

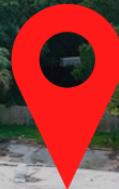
OFFERING MEMORANDUM



FAITH MORGAN
INVESTMENT GROUP
ALLIANCE REAL ESTATE



POPEYES.



3507 N PACE BLVD PENSACOLA FL
FORMER BURGER KING

QSR

DISCLAIMER:

This is an Offering Memorandum and should not be considered an appraisal. In making any decision that relies upon Alliance Real Estate's work, you should know that Alliance Real Estate has not followed the guidelines for development of an appraisal or analysis contained in the Uniform Standards of Professional Appraisal Practice of Appraisal Foundation.

This opinion is based upon Alliance Real Estate's general knowledge of the marketplace as real estate brokers and should not be relied upon as a real estate appraisal prepared by professional appraisers. This opinion is intended solely for your internal use. It is understood that you will not disclose this analysis to any other party without prior written consent. This opinion cannot serve as the basis for providing financing or a mortgage loan.

The information included in this Offering Memorandum is considered confidential and not for distribution.

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01 INVESTMENT OVERVIEW

**OFFERING SUMMARY
INVESTMENT & PROPERTY
HIGHLIGHTS
REGIONAL & LOCAL MAP**





FM
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- QSR
- FORMER BURGER KING AND MR WINGS
- THIS LOCATION IS A HIGHLY DESIRABLE FLAG BY BOTH INVESTORS AND CONSUMERS ALIKE
- HC/LI ZONING
- LACK OF AVAILABLE RESTAURANT PROPERTIES ON-MARKET IN THE GULF COAST REGION
- OPPORTUNITY TO INCREASE TO COMPETITIVE SET STANDARDS AND EXCEED PERFORMANCE OF COMPETITION THROUGH STRONG HANDS-ON MANAGEMENT AND INCREASED MARKETING
- CLOSE TO DOWNTOWN PENSACOLA
- LOCATED DIRECTLY OFF OF W FAIRFIELD DR, N PALAFOX ST, N PACE BLVD, AND HWY 1-10
- THE PROPERTY IS ALSO LOCATED WITHIN CLOSE PROXIMITY TO A VARIETY OF DEMAND GENERATORS

**ASKING PRICE:
ASK**

**PRICE TO LEASE:
\$20 PSF NNN**

PROPERTY SUMMARY

CAN BE LEASED FOR INCREASED NOI/ROI

ADDRESS: 3507 N PACE BLVD PENSACOLA FL

PRICE: ASK

ACREAGE: 0.88 ACRE

ZONED: HC/LI

SQFT: 2,984+

EFFECTIVE YR: 1980

HIGH TRAFFIC: OVER 35,000 DAILY (W
FAIRFIELD)

20+ PARKING SPACES

COMMERCIAL KITCHEN

WALK-IN COOLER UNIT (2)

DRIVE-THRU WINDOW

HVAC

ASSESSOR'S PARCEL

NUMBER

092S301100000151



USE POTENTIAL

- QUICK-SERVICE RESTAURANT
- COFFEE SHOP
- RETAIL OR SHOWROOM
- MEDICAL OR DENTAL OFFICE
- REDEVELOPMENT FOR MULTI-TENANT OR MIXED USE

INVESTMENT HIGHLIGHTS

- PRIME PENSACOLA LOCATION ON A HIGH-TRAFFIC CORRIDOR
- RARE DRIVE-THRU INFRASTRUCTURE IN PLACE
- SIGNIFICANT VALUE-ADD POTENTIAL WITH ADDITIONAL PARKING AND SITE IMPROVEMENTS
- EXCELLENT ACCESS AND VISIBILITY FOR NATIONAL OR REGIONAL TENANTS
- STRATEGIC LOCATION IN A GROWING COMMERCIAL AND RESIDENTIAL TRADE AREA

PROPERTY SUMMARY

Structural elements:

HVAC (AGE N/A)

ROOF (ASK)

CITY UTILITIES

NEEDS RENOVATIONS (MINOR)

