

THREE-TENANT NNN

Investment Opportunity

AMERICA'S BEST
CONTACTS & EYEGLASSES.

FIVE
GUYS



100% Occupied | New Construction | National Brands | Hard Corner Intersection | 62,000 VPD



7815 State Road 64

BRADENTON FLORIDA

ACTUAL SITE

SRS | CAPITAL MARKETS

EXCLUSIVELY MARKETED BY



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NATIONAL NET LEASE

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





64

62,000 VPD

RIVER HERITAGE BLVD





SITE OVERVIEW



Adjacent Outparcel Also Available for Sale. Contact Brokers for More Information.

OFFERING SUMMARY



OFFERING

Pricing \$5,373,800

Net Operating Income \$322,430

Cap Rate 6.00%

PROPERTY SPECIFICATIONS

Property Address 7815 State Road 64
Bradenton, Florida 34212

Total Rentable Area 7,240 SF

Land Area TBD

Year Built 2025

Tenants Five Guys, Einstein Bros Bagels, and America's Best Contacts and Eyeglasses

Guaranty None

Lease Type NNN

Landlord Responsibilities Roof, Structure, Foundation

Lease Term 10 Years

Increases 10% Every 5 Years

Options All - 2 (5-Year)

Rent Commencement 2/1/2026

Lease Expiration 12/31/2035

ROFO/ROFR No

RENT ROLL



Suite #	Tenant Name	Size SF	Pro			Pro			Rental Increases						Lease Start Date	Lease End Date	Lease Options Remaining																																																										
			Rata (SF)	Rent Monthly	Rent \$/SF/Mo	Rent Annual	Rent \$/SF/Yr	Rata (\$)	Increase Date	Inc.	Rent Monthly	Rent \$/SF/Mo	Rent Annual	Rent \$/SF/Yr																																																													
Building 2																																																																											
2-100	Five Guys (Franchisee - 20 Units)	2,400	33%	\$9,357	\$3.90	\$112,280	\$46.78	35%	Feb-31	10.5%	\$10,340	\$4.31	\$124,080	\$51.70	Feb-26	Dec-35	2 (5-Year) Opt 1: \$56.87 PSF/Yr Opt 2: \$62.55 PSF/Yr																																																										
2-200	Einstein Bros (Corporate)	1,440	20%	\$5,400	\$3.75	\$64,800	\$45.00	20%	Feb-31	10.0%	\$5,940	\$4.13	\$71,280	\$49.50	Feb-26	Dec-35	2 (5-Year) Opt 1: \$54.45 PSF/Yr Opt 2: \$59.90 PSF/Yr																																																										
2-300	America's Best (Corporate) ⁽¹⁾	3,400	47%	\$12,113	\$3.56	\$145,350	\$42.75	45%	Feb-31	10.0%	\$13,325	\$3.92	\$159,902	\$47.03	Feb-26	Dec-35	2 (5-Year) Opt 1: \$51.73 PSF/Yr Opt 2: \$59.90 PSF/Yr																																																										
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 10%;">Total Occupied</td> <td style="width: 10%;">7,240</td> <td style="width: 10%;">100%</td> <td style="width: 10%;">\$26,869</td> <td style="width: 10%;">\$3.71</td> <td style="width: 10%;">\$322,430</td> <td style="width: 10%;">\$44.53</td> <td style="width: 10%;">100%</td> <td colspan="11"></td></tr> <tr> <td>Total Vacant</td> <td>0</td> <td>0%</td> <td>\$0</td> <td></td> <td>\$0</td> <td></td> <td>0%</td> <td colspan="11"></td></tr> <tr> <td>Total / Wtd. Avg:</td> <td>7,240</td> <td>100%</td> <td>\$26,869</td> <td>\$3.71</td> <td>\$322,430</td> <td>\$44.53</td> <td>100%</td> <td colspan="11" style="text-align: right;">Weighted Term Remaining (Years)</td></tr> </table>																			Total Occupied	7,240	100%	\$26,869	\$3.71	\$322,430	\$44.53	100%												Total Vacant	0	0%	\$0		\$0		0%												Total / Wtd. Avg:	7,240	100%	\$26,869	\$3.71	\$322,430	\$44.53	100%	Weighted Term Remaining (Years)										
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Notes

