

SINGLE TENANT ABSOLUTE NNN

Investment Opportunity



13+ Years Remaining | Corporate Guaranty | 10% Rental Increases Every 5 Years



10197 Cleary Boulevard | Plantation, Florida

FT. LAUDERDALE-MIAMI MSA

ACTUAL SITE



EXCLUSIVELY MARKETED BY



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NATIONAL NET LEASE

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



SAWGRASS SQUARE

Walmart Supercenter

Publix
HomeGoods
Michaels
Office DEPOT
five BELOW
Party City

ASHLEY
THE HOME DEPOT
BEST BUY
THE FRESH MARKET
ALDI

SAWGRASS MILLS

TARGET
TJ-MAXX
REGAL
Marshall's
lululemon
OLD NAVY
bloomingdale's
POLO RALPH LAUREN
Burlington
BAM! BOOKS-A-MILLION

SAWGRASS ELEMENTARY SCHOOL

AMERICAN EXPRESS

DOUBLE TREE by Hilton

sam's club

One METROPICA

26,000 VEHICLES PER DAY

CENTRAL PARK ELEMENTARY SCHOOL

PNC
FAS
Starbucks
KUMON
FRESENIUS MEDICAL CARE
SMOOTHIE KING
COLD STONE

Winn-Dixie

COLLARETTA cycling

SUNSTEIN BEER BAGELS

N. NOB HILL RD.

Bank of America

PLANTATION PROMENADE



13,800 VEHICLES PER DAY

CLEARLY BVD.

CHASE

UrgentMed

PDQ

BEST SMILE

Publix





SITE OVERVIEW



10 Miles to Downtown Ft. Lauderdale

DOWNTOWN FORT LAUDERDALE



13,800
VEHICLES PER DAY

CLEARY BLVD.

CLEARY BLVD.

OFFERING SUMMARY



OFFERING

Pricing	\$5,000,000
Net Operating Income	\$325,000
Cap Rate	6.50%

PROPERTY SPECIFICATIONS

Property Address	10197 Cleary Boulevard Plantation, Florida 33324
Rentable Area	2,837 SF
Land Area	0.90 AC
Year Built	2023
Tenant	PDQ
Guaranty	Corporate
Lease Type	Absolute NNN
Landlord Responsibilities	None
Lease Term Remaining	13+ Years
Increases	10% Every 5 Years
Options	5 (5-Year)
Rent Commencement	April 2024
Lease Expiration	April 2039

RENT ROLL & INVESTMENT HIGHLIGHTS



Tenant Name	Square Feet	LEASE TERM		RENTAL RATES					
		Lease Start	Lease End	Begin	Increase	Monthly	Annually	Options	
PDQ	2,837	April 2024	April 2039	Year 1	-	\$27,083	\$325,000	5 (5-Year)	
(Corporate Signature)				Year 6	10%	\$29,792	\$357,000		
				Year 11	10%	\$32,771	\$393,250		
					10% Increase Beg. of Each Option				

13+ Years Remain | Options to Extend | Scheduled Rental Increase | Corporate Guaranteed

- PDQ currently has 13+ years remaining on their initial lease with 5 (5-year) options to extend
- The lease features 10% rental increase every 5 years, including at each option to extend
- 2023 construction features high-quality materials, high-level finishes, and distinct PDQ design elements

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

- Tenant pays for CAM, taxes, insurance and maintains all aspects of the premises
- Fee simple ownership, providing both land and building ownership to the future landlord
- Ideal, management-free investment for an out-of-state, passive investor in a state with no state income tax

Strong Demographics in Immediate Trade Area | Six Figure Incomes

- More than 151,000 individuals reside within a 3-mile radius
- The average household income within a 1-mile exceeds \$137,181
- Approximately 131,900 employees occupy the 5-mile trade radius

Plantation Promenade | Publix Super Market Anchored Center | Excellent Visibility & Ease of Access | Strong Tenant Synergy

