



FranklinStreet

Offering Memorandum



COBBS FORD VILLAGE

2566-2588 Cobbs Ford Rd, Prattville, AL 36066

Affluent Montgomery Suburb

Franklin Street Real Estate Services, LLC | A Licensed Alabama Broker #000099928-0

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Franklin Street Real Estate Services, LLC | A Licensed
Alabama Broker #000099928-0

CONFIDENTIALITY AGREEMENT

This is a confidential Offering Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest into the acquisition of the Subject Property.

This Offering Memorandum contains selected information pertaining to the Property and does not purport to be a representation of state of affairs of the Owner or the Property, to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition, and other factors beyond the control of the Owner or Franklin Street Real Estate Services, LLC. Therefore, all projections, assumptions, and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to all interested and qualified prospective purchasers. Neither the Owner or Franklin Street Real Estate Services, LLC, nor any of their respective directors, officers, affiliates or representatives are making any representation or warranty, expressed or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Offering Memorandum or use of its contents; and you are to rely solely on your own investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Offering Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered, and approved by the Owner and any obligations therein have been satisfied or waived.

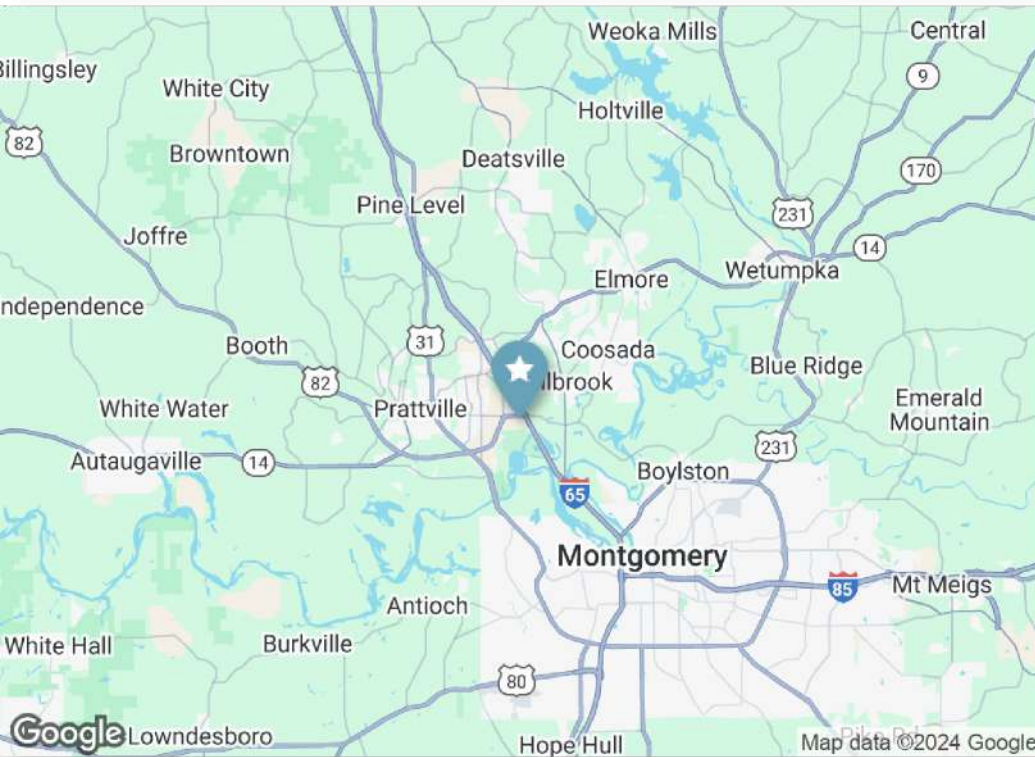
By receipt of the Offering Memorandum, you agree that this Offering Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Offering Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or the Franklin Street Real Estate Services, LLC.

Furthermore, you agree not to use this Offering Memorandum or any of its contents in a manner detrimental to the interest of the Owner or Franklin Street Real Estate Services, LLC. In this Offering Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are so advised and expected to review all such summaries and other documents of whatever nature independently and not to rely on the contents of this Offering Memorandum in any manner.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR FRANKLIN STREET REAL ESTATE SERVICES, LLC AGENT FOR MORE DETAILS.

Disclaimer: The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Franklin Street has not verified, and will not verify, any of the information contained herein. All potential buyers must take appropriate measures to verify all of the information set through the due diligence period.

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COBBS FORD VILLAGE

2566-2588 Cobbs Ford Rd, Prattville, AL 36066



COBBS FORD VILLAGE

2566-2588 Cobbs Ford Rd, Prattville, AL 36066



OFFERING SUMMARY

Sale Price:	\$9,140,000
Cap Rate:	6.60%

NOI:	\$603,443
Building Size:	20,000 SF
Price PSF:	\$457.00
Year Built:	2013
Lot Size:	1.24 Acres
Parking Spaces:	72
Zoning:	Commercial
Ownership:	Fee Simple
Occupancy:	100%
Tenancy:	Multiple
Parcel Number:	26-04-17-0-001-007000-0