ASPHALT PAVEMENT

CONCRETE PAVING

CONCRETE WALKS

LIGHTS

MASONRY WALL/FENCE

DECOR/MILLWORK-AVERAGE

DWELLING UNITS-0

EXTERIOR WALL-STUCCO OV BLOCK

FLOOR COVER-TILE/STAIN

CONC/BRICK

FOUNDATION-SLAB ON GRADE

HEAT/AIR-CENTRAL H/AC

INTERIOR WALL-DRYWALL-PLASTER

NO. PLUMBING FIXTURES-11

NO. STORIES-1

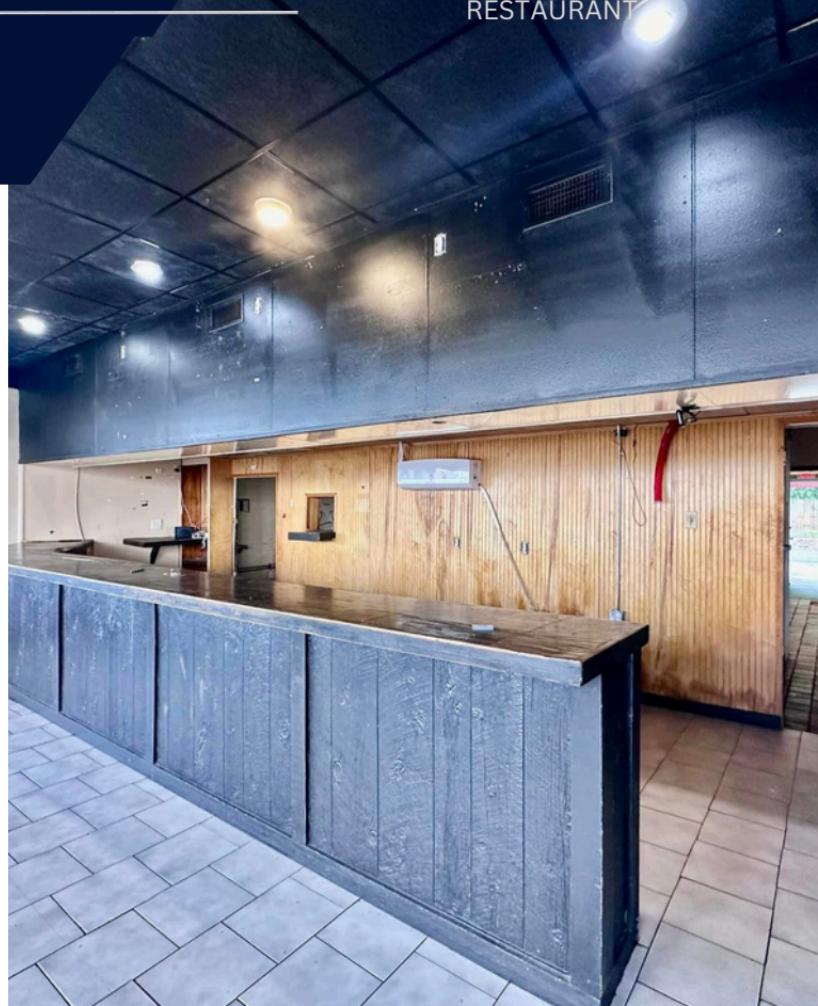
ROOF COVER-BLT UP MTL/GYP

ROOF FRAMING-RIGID FRAME/BAR

STORY HEIGHT-10

STRUCTURAL FRAME-MASONRY

PIL/STL





FAITH MORGAN COMMERCIAL REAL ESTATE GROUP HAS BEEN RETAINED TO OFFER FOR SALE OR LEASE THE
FEE SIMPLE INTEREST IN RESTAURANT/ PROPERTY LOCATED IN 3507 N PACE BLVD 32505 ONE OF
FLORIDA'S MOST PREMIER COASTAL AREAS ALONG THE GULF OF AMERICA. THE PROPERTY IS A
RESTAURANT GEM IN PRIME LOCATION, DRIVE THRU, CLASS C RESTAURANT THAT IS CONVENIENTLY
LOCATED WITHIN CLOSE PROXIMITY TO A VARIETY OF DEMAND GENERATORS THAT INCLUDE PENSACOLA
FL, ALABAMA, MIRACLE STRIP PARKWAY, DESTIN, FL, NAVARRE, FL, SANTA ROSA ISLAND, DESTIN-FT
WALTON BEACH AIRPORT, HENDERSON BEACH STATE PARK, AND MIRAMAR BEACH.
THE PROPERTY ALSO PRESENTS THE OPPORTUNITY TO TAKE CONTROL AND INTEGRATE A NATIONAL
BRAND AND SCALE UP OPERATIONS TO COMPETITIVE SET STANDARDS THROUGH FOCUSED, HANDS-ON
MANAGEMENT AND MARKETING. THIS PROPERTY WITH OVER 20 PARKING SPACES OFFERS INVESTORS THE
OPPORTUNITY TO ACQUIRE A UP-TO-DATE PROPERTY IN A HIGHLY DESIRABLE AND GROWING MARKET AT A
BELOW REPLACEMENT COST PRICE .



