

Comercial QSR Absolute NNN

Investment Opportunity



2165 Crawfordville HWY,
Tallahassee, Florida



Exclusively Marketed By

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Property Photos



Offering Summary



OFFERING

Pricing: \$2,490,000

Net Operating Income: \$135,000

Cap Rate: 5.42%

PROPERTY SPECIFICATIONS

Property Address: 2171 Crawfordville HWY, Crawfordville, FL

Rentable Area: 3,300 SF

Land Area: 2 +/- AC

Year Built: 2025 (Grand Opening Sep. 1st, 2025)

Tenant: Dunkin & Firehouse Subs

Lease Signature: Franchisee

Lease Type: Absolute NNN

Landlord Responsibilities: None

Lease Term: 10 Years

Increases: 10% Every 5 Years

Options: 3 (5-Year)

Lease Expiration: Sep. 2035

Built to Outperform

Aside from items listed to the right, this property is already far exceeding projected sales pointing towards timely rent payment and renewal periods

a 47 Oversized Parking Spaces

b Brick and Mortar Build

c Drive Through

d Oversized Retention Pond