1) The tenant has the right to terminate after the fifth lease year if gross sales do not exceed \$1,100,000. The minimum term is 6 years. The two closest are 1st Street in Bradenton and N Cattlemen Rd in Sarasota and their sales are \$1,339,000 & \$1,674,000. Source ESRI

REIMBURSEMENT SUMMARY



Suite #	Tenant Name	Size SF	Pro Rata		Ins.	CAM	Mngmt.	Admin	Reimbursement		Notes
			Prop.	Taxes					Fee	PSF	
2-100	Five Guys	2,400	33%	Net	Net	Net	-	10%	\$8.71	\$20,904	Tenant shall pay its pro rata share of taxes, insurance and CAM plus an administrative fee up to 10.0%. Controllable CAM (excludes utilities, security, storm debris or snow removal, and title matters) shall not increase by more than 5.0% annually beginning year 3.
2-200	Einstein Bros	1,440	20%	Net	Net	Net	-	10%	\$8.71	\$12,542	Tenant shall pay its pro rata share of taxes, insurance and CAM plus an administrative fee up to 10.0%. Controllable CAM (excludes utilities, security, storm debris or snow removal) shall not increase by more than 5.0% annually. Tenants share of non-controllable CAM shall not be more than 110% of \$10.00 PSF estimate for the first year.
2-300	America's Best	3,400	47%	Net	Net	Net	-	N/A	\$8.71	\$29,614	Tenant shall pay its pro rata share of taxes, insurance and CAM. Controllable CAM (excludes utilities, security, storm debris or snow removal) shall not increase by more than 5.0% annually. Tenants share of operating costs shall not exceed \$6.25 PSF estimate by more than \$0.75 PSF for the first year.
Total Occupied		7,240	100%			Total Occupied	\$8.71	\$63,060	100%		
Total Vacant		0	0%			Total Vacant	\$0.00	\$0	0%		
Total / Wtd. Avg:		7,240	100%			Total Reimbursement	\$8.71	\$63,060	100%		
						Total Operating Expenses	\$8.71	\$63,060	100%		



Pricing Summary

Asking Price	\$5,373,800
PSF	\$742
Net Operating Income	\$322,430
In-Place Cap Rate	6.00%

Operating Cash Flow

	In-Place
Potential Rental Revenue	\$322,430
Potential Reimbursement Revenue	\$63,060
Effective Gross Revenue	\$385,490
Less Expenses	(\$63,060)
Net Operating Income	\$322,430

Notes

1. Analysis assumes expenses are fully passed through in reimbursements. Actual expense data is to be confirmed upon receipt and review of operating statements and further due diligence.

INVESTMENT HIGHLIGHTS



Brand New Construction | Options To Extend | Rental Increases

- Newly constructed multi-tenant retail building scheduled for delivery by January 2026
- Over 10 years of combined lease term across five nationally and regionally recognized tenants
- Each lease features a 10% rent increase in Year 5, supporting steady income growth
- All tenants have at least two options to extend at fixed rental rates, offering long-term income stability

NNN Leases | Fee Simple Ownership | CC&Rs In Place

- Tenants pay for CAM, taxes, insurance and reimburse administrative fees to cover management expenses
- Minimal landlord responsibilities and limited expense leakage for ownership
- Recorded CC&Rs provide shared maintenance oversight for the common areas, with CAM reimbursement provisions — an advantage for acquiring this building separately

Hard Corner Location | Excellent Visibility & Access

- The asset is located at the, hard corner intersection of State Highway 64 and River Heritage Blvd with a combined 62,000 vehicles passing by daily
- Immediate access to Interstate 75 (131,000 VPD), providing direct connectivity to Sarasota (15 minutes) and Tampa (45 minutes)
- The asset has excellent visibility and multiple points of ingress/egress

Developing Area | Across from Newly Built Shopping Center

- Strategically positioned adjacent to The Landing at Heritage Harbour, a newly built retail destination totaling over 50,000 SF of retail space featuring ALDI, Circle K, and national quick-service restaurants
- Adjacent to a 90,000 SF self-storage facility under construction, further enhancing daily traffic
- Less than one mile from a 155,225 SF Costco Wholesale, a dominant regional draw that anchors the area's retail trade
- The immediate area continues to attract new residential and commercial development, reinforcing long-term growth and stability
- Strong tenant synergy promotes crossover shopping to the subject property

Strong Demographics In 5-mile Trade Area

- More than 129,900 residents and 28,800 employees support the trade area
- \$136,298 affluent average household income
- Bradenton's population has grown significantly over the past decade and is projected to continue its upward trajectory, fueled by new master-planned communities, employment growth, and in-migration from major metros

PROPERTY PHOTOS



BRAND PROFILE



FIVE GUYS

fiveguys.com

Company Type: Private
Locations: 1,500+



Five Guys is a family-owned and operated franchise restaurant group focusing on high-quality burgers and fries. Five Guys have redefined the market for premium-style hamburgers, fresh-cut fries, and milkshakes. Five Guys was established in 1986 in Arlington, VA. In 2003, Five Guys opened its first franchised location and has expanded from five to over 1,500 locations around the world.