33,322 VPD

Travel daily along
US Hwy 82



93,343 RESIDENTS

within 15 mins of the property



PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- Strong Performing Street-Front Retail Center in Montgomery, AL MSA
- National Tenant Lineup: Starbucks, Chipotle, Aspen Dental, Firehouse Subs, Nothing Bundt Cakes, and others
- Excellent Traffic in Corridor: 33,000+ VPD on Cobbs Ford Rd and 70,000+ VPD on I-65
- Dual Drive-Thru End Caps: Starbucks & Chipotle
- Located Next to Prattville Town Center: Target, Home Depot, TJX, PetsMart, Office Depot, Shoe Station, Ross, Rack Room Shoes, and Many Other National Tenants
- Fully Leased with a Strong Historical Occupancy Since Construction
- Affluent Suburb of Montgomery: \$113,000+ Household Incomes
- Montgomery is the #2 Largest City in Alabama

PROPERTY DESCRIPTION

Franklin Street and Insignis Partners are pleased to present Cobb Ford Village a 20,000 SF street front retail center in Prattville, an affluent suburb of Montgomery, Alabama. The center is located directly off an I-65 exit, which is the interstate that dissects Montgomery. Montgomery is the state capital and in addition to housing many Alabama government agencies, Montgomery has a large military presence, due to Maxwell Air Force Base. The center is made up of a primarily national tenant line up with a mixture of daily service tenants. Placer.AI data for the center is outstanding, as many tenants have some of their top locations in the property including Starbucks (top 87%), Chipotle (top 69%), Aspen Dental (top 99%), Nothing Bundt Cakes (top 71%) and Firehouse Subs (top 62% in state). The tenant base has strong built in rental increases to allow for strong NOI growth over an investors hold period. The highly trafficked corridor has major big box retailers including Target, Home Depot, Lowes, Bass Pro Shops, Belk, JCPenney, among others that bring traffic to the corridor. Benefiting the center is two drive thru end caps which help drive rental rates and create long term security for the center because Starbucks & Chipotle freestanding locations are oftentimes paying double the rent in comparison to what they're paying in this shopping center.

MARKET VIEW AERIAL



AERIAL VIEW












COBBS FORD VILLAGE

- American Deli
- AspenDental
- BAMA FEVER
- Starbucks
- Chipotle Mexican Grill
- Firehouse Subs
- European Wax Center
- Crystal
- Nothing Bundt Cakes
- Sushi Ro

ROBERT TRENT JONES
GOLF TRAIL
CHAMPIONSHIP

AERIAL VIEW

COBBS FORD VILLAGE 1.1M VISITS

								
415.4K visits	53.6K visits	46.9K visits	70.6K visits	50.5K visits	18.3K visits	2.3K visits	36.8K visits	223.2K visits

Source: PlacerAI

PRATVILLE TOWN CENTER




 US 14/82
33,322 VPD

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COBBS FORD VILLAGE

2566-2588 Cobbs Ford Rd, Prattville, AL 36066

MONTGOMERY OVERVIEW

About Montgomery, AL

Home to over 193,000 people, Montgomery, Alabama, serves as the capital of Alabama and is a city rich in history and culture.

Montgomery is known for its pivotal role in the Civil Rights Movement. The city is home to several key landmarks, such as the Dexter Avenue King Memorial Baptist Church, where Dr. Martin Luther King Jr. served as pastor, and the Rosa Parks Library and Museum, which commemorates the Montgomery Bus Boycott.

The local economy is diverse, with significant contributions from government operations, education, and manufacturing. Montgomery is home to several major employers, including Hyundai Motor Manufacturing Alabama and Maxwell-Gunter Air Force Base. The region's ease of travel and business-friendly environment make it an attractive location for corporations. Several universities and colleges, such as Alabama State University and Auburn University at Montgomery, also contribute to positioning Montgomery as a center for research and innovation.

The Alabama River plays a significant role in the city's life, offering scenic views and recreational activities such as riverboat cruises. Additionally, Montgomery hosts the Alabama Shakespeare Festival, one of the largest Shakespeare festivals in the world, held at the Blount Cultural Park.



MONTGOMERY OVERVIEW



#2

**MOST POPULOUS
CITY IN ALABAMA**



\$60,849

**MEDIAN HOUSE-
HOLD INCOME**



88.1

**COST OF
LIVING INDEX**



13.2%

**INCREASE IN MEDIAN
PROPERTY VALUE IN
2022**

MONTGOMERY OVERVIEW

Economics & Business

Government and Military

- Montgomery's economy is significantly bolstered by government operations at the local, state, and federal levels. The military presence in Montgomery is anchored by Maxwell-Gunter Air Force Base, one of the largest employers in the area, with over 12,000 military and civilian personnel.



Automotive Manufacturing

- Driven by Hyundai Motor Manufacturing Alabama, which employs nearly 4,000 workers, Montgomery has a significant automotive manufacturing industry. The industry is additionally supported by a network of over 60 auto-related suppliers across Alabama. These suppliers provide essential components and services, further boosting the local economy and creating additional employment opportunities.



Healthcare

- Healthcare is the largest employment sector in Montgomery, with major employers including Baptist Health and Jackson Hospital. The city's healthcare industry is supported by several large medical centers providing a wide range of services, as well as several institutions that contribute to healthcare education and research.



Technology

- Montgomery is home to a growing technology sector, with over 135 information technology companies based in the city. This industry has an estimated \$1 billion per year economic impact and employs approximately 14,000 workers in private, federal, and state sectors.



