

SINGLE TENANT ABSOLUTE NNN

Ground Lease Investment Opportunity



Part of Larger Retail Development | AHHI Exceeds \$161,628 within 1-Mile Radius
High-Growth Area with Several New Developments



6040 Crossland Trail

LAKEWOOD RANCH FLORIDA

REPRESENTATIVE PHOTO



EXCLUSIVELY MARKETING BY



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NATIONAL NET LEASE

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Sarasota Bradenton International Airport

Braden River Middle School

Braden River Elementary School

Ranch Lake Plaza



Publix

Braden River High School

Creekwood Crossing



Lakewood Ranch High School

Quest



BMO

Sylvan Learning



FIFTH THIRD

TRUIST

CHASE

WELLS FARGO

REGIONS

Lakewood Walk

Publix

SMOOTHIE KING



Chevron



Residences at The Green

The Green At Lakewood Ranch



CVS pharmacy

BatteriesPlus

LAIFITNESS

verizon

STRETCH LAB

Panera BREAD



FLORIDA CANCER

HEARTLAND

AutoZone

ONECO-MYAKKA CITY RD.



60,000 VPD

CROSSLAND TRAIL

OUTBACK STEAKHOUSE



31-AC Future Orlando Health Hospital





Artesia at Lakewood Ranch

B D Gullett Elementary School

Dr. Mona Jain Middle School

Harmony at Lakewood Ranch



Renata at Lakewood Ranch
502 Units



Antigua at Lakewood Ranch

Lakewood Ranch Prep - Lower

Lakewood Ranch Prep - Upper

Emerson Lakes Phase 1



125,000 SF of Entitlements



31-AC Future Orlando Health Hospital

CROSLAND TRAIL



ONECO-MYAKKA CITY RD.

60,000 VPD



OFFERING SUMMARY



OFFERING

Pricing	\$3,975,000
Net Operating Income	\$165,000
Cap Rate	4.15%

PROPERTY SPECIFICATIONS

Property Address	6040 Crossland Trail Bradenton, Florida 34202
Rentable Area	20,664 SF
Land Area	2.34 AC
Year Built	2025
Tenant	ALDI
Guaranty	Corporate
Lease Type	Absolute NNN (Ground Lease)
Landlord Responsibilities	None
Lease Term	20 Years
Increases	6% Every 5 Years
Options	6 (5-Year)
Rent Commencement	December 12, 2025
Lease Expiration	December 31, 2045

RENT ROLL & INVESTMENT HIGHLIGHTS



Tenant Name	Square Feet	LEASE TERM		RENTAL RATES					
		Lease Start	Lease End	Begin	Increase	Monthly	Annually	Cap Rate	Options
ALDI	20,664	Dec. 2025	Dec. 2045	Years 1-5	-	\$13,750	\$165,000	4.15%	6 (5-Year)
				Years 6-10	6%	\$14,575	\$174,900	4.40%	
				Years 11-15	6%	\$15,450	\$185,394	4.66%	
				Year 16-20	6%	\$16,376	\$196,518	4.94%	

6% Increases Beg. of Each Option

Brand New 20-Year Lease | 6 (5-Year) Options | Corporate Guaranty | ALDI - Massive Expansion

- Brand new 20-year lease with 6% increases every 5 years including options
- There are 6 (5-year) options to extend
- Corporate guaranty
- ALDI plans to add 800 stores by the end of 2028 through Winn-Dixie store conversions and new construction openings
- There are currently over 2,530 ALDI stores in the United States

Absolute NNN Ground Lease | Leased Fee Ownership | No State Income Tax | Zero Landlord Responsibilities

- Tenant pays for CAM, taxes, insurance, and maintains all aspects of the premises
- Investor benefits from land ownership
- No landlord responsibilities
- Ideal management-free investment for a passive investor in a state with no state income tax

Strong Demographics 5-Mile Trade Area | Six-Figure Incomes

- More than 105,000 residents and 36,000 employees support the trade area
- \$161,628 average household income within a 1-mile radius

Lakewood Ranch - Highly Successful Master-Planned Community

- The site is located in the heart of Lakewood Ranch, which has been the top selling, multi-generational master planned community in the United States every year since 2018