- Plantation Promenade is an upscale neighborhood center anchored by Publix Super Market
- Publix posts robust sales while generating heavy traffic, further contributing to PDQ's future success as a neighboring tenant
- This location will benefit from multiple points of access with 4 entrances off of Cleary Blvd (13,800 VPD) and 1 entrance off North Nob Hill Road (26,000 VPD)
- Notable tenants in the immediate trade area include; Publix, Winn-Dixie, Starbucks, Panera Bread, Chase Bank, Smoothie King, Einstein Bros Bagels and many others

Strategic Location | International Airport | HCA Westside Hospital | Dual Grocery Anchored Centers

- This location benefits from additional traffic generation due to the presence of Winn-Dixie, a competing grocer to Publix, located directly across North Nob Hill Road
- Fort Lauderdale-Hollywood International Airport is conveniently located just 15-miles from the subject property
- HCA Westside FL Hospital is located 3-miles from the subject property and has a total bed count of 250

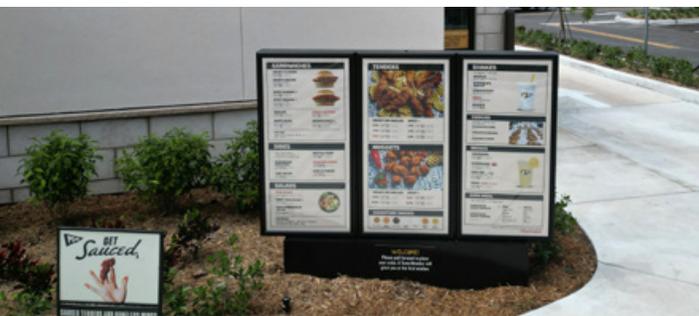
PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



BRAND PROFILE



PDQ

eatpdq.com

Company Type: Private

Locations: 49

Founded in 2011, award-winning PDQ - "People Dedicated to Quality" - offers chef-driven recipes and mindful ingredients typically found in a fine casual restaurant with the value, speed and convenience of the fast food and fast casual segment. Outback Steakhouse co-founder Bob Basham and MVP Holdings CEO Nick Reader are the two principal owners of PDQ. Beloved throughout the Southeast and now beyond for its famous hand-breaded chicken tenders and signature sauces, PDQ also crafts delicious sandwiches and salads fresh in store, every day.

PROPERTY OVERVIEW



LOCATION



Plantation, Florida
Broward County
Miami-Fort Lauderdale-West Palm Beach MSA

ACCESS



Cleary Boulevard: Multiple Access Point
North Nob Hill Rd: 1 Access Point

TRAFFIC COUNTS



Cleary Boulevard: 13,800 VPD
W. Broward Boulevard/State Highway 842: 46,500 VPD

IMPROVEMENTS



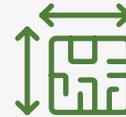
There is approximately 2,837 SF of existing building area

PARKING



There are approximately 26 parking spaces on the owned parcel.
The parking ratio is approximately 7.28 stalls per 1,000 SF of leasable area.