Tourism and Hospitality

- Tourism is a vital part of Montgomery's economy, contributing over \$350 million annually and employing more than 11,000 people. The city's hotels, restaurants, and attractions cater to a diverse range of visitors, from history enthusiasts to business travelers. Key attractions include the Rosa Parks Library and Museum, the Civil Rights Memorial, the Montgomery Museum of Fine Arts, and the Alabama Shakespeare Festival.



Agriculture and Food Processing

- Montgomery's location in a fertile agricultural zone makes it an important center for processing and shipping farm products. The state of Alabama is a leading producer of chicken, catfish, and peanuts as well as other agricultural products that are essential to both the local and national food supply.



MONTGOMERY OVERVIEW

Education

Alabama State University

- Alabama State University (ASU) is a historically black university with a rich history dating back to 1867. ASU offers a wide range of undergraduate and graduate programs and is known for its strong emphasis on research and community engagement. The university's College of Health Sciences and College of Education are particularly renowned.

Auburn University at Montgomery

- Auburn University at Montgomery (AUM) is a public university that provides a variety of undergraduate and graduate programs. AUM is recognized for its business, nursing, and education programs. The university emphasizes practical, hands-on learning experiences and has strong ties to the local business community.

Troy University- Montgomery Campus

- Troy University has a branch campus in Montgomery that offers flexible learning options for working adults and traditional students alike. The Montgomery campus provides a range of undergraduate and graduate programs, with a focus on business, education, and public administration.

Faulkner University

- Faulkner University is a private Christian university that offers a variety of undergraduate and graduate programs. Known for its law school, Faulkner also has strong programs in business, education, and biblical studies. The university emphasizes a faith-based education and community service.

Huntingdon College

- Huntingdon College is a private liberal arts college affiliated with the United Methodist Church. It offers a range of undergraduate programs and is known for its close-knit community and personalized education experience.

Trenholm State Community College

- Montgomery is also home to several community colleges. Trenholm State College provides vocational training and associate degree programs in various fields. These institutions play a crucial role in the development of the city's workforce and providing accessible education options for residents.

Alabama State University



Auburn University at Montgomery



MONTGOMERY OVERVIEW

Points of Interest

Alabama State Capitol

The historic building played a pivotal role in the Civil Rights Movement, marking the endpoint of the Selma to Montgomery March in 1965. Today, it functions as a museum and houses the governor's office, offering tours to the public to explore its rich history and architecture.

Civil Rights Memorial Center

Operated by the Southern Poverty Law Center, the Civil Rights Memorial Center offers educational exhibits and an original film about the Civil Rights Movement. Located near other historic sites, it provides a comprehensive and moving experience for those interested in civil rights history.

Blount Cultural Park

Home to the Montgomery Museum of Fine Arts and the Alabama Shakespeare Festival, the Blount Cultural Park spans 293 acres. It also includes a dog park and numerous outdoor activities in addition to cultural experiences.

Old Alabama Town

Spanning six blocks in historic downtown Montgomery, Old Alabama Town features a variety of buildings that have been meticulously restored to their original condition. Visitors can explore these buildings to get a glimpse of life in Alabama during the 19th and early 20th centuries.

Riverfront Park

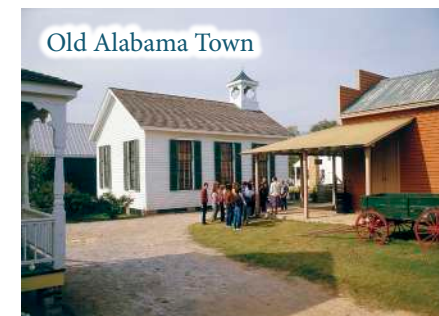
This scenic destination along the Alabama River has walking trails, picnic areas, and riverboat cruises in addition to the Riverwalk Amphitheater, which hosts concerts and events. The Montgomery Biscuits' Riverwalk Stadium is also located within the park.



Alabama State Capitol



Civil Rights Memorial Center



Old Alabama Town



Riverfront Park

MONTGOMERY OVERVIEW

Transportation

Highways

- Montgomery is well-connected by a network of major highways that facilitate regional travel and commerce. Interstate 85 (I-85) runs northeast to southwest, linking Montgomery to Atlanta, Georgia, and other significant cities in the southeast. This highway is crucial for both passenger and freight traffic. Interstate 65 (I-65) runs north to south, connecting Montgomery to Birmingham in the north and Mobile in the south, making it essential for north-south travel within Alabama. Additionally, U.S. Route 80 runs east-west through Montgomery and is historically significant as part of the Selma to Montgomery March route. U.S. Route 231 provides further north-south connectivity to surrounding areas and states. State routes such as Alabama State Route 21 and Alabama State Route 152 support local traffic and facilitate intra-city travel. These highways and routes make Montgomery a vital transportation hub in Alabama, supporting both local and regional travel and commerce.



