizza

BERRY TOWN
CENTER

DOLLAR GENERAL

CITRUS RIDGE
ACADEMY A
CIVICS
ACADEMY

CVS pharmacy

McDonald's
CHIPOTLE
MEXICAN GRILL

DOLLAR TREE

57,000
VEHICLES PER DAY

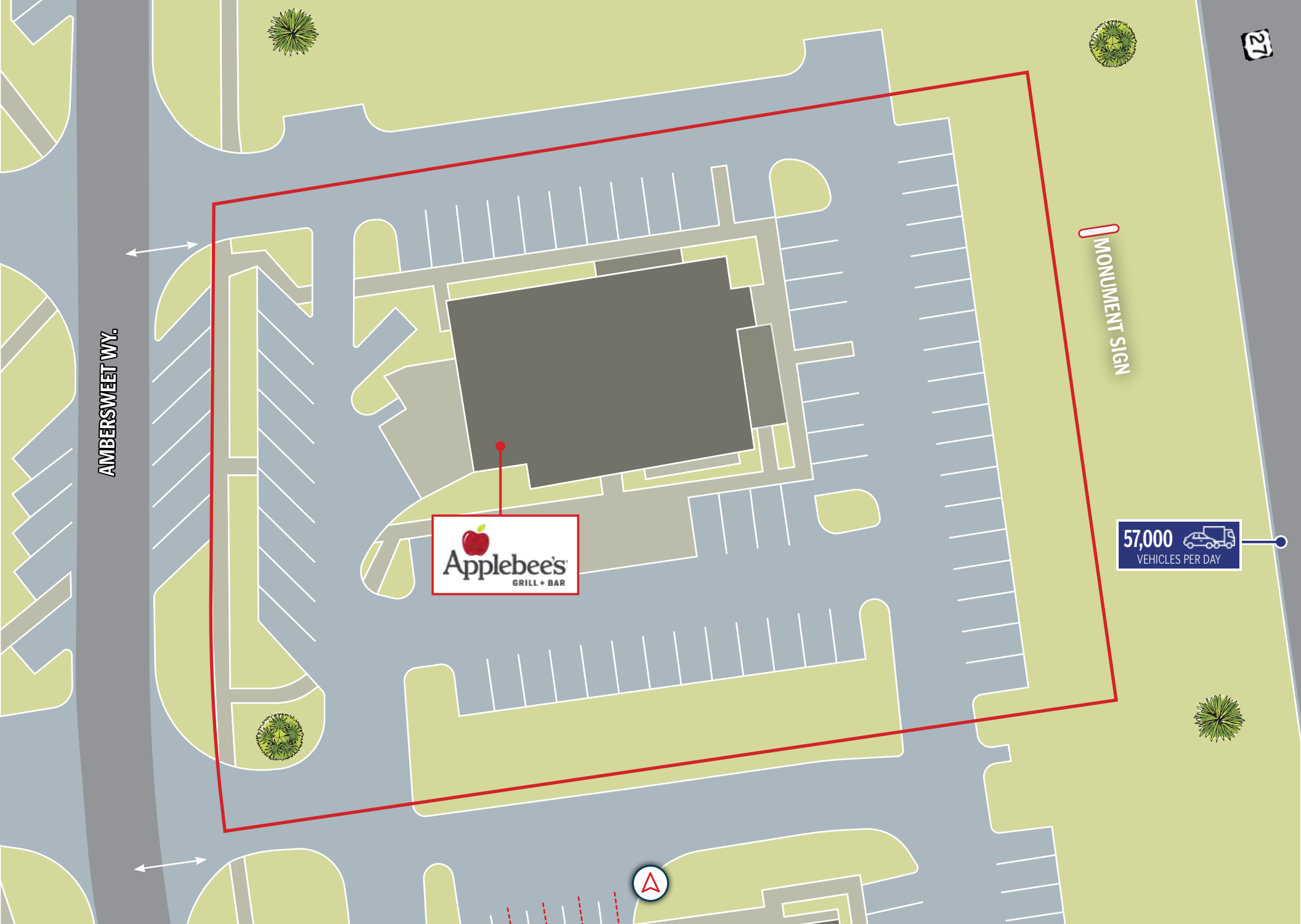
Wendy's

HIGHLANDS
RESERVE GOLF

U.S. HIGHWAY 27

FOUR CORNERS
CHARTER
SCHOOL





	1 Mile	3 Miles	5 Miles
Population			
2024 Estimated Population	11,304	39,366	78,494
2029 Projected Population	12,584	44,764	92,379
2024 Median Age	35.2	37.8	36.4
Households & Growth			
2024 Estimated Households	3,656	14,556	29,535
2029 Projected Households	4,040	16,702	35,268
Income			
2024 Estimated Average Household Income	\$102,990	\$86,337	\$92,067
2024 Estimated Median Household Income	\$88,494	\$70,818	\$73,889
Businesses & Employees			
2024 Estimated Total Businesses	175	750	1,798
2024 Estimated Total Employees	1,286	5,347	19,765



DAVENPORT, FLORIDA

Davenport is a city in Polk County, Florida, United States. The City of Davenport had a population of 13,122 as of July 1, 2024. While the city of Davenport itself is very small, the area north of the city close to Interstate 4 and US 27 is experiencing explosive growth. It is part of the Lakeland–Winter Haven Metropolitan Statistical Area.

The largest sector of industry and employment in Davenport is accommodation and food service, most of which are restaurants located along US 27. The accommodation and food source sector are followed by Retail Trade. The growing amount of manufacturing warehouses and distribution centers will soon take over Davenport’s industry and economy. This large industrial center at the corner of US 27 and Deen Still Road is a large contribution to the recent exponential development of Davenport, including the 270,000 square foot Amazon sorting facility, MC05. Some other distributions and large-scale warehouses include Huttig Building Products, CTDI (global engineering, repair, and logistics), Kuehne & Nagel (freight forwarding services), Best Buy Distribution Center, and Exel (freight forwarding services).

Davenport is a vacation destination in northeastern Polk County that is popular because of its close proximity to the Walt Disney World theme park. Davenport has its own attractions that should not be missed. Visit Lake Kissimmee State Park and partake in nature trails, horse trails, and boating activities. Play a round on one of Davenport’s two large golf courses: the Highlands Reserve Golf Club and the Ridgewood Lakes Golf & Country Club.

The nearest airport to Davenport is Orlando International Airport.



Orlando is best known around the world for its many popular attractions.



Walt Disney World, the most visited vacation resort in the world with more than 52 million visitors every year. The property covers 66 square miles with four theme parks, 24 themed resort hotels, two water parks, and four golf courses.



Universal Orlando Resort the largest property operated by Universal Parks & Resorts and the largest resort in Orlando with two theme parks: Universal Studios Florida and Islands of Adventure. Universal Orlando Resort, and Wet 'n Wild Water Park, the first water park in America.



SeaWorld features marine animals like sea lions, orcas and dolphins with displays and shows. SeaWorld had the first birth of a killer whale in captivity and the first hatching of captive green sea turtles.





THE EXCLUSIVE NATIONAL NET LEASE TEAM

of SRS Real Estate Partners

300+

TEAM
MEMBERS

25+

OFFICES

\$5B+

TRANSACTION
VALUE

company-wide
in 2024

600+

CAPITAL MARKETS
PROPERTIES

SOLD
in 2024

\$2.5B+

CAPITAL MARKETS
TRANSACTION

VALUE
in 2024

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