PARCEL



Parcel Number: 50-41-06-13-0023
Acres: 0.9
Square Feet: 39,144

CONSTRUCTION



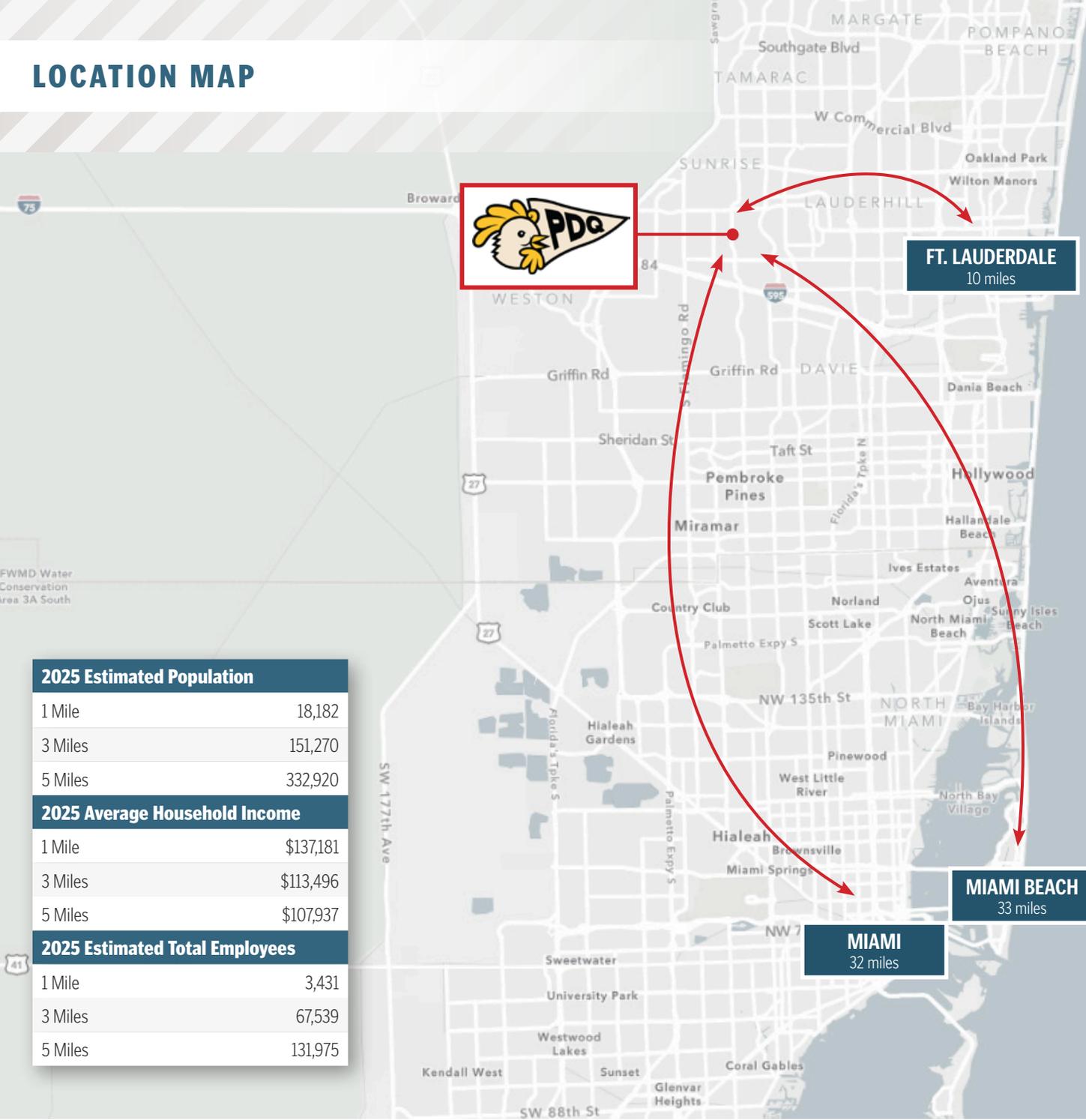
Year Built: 2023

ZONING



B-2P: Central Business District

LOCATION MAP



FT. LAUDERDALE
10 miles

MIAMI BEACH
33 miles

MIAMI
32 miles

2025 Estimated Population

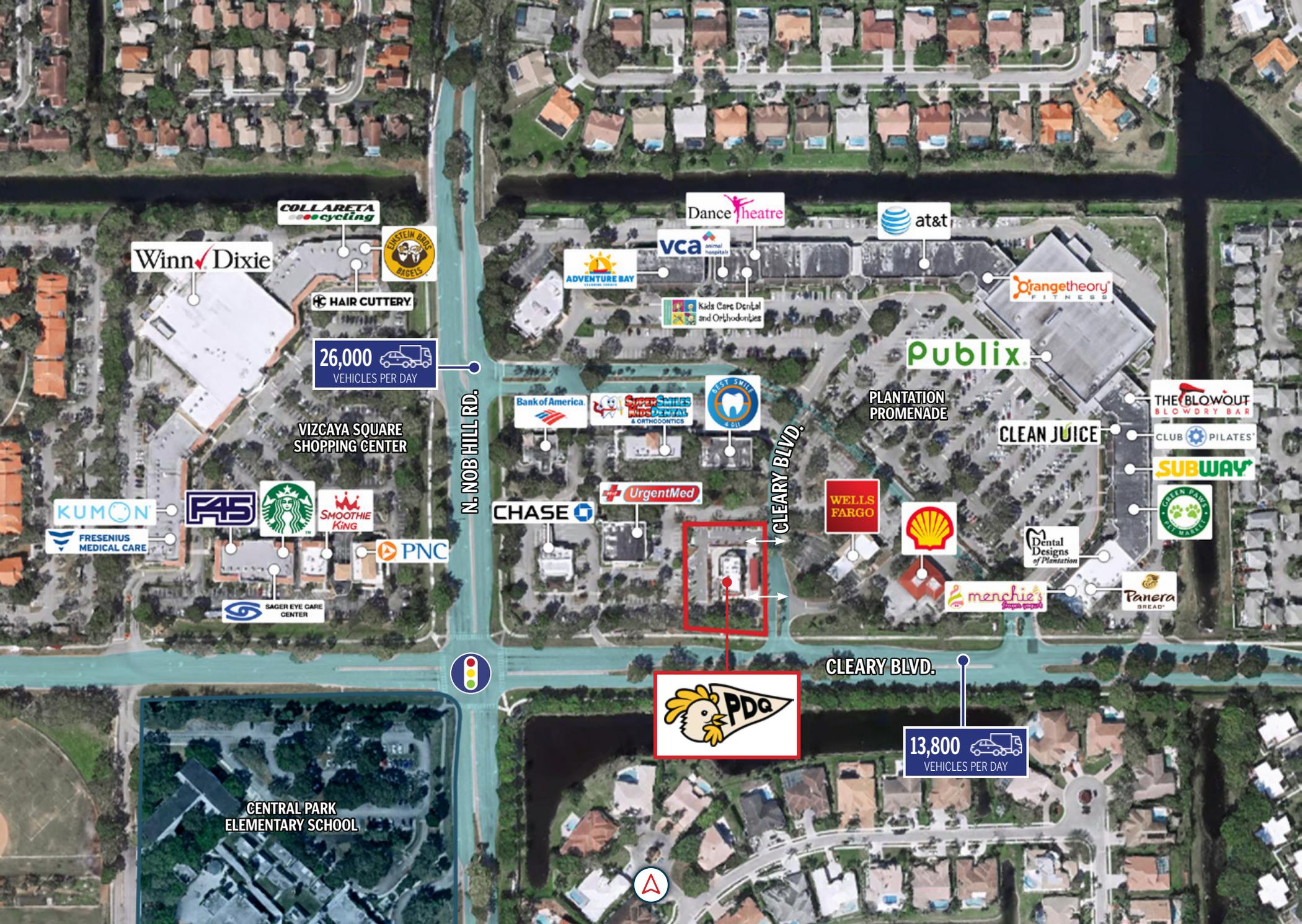
1 Mile	18,182
3 Miles	151,270
5 Miles	332,920

2025 Average Household Income

1 Mile	\$137,181
3 Miles	\$113,496
5 Miles	\$107,937

2025 Estimated Total Employees

1 Mile	3,431
3 Miles	67,539
5 Miles	131,975



Winn-Dixie

COLLARETA cycling

EVSTEIN BROS BAGELS

HAIR CUTTERY

26,000 VEHICLES PER DAY

VIZCAYA SQUARE SHOPPING CENTER

KUMON

F45

Starbucks

SMOOTHIE KING

PNC

SAGER EYE CARE CENTER

N. NOB HILL RD.

Bank of America

SUPER SMILES PEDI-DENTAL & ORTHODONTICS

BEST SMILE DENTISTRY

CHASE

UrgentMed

CLEARY BLVD.

PDA

CLEARY BLVD.