Source: prnewswire.com



AMERICA'S BEST CONTACTS & EYEGLASSES

americasbest.com

Locations: 1,000+

Parent: KKR & Co. Inc.

2024 Revenue: 14.32 Billion

2024 Net Income: \$3.73 Billion

2024 Assets: \$317.29 Billion

2024 Equity: \$22.86 Billion

Credit Rating: S&P: A



America's Best Contacts & Eyeglasses is headquartered in metro Atlanta, they have over 1,000 stores in 31 states plus the District of Columbia and adding more stores each year. Their mission is to deliver the best value in quality eye care and eyewear at the low prices America deserves...every day.

Source: americasbest.com/about-us, finance.yahoo.com



EINSTEIN BROS. BAGELS

einsteinbros.com

Company Type: Private
Locations: 700+



Einstein Bros. Bagels is a neighborhood bakery known for endless combinations of fresh-baked bagels and premium double-whipped cream cheese. Also serving a variety of breakfast sandwiches, lunch sandwiches, coffee, espresso, sweets and catering, Einstein Bros. Bagels has more than 700 locations throughout the United States. Einstein Bros. Bagels is part of Panera Brands, one of the nation's largest fast-casual restaurant companies, comprised of Panera Bread, Caribou Coffee and Einstein Bros. Bagels.

Source: einsteinbros.com

PROPERTY OVERVIEW



LOCATION



Bradenton, Florida
Manatee County
North Port-Sarasota-Bradenton MSA

ACCESS



State Highway 64: 1 Access Point
River Heritage Boulevard: 1 Access Point

TRAFFIC COUNTS



State Highway 64: 62,000 VPD
Interstate 75: 131,000 VPD

IMPROVEMENTS



There is approximately 7,240 SF of combined existing building area

PARKING



There are approximately 36 parking spaces on the owned parcel.
The parking ratio is approximately 4.97 stalls per 1,000 SF of leasable area.