Montgomery Regional Airport (MGM)

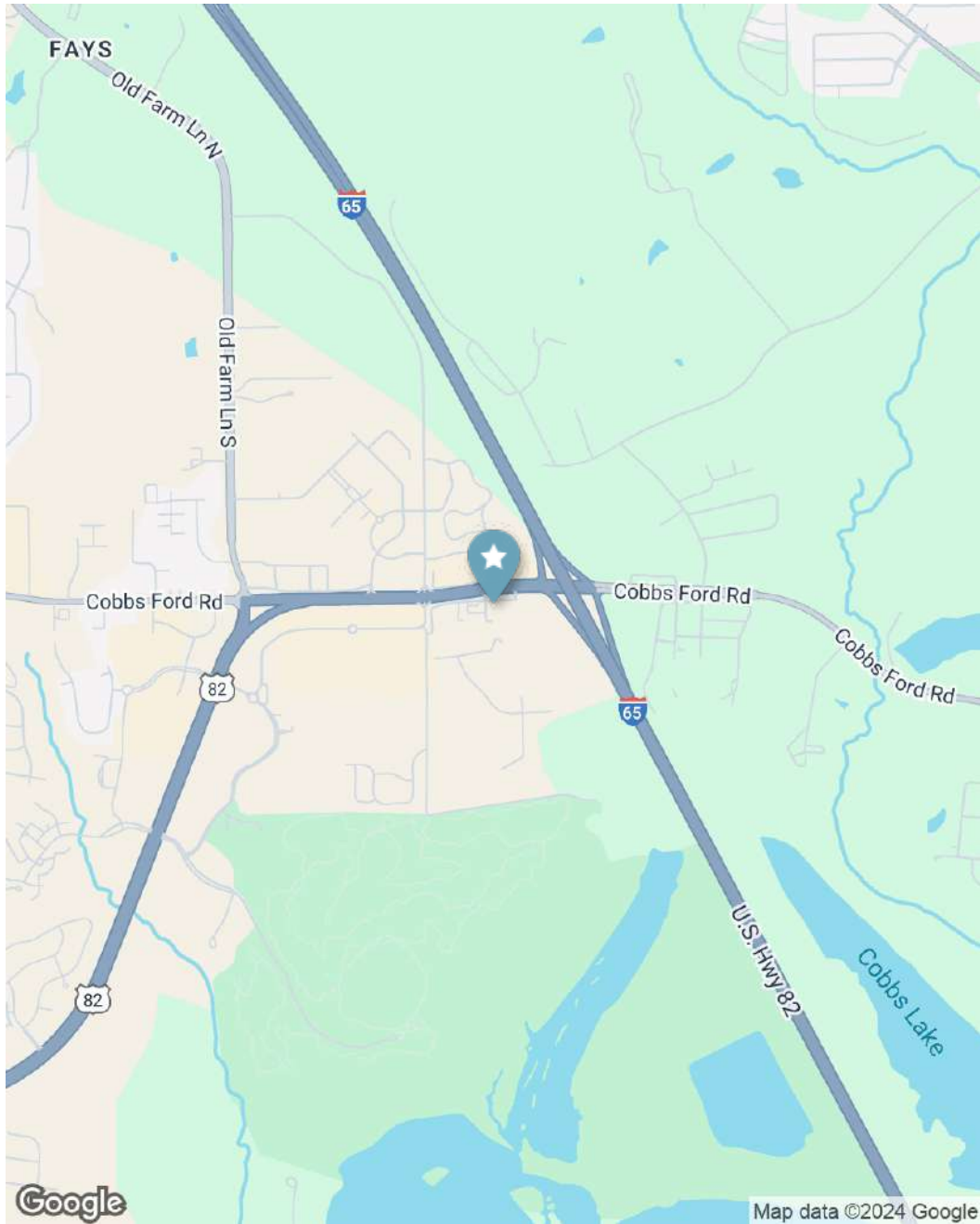
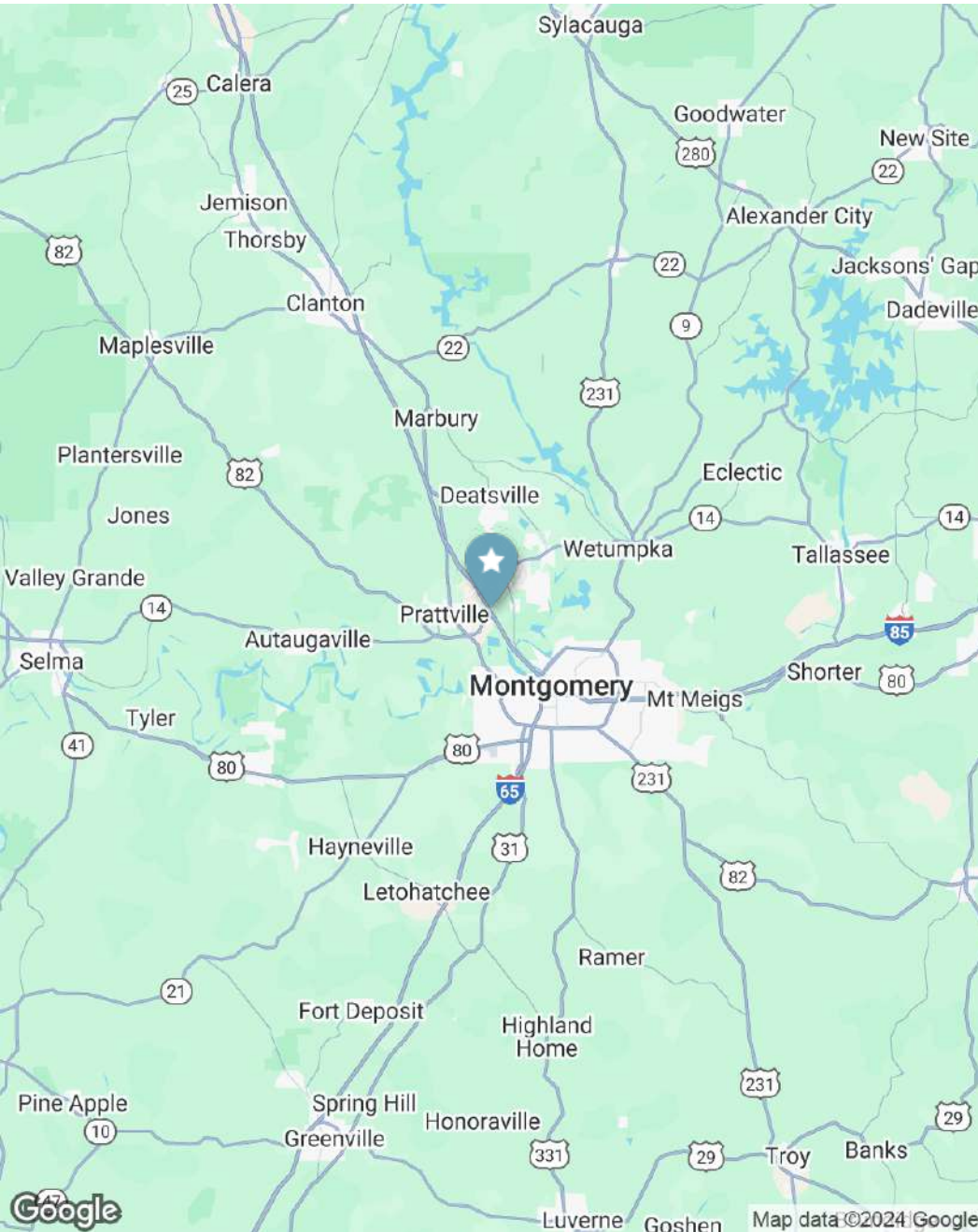
- Montgomery Regional Airport, also known as Dannelly Field, is located about seven miles southwest of downtown Montgomery. The airport provides commercial flights to several major urban centers, including Atlanta, Dallas/Fort Worth, and Charlotte, making it a convenient option for both business and leisure travelers. The airport also supports general aviation and military operations, contributing to the local economy and connectivity.