State Highway 70 | Nearby Schools | Off I-75 (148,000 VPD) | High-Growth Corridor | Grocery-Anchored Centers

- Fronting State Highway 70 (60,000 VPD), a main East/West thoroughfare serving the entire Bradenton/Sarasota/Lakewood Ranch corridor
- **Part of larger development that will include the Outback Steakhouse, AutoZone, and Heartland Dental**
- Near Lakewood Ranch High School, Lakewood Ranch Prep Lower and Upper, Primrose Schools, and more
- Ideally positioned next to both a Publix-anchored shopping center and a Fresh Market and LA Fitness anchored shopping center

Several New Developments | Long-Term Value in Underlying Real Estate | Orlando Health | Emerson Lakes

- Across from a new 32-acre parcel on the Northeast corner of SR-70 and Crossland Trail that Orlando Health has acquired to build a new hospital
- Emerson Lakes, a 1,200-unit assisted living facility being developed by Erickson Senior Living
 - The Emerson Lakes project will serve both independent and continuing care residents upon completion
 - Emerson Lakes' first phase includes [300 residences and a 50,000 SF clubhouse slated for completion in Fall 2026](#)





PROPERTY PHOTOS



WATCH DRONE VIDEO



SITE OVERVIEW



BRAND PROFILE



ALDI

aldi.us

Company Type: Private

Locations: 2,530+

Aldi is a privately held German discount supermarket chain, split into two independently owned groups—Aldi Nord and Aldi Süd—that operate in over 20 countries worldwide. Known for a lean, cost-efficient model, Aldi focuses on limited product assortments, private-label brands, and no-frills store layouts to keep prices low.

In the United States, the company is part of the Aldi Süd group and has expanded steadily since entering the market in 1976. As of 2025, Aldi runs about 2,537 stores across 41 U.S. states, with Florida, Illinois, Ohio, and Pennsylvania hosting the largest concentrations. Its core values of simplicity, consistency, and responsibility guide a strategy centered on everyday low prices and increasing investments in sustainability.

ALDI - Massive Expansion Planned For Coming Years

- On March 7, 2024, ALDI announced they plan to open 800 more locations nationwide by the end of 2028
- “ALDI said it plans on investing more than \$9 billion on this expansion, including adding nearly 330 stores across the Northeast and Midwest” (more info [HERE](#))
- Beginning Summer 2024, ALDI will begin a phased approach to converting stores, and anticipates that approximately 50 locations will begin the conversion process during the second half of this year

Source: dm.cms.aldi.cx, stores.aldi.us

Lakewood Ranch maintains No. 1 standing among master-planned communities

By Jay Heater | 1:45 p.m. July 28, 2025

RCLCO, an industry leading real estate advisory firm, has announced that Lakewood Ranch once again is the top-selling, multigenerational, master-planned community in the United States.

The latest report by RCLCO, which has tracked master-planned community sales since 1994, was announced Monday.

It's mid-year report noted that Lakewood Ranch had 1,185 new home sales through June, numbers that represent a 4% decrease year-over-year from the same period in 2024. That, however, was encouraging news for Lakewood Ranch developer Schroeder-Manatee Ranch, which had internally forecast a slightly higher decrease.

The new home market in the nation's top 50 master-planned communities declined 6.6%.

"Our mid-year numbers beat our own projections," said Laura Cole, senior vice president of Lakewood Ranch Communities.

The first-half 2025 trend showed that 42% of the sales in Lakewood Ranch were attached homes — including

townhomes, villas and condominiums. That was far above the historical average of 12% attached homes.

"We have seen a sensitivity in the market to a more attached product," said Cole, who noted that those products have been accessible to all buyers, including people who might not have realized they could own a home in Lakewood Ranch.

"For a long time, this market has thought of us as unattainable," she said.

She also said that buyers have a comfort level in terms of purchasing a home in Lakewood Ranch.

"Buyers become more discerning," she said in a Schroeder-Manatee Ranch release. «They don't gamble with their home purchases. They look for places with a track record, consistency, and proven stewardship. That's what gives them peace of mind and Lakewood Ranch fits that profile in spades."