PARCEL



Parcel Number: TBD
Acres: TBD
Square Feet: TBD

CONSTRUCTION



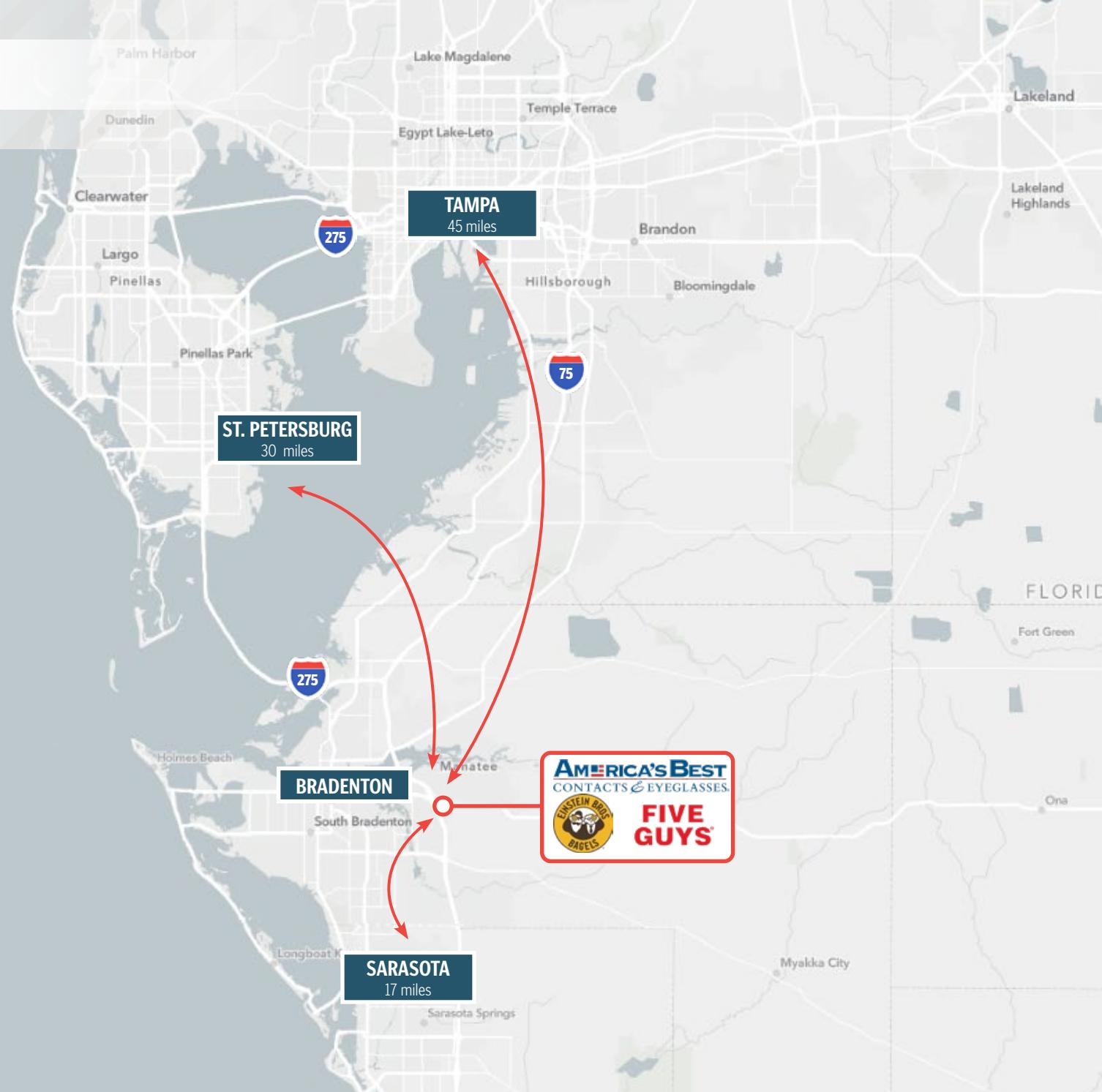
Year Built: 2025

ZONING