Public Transportation

- The Montgomery Area Transit System (MATS), also known as "The M," operates the city's public bus service. MATS provides fixed-route bus services and paratransit services within the city limits. The fixed-route system averages 2,000 trips daily, covering approximately 2,500 route miles. The paratransit service offers around 140 daily trips, catering to individuals with disabilities. Additionally, Montgomery has introduced an on-demand ride-share service, "The M: Micro Transit," which serves the Montgomery Regional Airport and downtown areas.



REGIONAL & LOCAL MAP

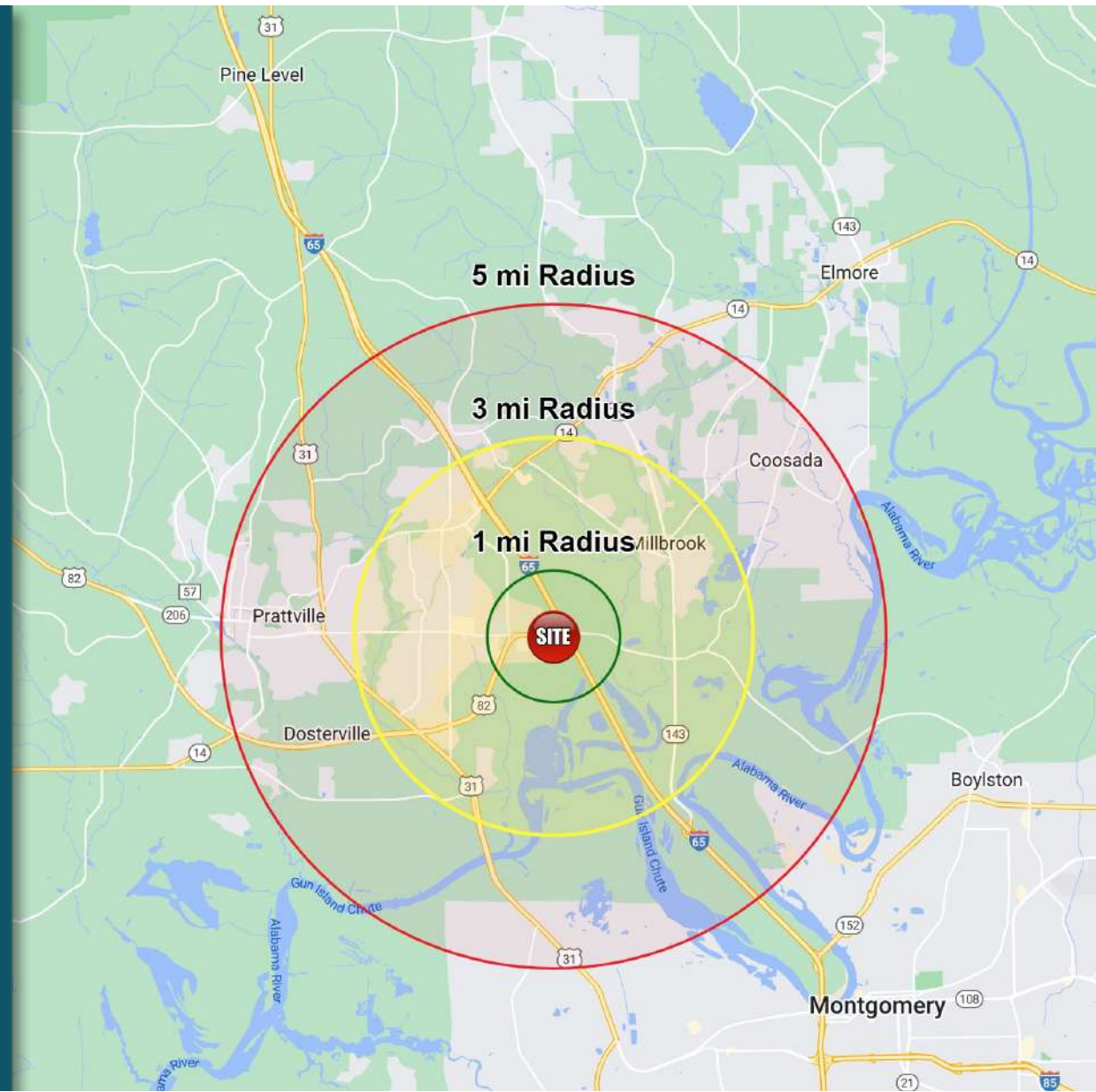


AREA DEMOGRAPHICS

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION			
Total Population (2024)	1,111	23,995	50,095
Proj. Population (2029)	1,153	24,737	51,505
Census Population (2020)	1,113	23,636	49,949
Census Population (2010)	986	20,734	44,837
HOUSEHOLDS & INCOME			
Total Households (2024)	491	9,866	19,979
Proj. Households (2029)	509	10,167	20,538
Avg. HHI (2024)	\$109,632	\$113,715	\$103,681
Median HHI (2024)	\$75,200	\$79,530	\$74,881
Avg. HH Net Worth (2024)	\$615,674	\$808,186	\$847,930

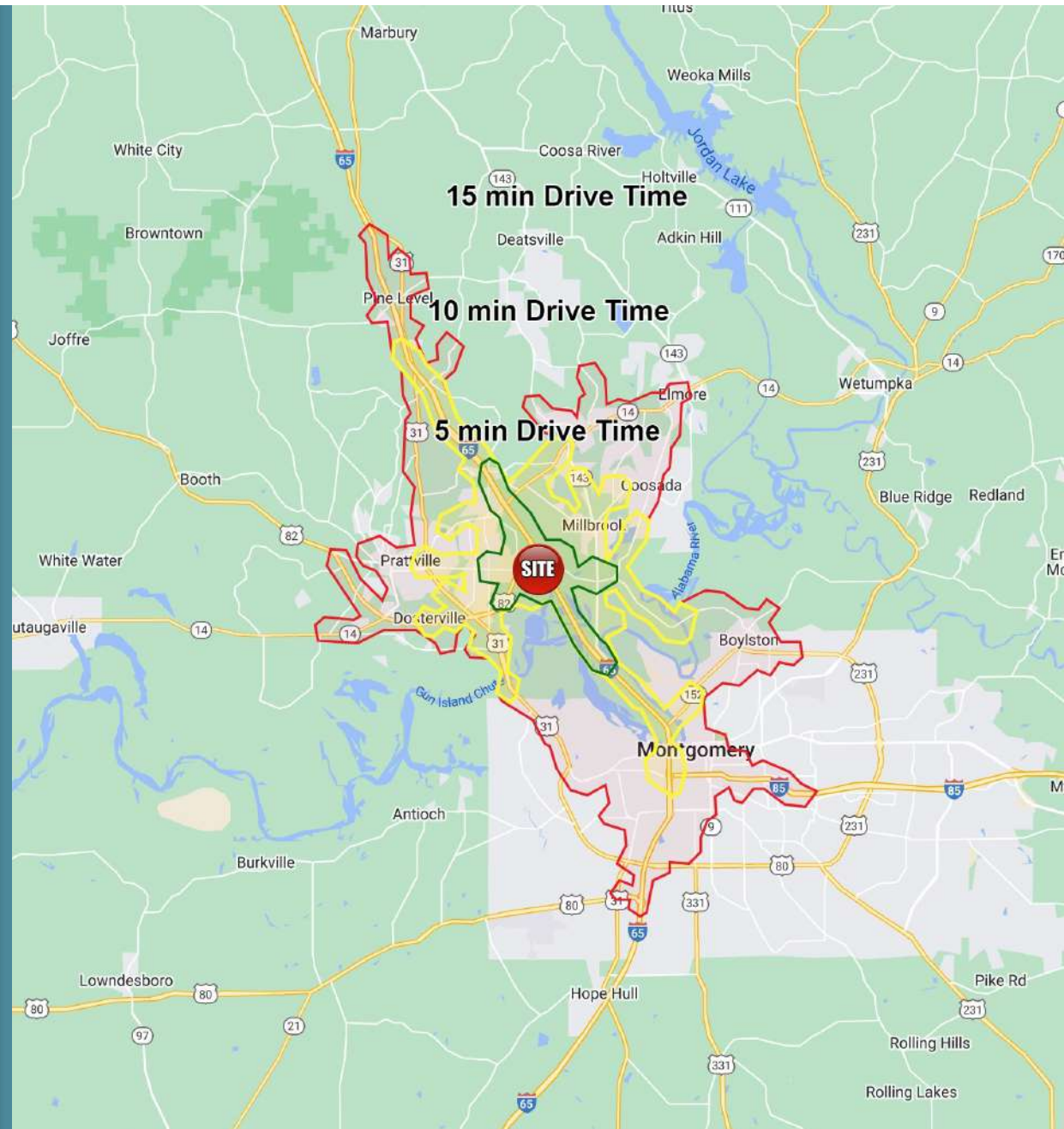
* Demographic data derived from REGIS Online