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RESTAURANT/DRIVETHRU



LAND USE

THE SUBJECT IS LOCATED IN PENSACOLA, FL WHICH IS LOCATED JUST NORTH OF PENSACOLA BEACH AND SOUTHWEST OF CANTONMENT. THE PRIMARY LAND USES SURROUNDING THE SUBJECT PROPERTY CONSISTS OF INDUSTRIAL DEVELOPMENT AND RETAIL USES. THE SUBJECT IS LOCATED ALONG W FAIRFIELD DR WHICH HOSTS THE MAJORITY OF COMMERCIAL DEVELOPMENT IN THE AREA WITH ADDITIONAL COMMERCIAL USES ARE SITUATED SOUTH OF THE SUBJECT ALONG HIGHWAY I-10



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DRIVETHRU/RESTAURANT

NOT IN FLOOD ZONE (X) ZONING
DISTRICT: C1-COMMERCIAL.

LAND USE



DRIVETHRU/RESTAURANT

Lot Size: 0.88 Acres
Zoning: HC/LI (Highway Commercial/Light Industrial)
EFFECTIVE YEAR BUILT: 1980
Parking: 20+ Spaces (with potential for expansion)

Property Overview
An exceptional opportunity to acquire a highly visible retail/restaurant property located on a major commercial corridor in Pensacola, FL. Formerly occupied by Burger King and Mr. Wings, this 2,984-square-foot freestanding building is situated on 0.88 acres and features a drive-thru, full commercial kitchen, and ample on-site parking.

Positioned next to Popeyes and surrounded by national and regional retailers, the property benefits from strong traffic counts, excellent visibility, and flexible commercial zoning. Ideal for a variety of users including quick-service restaurants, coffee chains, medical, retail, or redevelopment.



DRIVE THRU



WALK IN
COOLER
(2)



COMMERCIAL
KITCHEN



PLAT / ZONING

HC/LI

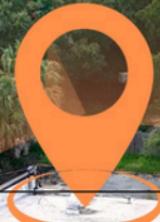
RESTAURANT



POPEYES



PENSACOLA, FL



PROPERTY IMPROVEMENT PLAN (PIP)

- NEEDS RENOVATIONS
- ROOF IS NEW
- NEEDS HVAC UPDATE





PROPERTY TAX: \$3,393.20

RENTAL SQFT: \$15 PSQFT

03 VISION REPORT

Can be used for national tenant branded restaurants.
Sit in or drive thru options.
Property in back behind fence line can be used for commercial use or additional parking.

**LAND INCLUDED
0.88 ACRES**





ACCESS

REGIONAL ACCESS FOR THE SUBJECT NEIGHBORHOOD IS PROVIDED BY INTERSTATE ACCESS I-10 WITH THE NEAREST EXITS TO THE SUBJECT IS AT W FAIRFIELD DR, N PACE BLVD .



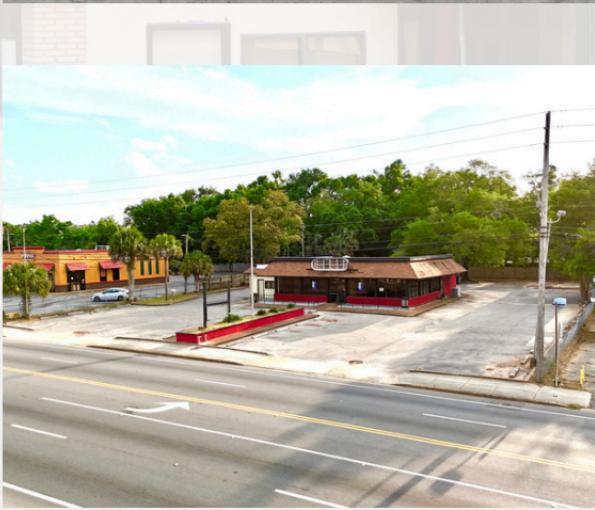
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RESTAURANT

04 LOCAL MARKET OVERVIEW



DEMAND FOR RESTAURANT FACILITIES ARE
INCREASING BY 20% IN THE GULF COAST
REGION

MAJOR DEMAND GENERATORS INCLUDE LARGE
CORPORATIONS, NATIONAL BRAND RESTAURANTS,
HOUSING, RETAIL, DATA CENTERS, DISTRIBUTION,
AND LOCAL SUPPLIERS.





FAITH MORGAN
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RESTAURANT/DRIVE THRU