DRI

LOCATION MAP



2025 Estimated Population

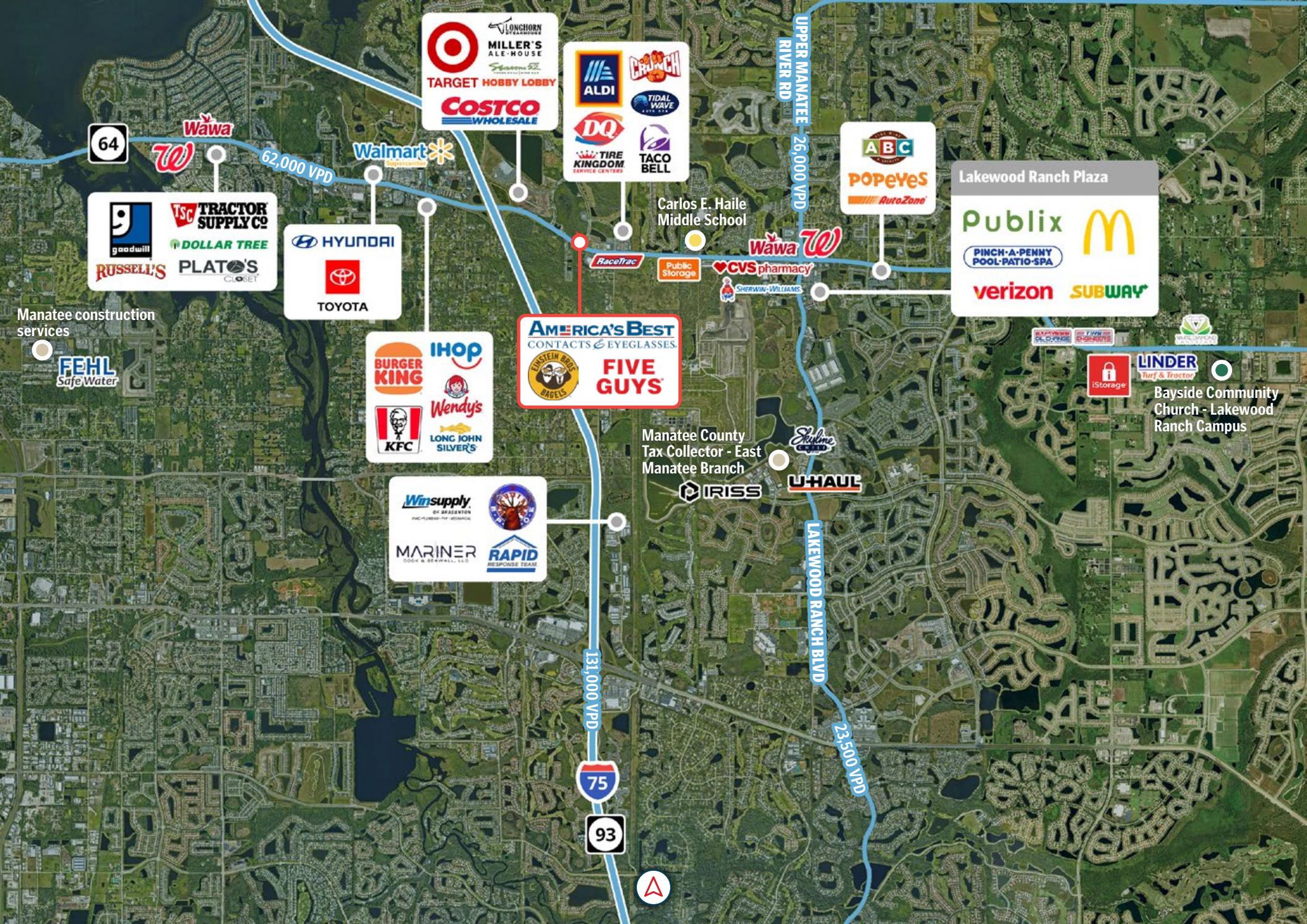
1 Mile	2,034
3 Miles	37,055
5 Miles	129,942