DRIVE TIME DEMOGRAPHICS

DEMOGRAPHICS

	5 MIN	10 MIN	15 MIN
POPULATION			
Total Population (2024)	5,335	28,074	93,342
Proj. Population (2029)	5,538	28,939	93,902
Census Population (2020)	5,453	27,888	94,331
Census Population (2010)	4,314	24,425	91,691
HOUSEHOLDS			
Total Households (2024)	2,208	11,698	36,886
Proj. Households (2029)	2,280	12,036	37,194
Census Households (2020)	2,197	11,207	36,436
Census Households (2010)	1,691	9,433	33,882
HOUSEHOLD INCOMES			
Avg. HHI (2024)	\$104,768	\$100,390	\$84,037
Median HHI (2024)	\$80,078	\$73,024	\$62,277
Avg. HH Net Worth (2024)	\$731,541	\$767,182	\$717,069



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FINANCIAL ANALYSIS

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COBBS FORD VILLAGE

2566-2588 Cobbs Ford Rd, Prattville, AL 36066

INCOME & EXPENSE ANALYSIS

OFFERING SUMMARY

Sale Price:	\$9,140,000	Net Operating Income:	\$603,443	Year Built:	2013
Cap Rate:	6.60%	Leasable Area:	20,000 RSF	Occupancy:	100.00%

INCOME	TOTAL	PER SF
Base Rent	\$645,434	\$32.27
NNN Reimbursement	\$125,775	\$6.29
GROSS POTENTIAL INCOME	\$771,209	\$38.56
Vacancy	\$17,486	\$0.87
EFFECTIVE GROSS INCOME	\$753,723	\$37.69
EXPENSES	TOTAL	PER SF
CAM	\$84,263	\$4.21
Taxes	\$23,244	\$1.16
Insurance	\$8,661	\$0.43
Roof Repairs	\$10,110	\$0.51
Management	\$24,000	\$1.20
TOTAL EXPENSES	\$150,279	\$7.51
NET OPERATING INCOME (NOI)	\$603,443	\$30.17

Vacancy/Credit Loss is 4% excluding Starbucks, Chipotle, and Aspen Dental

RENT ROLL

SUITE	TENANT	SF	GLA %	LEASE BEGIN	LEASE EXPIRATION	RENT PSF	ANNUAL BASE RENT	ANNUAL INCOME	RECOVERY TYPE	CHANGES ON	CHANGES TO
2566	Chipotle**	2,400	12.00%	02/26/14	02/28/29	\$39.02	\$93,648	\$108,407	NNN+10%	03/01/29 03/01/34	\$103,008.00 \$113,328.00
2568	American Deli	2,100	10.50%	02/01/19	01/31/29	\$24.78	\$52,029	\$58,468	NNN+10%	02/01/25 02/01/26 02/01/27 02/01/28	\$52,029.00 \$53,070.00 \$54,131.00 \$55,214.00
2570	Crystal Nails & Spa	1,600	8.00%	01/25/22	07/31/32	\$24.48	\$39,168	\$46,999	NNN+15%	08/01/25 08/01/26 08/01/27 08/01/28 08/01/29 08/01/30 08/01/31 08/01/32	\$39,168.00 \$39,952.00 \$40,752.00 \$41,568.00 \$42,400.00 \$43,248.00 \$44,112.00 \$44,992.00
2572	European Wax Center	1,600	8.00%	06/01/22	09/30/32	\$25.00	\$40,000	\$52,551	NNN+15%	10/01/32 10/01/37	\$44,000.00 \$48,400.00
2574	Bama Fever	2,300	11.50%	08/01/14	07/31/27	\$31.94	\$73,462	\$83,041	NNN+15%		
2580	Aspen Dental**	3,200	16.00%	02/27/14	02/28/29	\$35.20	\$112,640	\$130,890	NNN+10%	03/01/29 03/01/34	\$123,904.00 \$136,289.00
2582	Nothing Bundt Cakes	1,600	8.00%	09/01/23	01/31/34	\$25.50	\$40,800	\$52,639	NNN+10%	02/01/26 02/01/27 02/01/28 02/01/29 02/01/30 02/01/31 02/01/32 02/01/33 02/01/34 02/01/35 02/01/36 02/01/37 02/01/38 02/01/39 02/01/40 02/01/41 02/01/42 02/01/43	\$41,616.00 \$42,448.00 \$43,297.00 \$44,163.00 \$45,046.00 \$45,947.00 \$46,866.00 \$47,803.00 \$48,760.00 \$49,735.00 \$50,730.00 \$51,744.00 \$52,779.00 \$53,835.00 \$54,911.00 \$56,010.00 \$57,130.00 \$58,272.00