13,800 VEHICLES PER DAY

Dance Theatre

vca animal hospitals

Kids Care Dental and Orthodontics

at&t

ADVENTURE BAY

Orangetheory FITNESS

Publix

PLANTATION PROMENADE

CLEAN JUICE

THE BLOWOUT BLOWDRY BAR

CLUB PILATES

SUBWAY

GREEN PALS PET WASH

WELLS FARGO

Shell

Dental Designs of Plantation

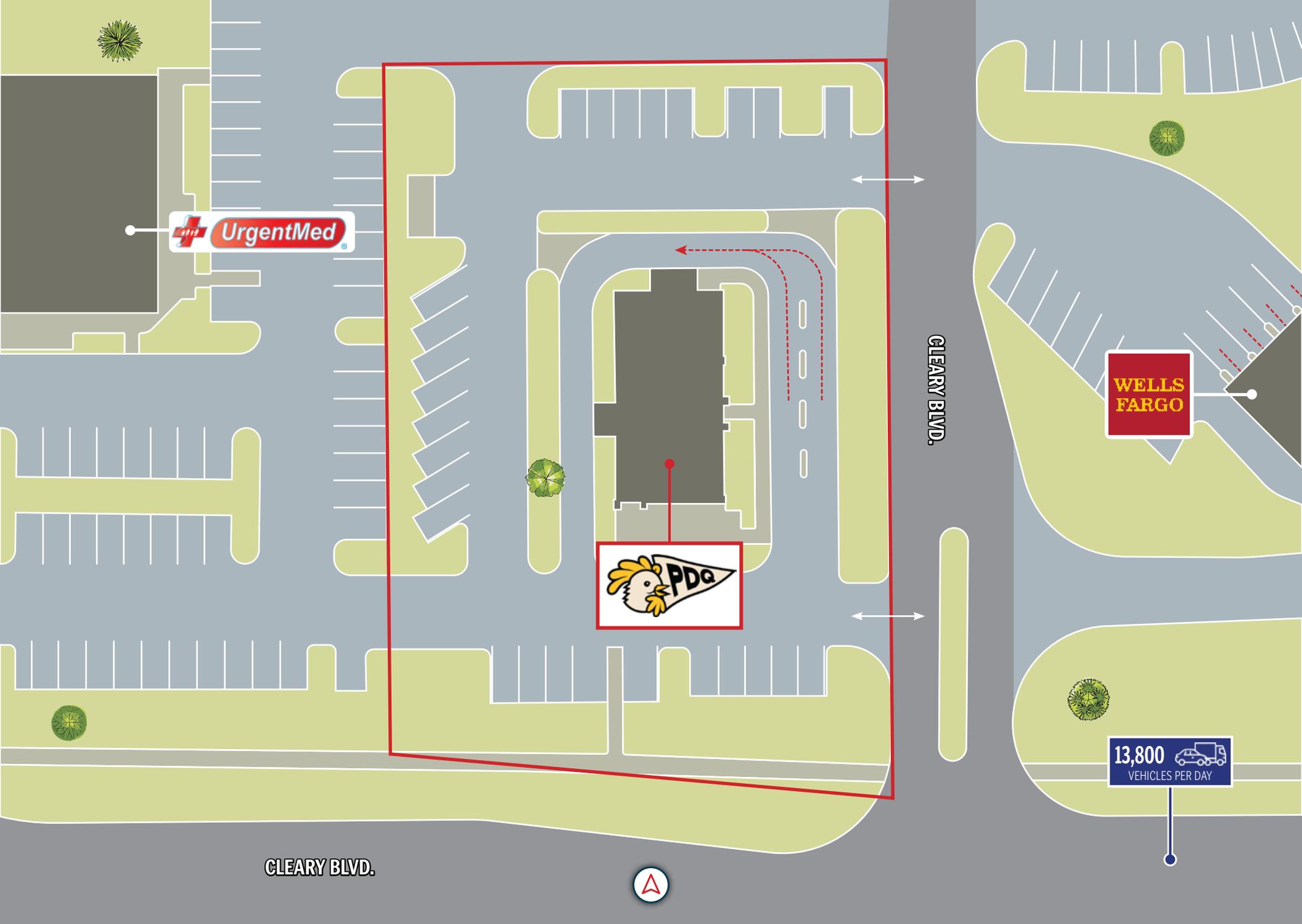
menchie's

Panera BREAD

CENTRAL PARK ELEMENTARY SCHOOL







AREA DEMOGRAPHICS



	1 Mile	3 Miles	5 Miles
Population			
2025 Estimated Population	18,182	151,270	332,920
2030 Projected Population	17,859	152,277	336,607
2025 Median Age	42.3	43.3	41.8
Households & Growth			
2025 Estimated Households	7,413	62,519	130,483
2030 Projected Households	7,351	63,488	133,293
Income			
2025 Estimated Average Household Income	\$137,181	\$113,496	\$107,937
2025 Estimated Median Household Income	\$106,394	\$84,041	\$79,202
Businesses & Employees			
2025 Estimated Total Businesses	516	7,250	15,919
2025 Estimated Total Employees	3,431	67,539	131,975



PLANTATION, FLORIDA

The Florida city of Plantation is located in central Broward County. The city lies 8 miles west of Fort Lauderdale and is also bordered by Lauderdale (to the northeast), Sunrise (to the northwest) and Davie (to the south). The city of Miami is located about 33 miles south of Plantation. The City of Plantation had a population of 100,695 as of July 1, 2024.

Plantation has approximately 5,400 businesses within its city limits. This number includes large companies with thousands of employees to smaller businesses like unique, locally owned retail shops and restaurants. The business and financial district in the city's center is known as "Midtown Plantation," and it encompasses about 850 planned community acres. Some of the largest companies operating in Plantation include: DPWN Holdings, PRC, Westside Regional Medical Center, Dreams Retail, Canyon Furniture Company. The largest industries in Plantation, FL are Health Care & Social Assistance, Retail Trade, and Professional, Scientific, & Technical Services, and the highest paying industries are Utilities, Manufacturing, and Wholesale Trade.