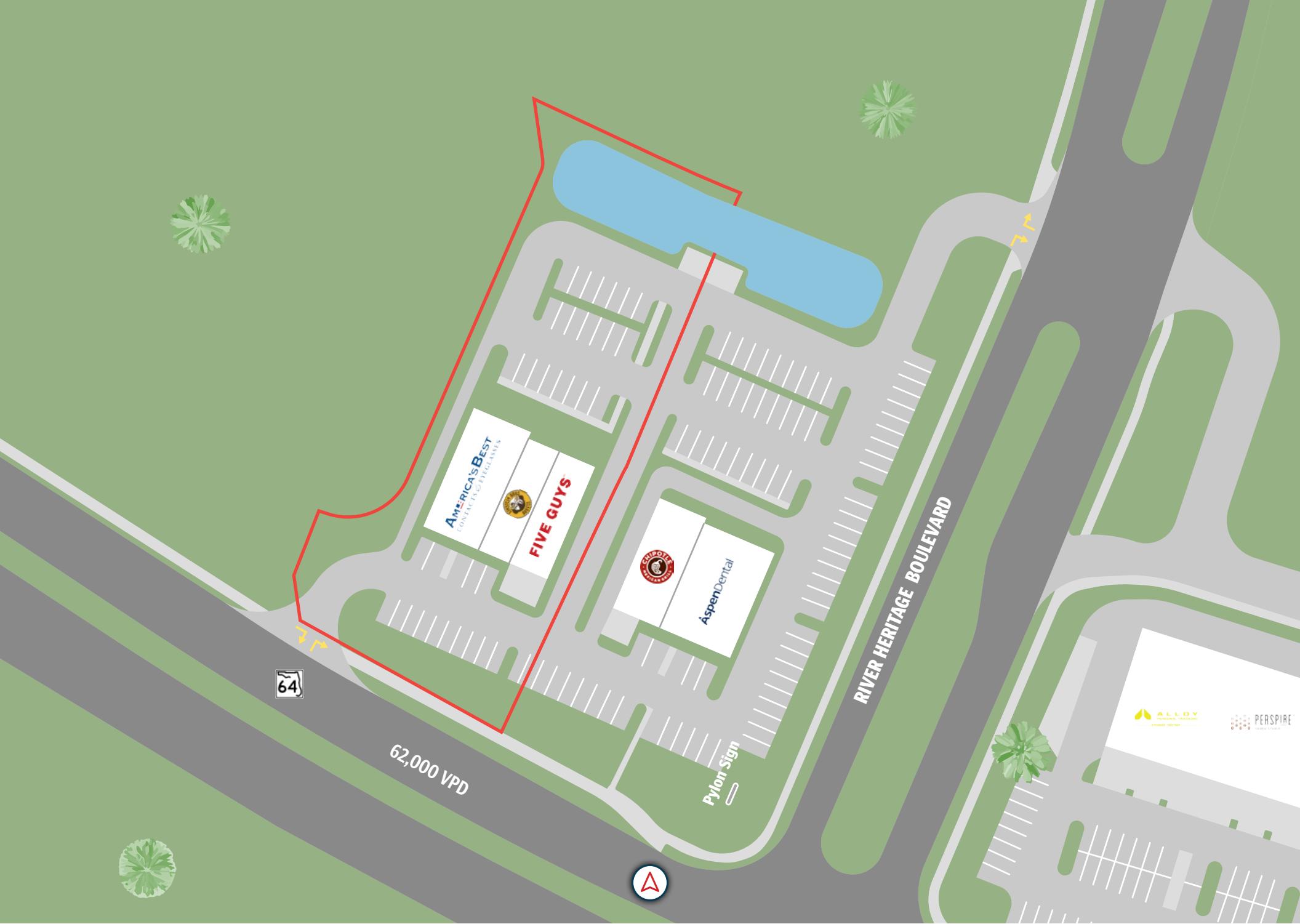
2025 Average Household Income

1 Mile	\$109,115
3 Miles	\$146,291
5 Miles	\$136,298

2025 Estimated Total Employees

1 Mile	607
3 Miles	10,984
5 Miles	28,829





AREA OVERVIEW



	1 Mile	3 Miles	5 Miles
Population			
2025 Estimated Population	2,034	37,055	129,942
2030 Projected Population	2,126	40,541	141,634
2025 Median Age	45.7	50.0	50.8
Households & Growth			
2025 Estimated Households	855	15,811	55,256
2030 Projected Households	905	17,552	60,874
Income			
2025 Estimated Average Household Income	\$109,115	\$146,291	\$136,298
2025 Estimated Median Household Income	\$95,296	\$107,799	\$100,768
Businesses & Employees			
2025 Estimated Total Businesses	75	1,212	3,462
2025 Estimated Total Employees	607	10,984	28,829



BRADENTON, FLORIDA

Bradenton, Florida, in Manatee County, is 11 miles N of Sarasota and 31 miles S of Tampa. It's located on the beautiful Gulf Coast. The city includes Palmetto, along with the barrier islands of Longboat Key and Anna Maria Island. The region is surrounded by waterways and offers year-round sunshine. The City of Bradenton had a population of 57,755 as of July 1, 2025.

The city's economy is diversified; tourism, food processing, manufacturing (including boats, boating equipment, contact lenses, and electrical equipment), agriculture (vegetables, flowers, livestock, and some citrus), seafood production, and shipping are important. Tropicana, a major orange juice producer, has juice production facilities located in Bradenton. The city is home to the headquarters of the prominent sports clothing chain, Champs Sports and the corporate offices of Beall's Department Stores. The Bradenton Area is already home to countless businesses serving global markets. From advanced manufacturing and agriculture technologies to clean energy and life sciences, companies with worldwide markets are profiting by locating here.

Bradenton attractions are South Florida Museum, Parker Manatee Aquarium, Bishop Planetarium, Art Center Manatee, Village of the Arts, Cortez Fishing Village, Fort De Soto National Park, Gamble Mansion, Pittsburgh Pirates, The Palma Sola Botanical Park, Great Florida Birding Trail, Plantation Historic State Park, Florida Heritage Festival, Historic Old Main Street, Rossi Waterfront Park, Manatee Village Historical Park. The region offers numerous quality golf courses including the River Run Golf Links. Myakka River State Park features an abundance of wildlife and rare birds. It includes hiking trails and offers boat tours. At the nearby Anna Maria Island, visitors have opportunities to see egrets, manatees, dolphins and other types of wildlife.