The release noted that the buyer profile included 42% who were "moving up," 29% entry-level buyers, 22% active adults (typically buying in 55-and-over communities), and 7% in the luxury segment.

"In times of uncertainty, there is always a flight to quality," Cole said in a release. "That trust is reflected in the steady stream of individuals and families drawn to Lakewood Ranch — not simply for homes, but for a better way of life."

Lakewood Ranch's numbers include 46% open space and 150 miles of trails.



Lakewood Ranch is regularly ranked the top-selling, multigenerational, master-planned community in the United States.

Lakewood Ranch has been the No. 1-selling, multi-generational, master-planned community in the U.S. since 2018.

In overall master-planned community sales, RCLCO estimates that the top spot will be held by The Villages, which doesn't announce mid-year sales until the end of the year. RCLCO estimates The Villages is on track to match its 1,604 sales in the first half of 2024.

Lakewood Ranch was No 2 overall, followed by Cadence of Henderson, Nevada (722); and Cane Bay Plantation of Charleston, South Carolina (543) and Sunterra (543) of Katy, Texas.

Placing sixth overall was Wellen Park of Venice with 531 sales.

The Houston area was the top-performing metropolitan area with 11 master-planned communities ranked in the top 50 of sales (3,666, or 22% of ranked master-planned communities).

Florida master-planned communities represented 41% of all sales, followed by Texas at 34%.

PROPERTY OVERVIEW



LOCATION



Lakewood Ranch, Florida
Manatee, Sarasota County
Sarasota -Tampa MSA

ACCESS



Crossland Trail: 2 Access Points

TRAFFIC COUNTS



Oneco-Myakka City Road/State Highway 70: 60,000 VPD
Interstate 75/State Highway 93: 148,000 VPD

IMPROVEMENTS



There is approximately 20,664 SF of existing building area

PARKING



There are approximately 96 parking spaces on the owned parcel.
The parking ratio is approximately 4.64 stalls per 1,000 SF of leasable area.