The City of Plantation Historical Museum, which started as a small museum in a back room of City Hall, opened in 1985 and today houses permanent exhibits which include artifacts from the Seminole and Tequesta tribes and historically significant city memorabilia. Nearby attractions include Fort Lauderdale Beach, home of the International Swimming Hall of Fame, honoring achievements of outstanding swimmers and athletes in related water sports such as diving and water polo; the Big Cypress Seminole Reservation, home of the Ah-Tah-Thi-Ki Native American Museum, which chronicles the history and culture of the Seminole Tribe of Florida; the Graves Museum of Archaeology & Natural History (Dania Beach); Flamingo Gardens & Wray Botanical Collection (Davie); and the Seminole Okalee Indian Village & Museum (Fort Lauderdale).



FORT LAUDERDALE, FLORIDA

Fort Lauderdale is a city located on the coast in southeast Florida and only half an hour north of Miami. It is part of the South Florida metropolitan area. Fort Lauderdale is known as the “Venice of America” because of its extensive canal system. Average daily temperature ranges from a low of 76 in January to a high of 90 in July and August. The City of Fort Lauderdale is the 10th largest city in Florida with a population of 184,255 as of July 1, 2024.

The economy of Fort Lauderdale relies heavily on tourism. Fort Lauderdale is also home to several Fortune 1000 company headquarters. Several more Fortune 1000 company headquarters are located in nearby Miami. Service industries dominate the local employment environment. Primary sectors of the services within the City are marine-related industries, tourism, retail and wholesale trade. The city is a major yachting center, with numerous resident yachts and over 100 marinas and boatyards. The tourist industry is a mainstay to the Fort Lauderdale economy, and its hospitality institutions are abundant.