#4 TAMPA-ST. PETERSBURG

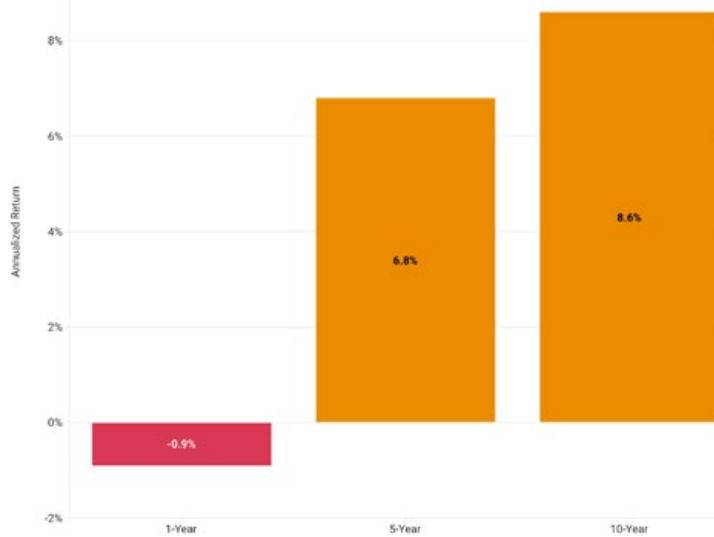
Though Tampa-St. Petersburg might fly under the radar compared to its neighbors—the colorful Miami and heavily touristed Orlando—the metro area is no slouch amid Florida's formidable peers. Tampa's sunny climate, year-round sports, no state income tax, and booming economy have created a longtime draw for workers and retirees alike, leading Money magazine to name Tampa the ninth best place to live in the United States in 2022. The metro area has proven a good place for real estate investment capital to live as well, with 10-year annualized total returns of 8.6 percent in NCREIF's NPI. Tampa moved up 14 spots in Emerging Trends' U.S. Markets to Watch over the past year, the most improved ranking among Florida's major metro areas (and tied for highest upward movement in the state with Deltona/Daytona Beach and Gainesville); Tampa is also the first U.S. Market to Watch for homebuilding prospects.



Tampa moved up 14 spots in Emerging Trends' U.S. Markets to Watch over the past year.

TAMPA-ST. PETERSBURG TRAILING TOTAL RETURNS ANNUALIZED AS OF 2025 Q2

Source: NCREIF NPI Database, accessed 2025 Q3



Tampa models an enviable economy with strong growth, high-paying job drivers, and economic diversity. The MSA's population grew 1.5 percent per year from 2013 to 2023, approximately 2.5 times the national pace. Similarly, Tampa's job growth has nearly doubled the national pace over the 10 years ending August 2025. The metro area is driven by white-collar jobs, particularly in the financial services sector. The share of private office-using jobs is 39 percent higher in Tampa than in the United States overall, while financial services jobs' share is 59 percent higher here. There are four noteworthy finance and insurance companies with over 5,000 jobs in the metro area. But despite this notably outsized industry cluster, Moody's Analytics gives the area an industrial diversity score of 0.83 (U.S. = 1.0), which ranks fourth most diverse among the 390 ranked MSAs.

Housing affordability is perhaps Tampa's greatest headwind, as Moody's data on the cost of living puts Tampa's relative costs at 111 percent of the national average. Homeowner's insurance expense now ranks among the 10 highest

nationally. Rising costs might slow in-migration from the 50,000 to 70,000 the metro area saw each year from 2021 to 2023, which calculated to a top 10 rate per capita for metro areas with more than 1 million residents. Some relief will come from lower interest rates, while Tampa home prices have moderated a bit since their January 2025 peak. But with house prices up 66 percent in the four years ending July 2025, much of Tampa's previous housing affordability has eroded, with little hope of returning in the near term. On the bright side, costs of doing business remain below national averages (95 percent of the national rate, per Moody's), with costs considerably lower than U.S. averages for energy, state, and local taxes, and office rent.

Despite these outlined risks, local economic growth is expected to be conducive to outsized real estate returns. Continued in-migration, an attractive business climate, and job growth forecast at 2.3 times the nation's five-year forecast set the stage for continued demand for Tampa real estate.

[Read Full Article Here](#)



THE EXCLUSIVE NATIONAL NET LEASE TEAM

of SRS Real Estate Partners

300+

TEAM
MEMBERS

25+

OFFICES

\$ 5 B +

TRANSACTION
VALUE
company-wide
in 2024

600+

CAPITAL MARKETS
PROPERTIES
SOLD
in 2024

\$ 2.5 B +

CAPITAL MARKETS
TRANSACTION
VALUE
in 2024

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