PARCEL



Parcel Number: 583208909
Acres: 2.34
Square Feet: 101,494

CONSTRUCTION



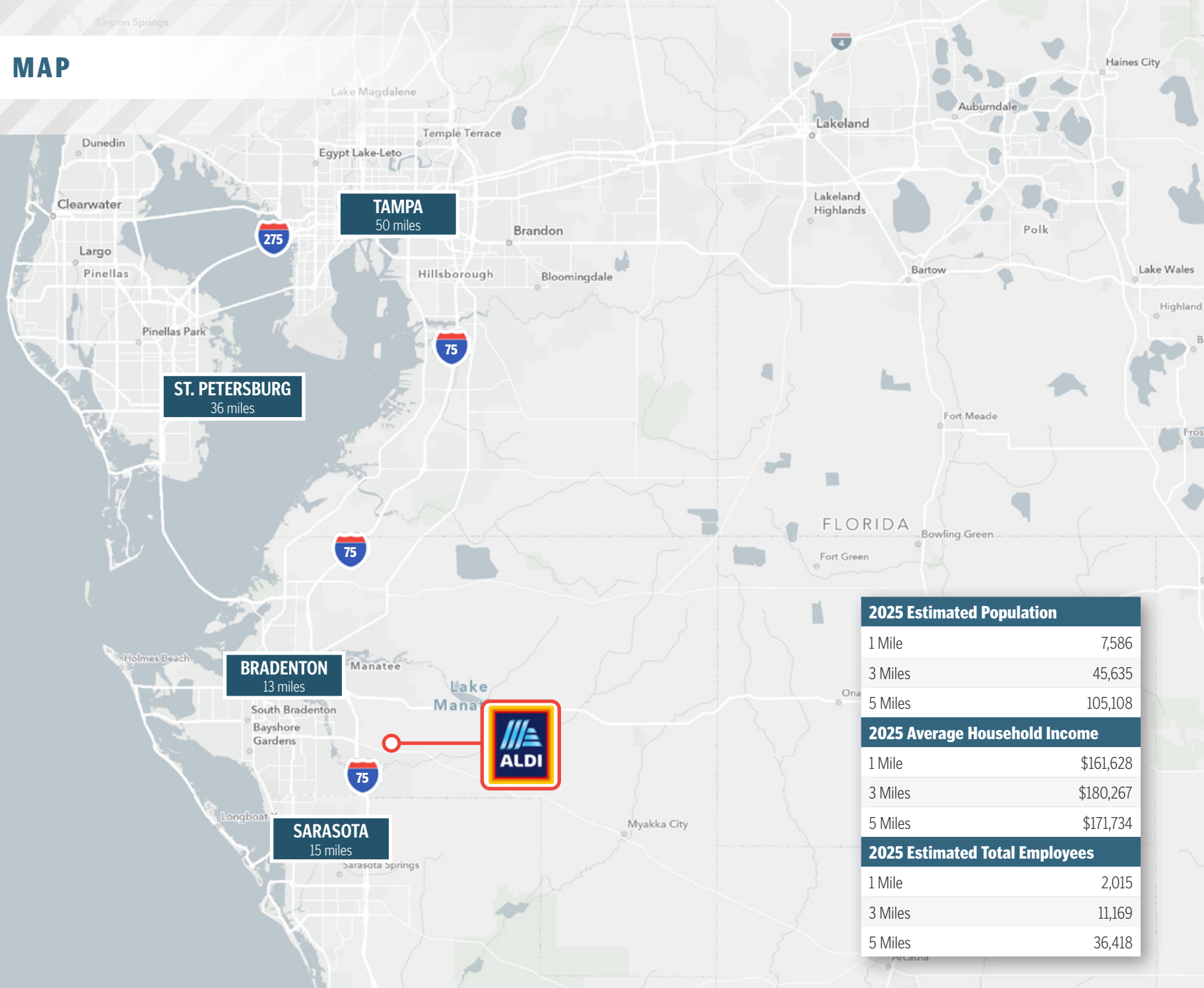
Year Built: 2025

ZONING

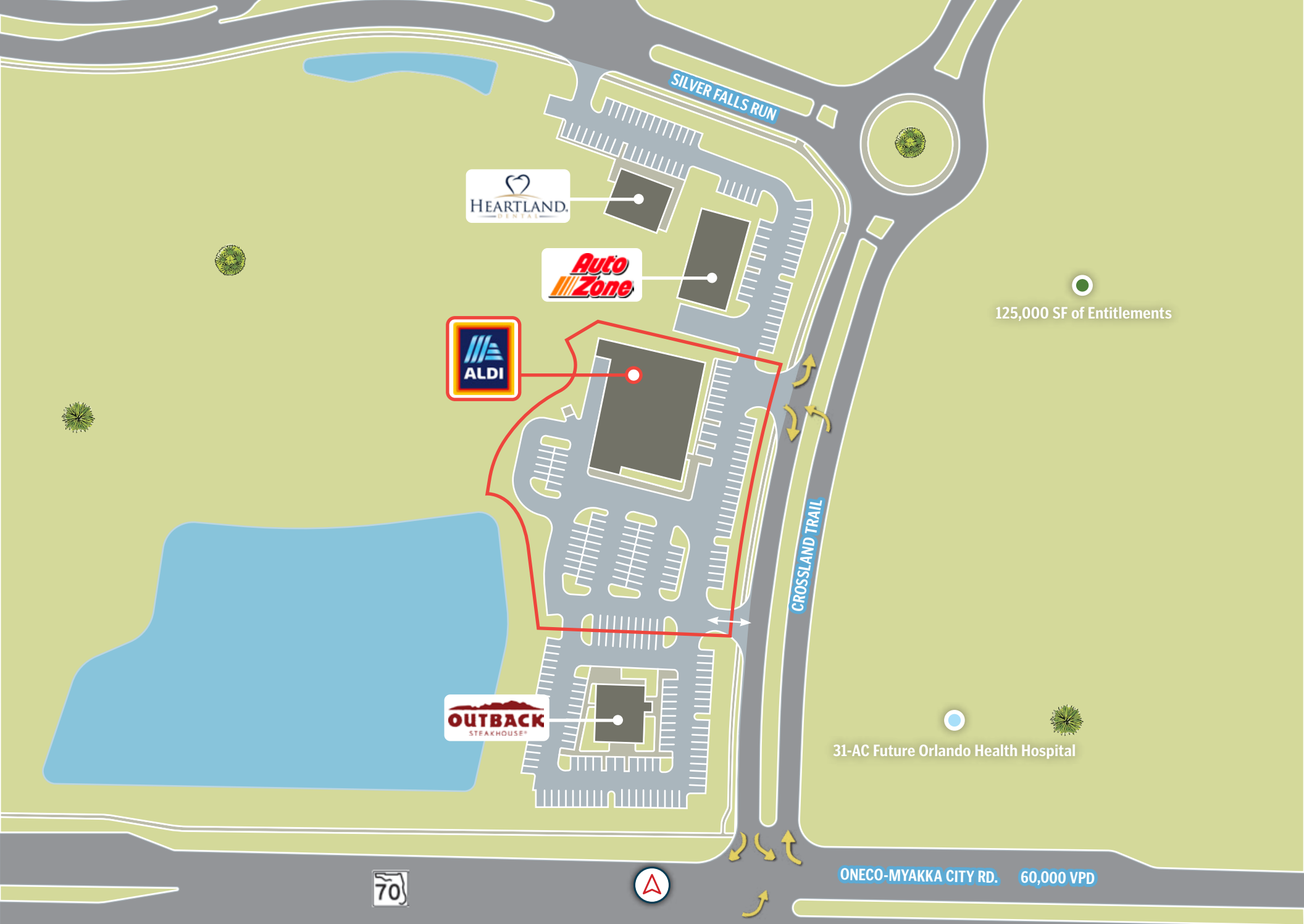


PD-MU: Planned Development - Mixed Use

LOCATION MAP



2025 Estimated Population	
1 Mile	7,586
3 Miles	45,635
5 Miles	105,108
2025 Average Household Income	
1 Mile	\$161,628
3 Miles	\$180,267
5 Miles	\$171,734
2025 Estimated Total Employees	
1 Mile	2,015
3 Miles	11,169
5 Miles	36,418



AREA OVERVIEW



	1 Mile	3 Miles	5 Miles
Population			
2025 Estimated Population	7,586	45,635	105,108
2030 Projected Population	8,009	48,708	114,637
2025 Median Age	45.6	51.9	54.4
Households & Growth			
2025 Estimated Households	3,336	19,882	47,065
2030 Projected Households	3,602	21,600	51,945
Income			
2025 Estimated Average Household Income	\$161,628	\$180,267	\$171,734
2025 Estimated Median Household Income	\$122,082	\$127,716	\$119,843
Businesses & Employees			
2025 Estimated Total Businesses	268	1,349	3,951
2025 Estimated Total Employees	2,015	11,169	36,418



LAKEWOOD RANCH, FLORIDA

Lakewood Ranch is a master-planned community located in southeastern Manatee County and northeastern Sarasota County, Florida and has a population of 52,637 as of July 1, 2024. It is part of the North Port-Bradenton-Sarasota, Florida Metropolitan Statistical Area.

The Lakewood Ranch economy is strong, with continued growth expected in real estate, retail, and healthcare sectors. Its balanced mix of lifestyle amenities, strategic location, and sustainable development makes it an attractive destination for both residents and businesses. This stability positions it as a robust contributor to the regional economy.

Lakewood Ranch features dramatic landscapes, from forests to natural Floridian wetlands that help to preserve native wildlife. Catering to almost all walks of life from young professionals to retirees with townhomes, single-family houses, and luxury estates, Lakewood Ranch is an idealistic home for many.

Lakewood Ranch is one of the best communities in Florida for outdoor enthusiasts. It offers trails and sidewalks interconnected to each other. The exciting thing is that Lakewood Ranch has 150 miles of sidewalks and trails, and all streets in the neighborhoods have bike lanes. The Premier Sports Campus is a multi-purpose facility featuring soccer fields, lacrosse, tennis, rugby, and other organized sports. The newly established Nathan Benderson Park offers a 3.7 miles trail around the lake where people can exercise. There are several national rowing championships every year in the lake at Nathan Benderson Park.

The nearest airport to Lakewood Ranch is Sarasota/Bradenton Airport.



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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