Fort Lauderdale has easy access to all of the cultural attractions of nearby Miami. In addition, Fort Lauderdale has cultural attractions of its own,

including the following museums: The IGFA Fishing Hall of Fame and Museum in nearby Dania Beach, The Fort Lauderdale Antique Car Museum, The International Swimming Hall of Fame, Museum and Aquatic Complex, The Museum of Art, The Museum of Discovery and Science/Blockbuster IMAX Theater, The Old Fort Lauderdale Village and Museum. For patrons of the performing arts, Fort Lauderdale offers the following: The Bailey Concert Hall in nearby Davie, The Broward Center for the Performing Arts.

Fort Lauderdale is home to many outdoor activities. It is a yachting and fishing resort, and has long been a favorite spot for college students during spring break. Fort Lauderdale is also home to the world-famous Fort Lauderdale Beach which offers many opportunities for recreation and relaxation.

Ten institutions of higher learning have main or satellite campuses in the city-The Art Institute of Fort Lauderdale, Broward College BC, City College, Embry-Riddle Aeronautical University, Florida Atlantic University FAU, Florida International University FIU, Keiser University, Jersey College, Nova Southeastern University NSU. Fort Lauderdale-Hollywood International Airport is the city’s main airport and is the fastest-growing major airport in the country.



#2 MIAMI

Miami is a major tourist destination, both domestically and internationally. The city welcomed over 27 million visitors in 2023. Known for its nightlife, beaches, and diverse culture, tourism is a major economic driver for the metro area. PortMiami is the world's second busiest cruise port by passenger count—edged out only by Orlando to the north—and home to major cruise lines.

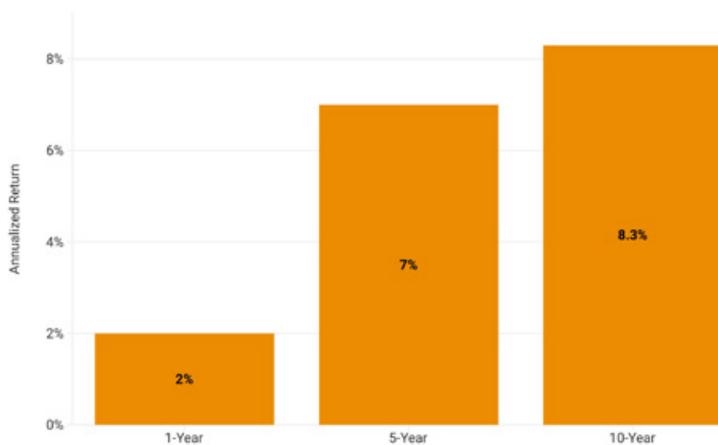
Less well-known is the city's status as a major cargo port. Many goods pass through Miami warehouses on the way to and from the Caribbean and Latin America. Miami's pivotal role in shipping routes bolsters its industrial sector. Green Street expects logistics same store rent growth in Miami to reach over 3.5 percent per year through 2028, the highest among the nation's top 50 markets.



Home prices have risen 80 percent since the onset of the pandemic.

MIAMI TRAILING TOTAL RETURNS ANNUALIZED AS OF 2025 Q2

Source: NCREIF NPI Database, accessed 2025 Q3



Ongoing demand from international arrivals and wealthy buyers alike has driven explosive growth in Miami's housing market. Home prices have risen 80 percent since the onset of the pandemic. This, combined with a subsequent 400-basis-point rise in mortgage rates, has sunk housing affordability to a four-decade low. Moody's Analytics rates Miami's relative cost of living at 122 percent of the national average, higher even than New York City's 119 percent.

As a result of this high cost of living, Miami has become one of the few Florida markets experiencing domestic net outmigration, primarily to more affordable communities in the state. Continued high international arrivals are more than compensating, however. Moody's expects population growth in the metro area to amount to between 0.5 percent and 1.0 percent per year for at least the next five years, despite cost-driven net domestic outmigration.

Miami's strengths have granted its institutional real estate market resilience in the face of a challenging interest rate environment. The MSA posted positive one-year total returns of 2.0 percent in the NCREIF Property Index (NPI), largely due to strong industrial performance, even as the national index returned -5.3 percent over the same period. Miami's offices are still relatively well utilized, and apartments relatively well occupied.

[Read Full Article Here](#)



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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