RENT ROLL

SUITE	TENANT	SF	GLA %	LEASE BEGIN	LEASE EXPIRATION	RENT PSF	ANNUAL BASE RENT	ANNUAL INCOME	RECOVERY TYPE	CHANGES ON	CHANGES TO
2584	Sushi Ro	1,600	8.00%	10/17/17	03/31/28	\$29.28	\$46,843	\$59,546	NNN+10%	04/01/25	\$47,780.00
										04/01/26	\$48,736.00
										04/01/27	\$49,711.00
										04/01/28	\$50,705.00
										04/01/29	\$51,719.00
										04/01/30	\$52,753.00
										04/01/31	\$53,808.00
04/01/32	\$54,884.00										
2586	Firehouse Subs	1,800	9.00%	03/13/14	03/31/29	\$35.00	\$63,000	\$75,682	NNN+15%		
2588	Starbucks**	1,800	9.00%	12/31/13	02/28/29	\$46.58	\$83,844	\$94,489	NNN+10%	03/01/29	\$92,214.00
										03/01/34	\$101,430.00
										03/01/39	\$111,564.00
TOTALS/AVGS		20,000	100%			\$32.27	\$645,434	\$762,712			

**Denotes tenants with controllable CAM caps. See Argus Model

TENANT OVERVIEWS



Chipotle Mexican Grill is a leading fast-casual restaurant chain specializing in fresh, customizable Mexican food. Founded in 1993, Chipotle has grown into a national phenomenon with over 3,500 locations across the US (as of March 2024). They employ over 116,000 people, offering competitive wages and benefits in the restaurant industry. Their financial performance is strong. In 2023, they reported total revenue of \$9.87 billion with a healthy operating margin. Chipotle's future looks bright. They continue to experience consistent same-store sales growth and are actively expanding into new markets. Additionally, their focus on fresh, high-quality ingredients and commitment to sustainability resonates with a growing segment of the population.

# of Stores:	3,500+
# of Employees:	116,068
Guarantee:	Corporate
Revenue:	\$9.87 Billion
Stock Symbol:	NYSE: CMG
Website:	www.chipotle.com



American Deli is a chain of quick service eateries specializing primarily in chicken wings in various flavors. The chain also offers cheese steaks, subs, burgers, fried shrimp, gyros and salads. American Deli aims to serve fresh, moderately priced food. The first American Deli opened in Atlanta in 1989. The concept has since expanded extensively throughout Georgia and in the southeast, primarily via franchising, and American Deli Inc. now operates and franchises the chain.

# of Stores:	200+
Guarantee:	Franchisee
Website:	www.americandeli.com



Crystal Nails & Spa is a nail salon and spa that provide high-end services such as manicure, pedicure, waxing, providing a one-of-a-kind beauty and wellness journey tailored to their clients' specific well-being requirements. They offer natural organic services as well as results-driven treatments. They also provide nail services to children.

# of Stores:	1
Guarantee:	Personal
Website:	www.crystalnailsspa.net

TENANT OVERVIEWS



European Wax Center was founded in 2004 and offers Brazilian Waxing, brow waxing, body waxing, facial waxing, eyebrow tinting, laser hair removal and men’s waxing services. They have over 1,000 locations across the United States and Canada and perform more than 23 million services per year, providing guests with an unparalleled, professional personal care experience administered by highly trained wax specialists within the privacy of clean, individual waxing suites. According to their Annual Financial Report, their 2024 revenue was \$221.02 million, a significant increase from 2023 and making them the fastest-growing franchisor and operator of out-of-home waxing services in the United States.

# of Stores:	1,000+
Guarantee:	Franchisee
Revenue:	\$955 Million
Stock Symbol:	NASDAQ: EWCZ
Website:	www.waxcenter.com

BAMA FEVER

Bama Fever is a family owned and operated retailer of authentic collegiate sports licensed apparel and accessories including related collegiate sports licensed gift items and area high school merchandise. They provide items for men, women and kids as well as for pets, cars, homes and for tailgating events.

# of Stores:	10
Guarantee:	Corporate
Website:	www.shopbamafever.com

AspenDental

Founded in Syracuse, New York in 1964, Aspen Dental is a private dental services company offering “complete dental care solutions,” providing general and cosmetic dentistry and denture care for families and seniors. Dentists and staff at Aspen Dental practices believe everyone has the right to quality, affordable oral health care. As one of the largest and fastest-growing networks of independent dental care providers in the U.S., local Aspen Dental practices - more than 1,100 of them across 45 states - offer patients a safe, welcoming and judgment-free environment to address their dental challenges. Every Aspen Dental-branded practice offers a full range of dental and denture services - including comprehensive exams, cleanings, extractions, fillings, periodontal treatment, whitening, oral surgery, crown and bridge work.

# of Stores:	1,100+
# of Employees:	7,500
Guarantee:	Corporate
Revenue:	\$920 Million
Website:	www.aspendental.com

TENANT OVERVIEWS



Founded by two moms in their Las Vegas home kitchens in 1997, Nothing Bundt Cakes is now the #1 specialty cake company in the U.S. with over 600 locations serving up millions of cakes every year. Offerings include 8 and 10 inch bundt cakes as well as mini cakes called Bundtinis and individual cakes called Bundtlets. They also sell party supplies.

# of Stores:	600
Guarantee:	Franchisee
Website:	www.nothingbundtcakes.com



Sushi Ro is a Casual Japanese eatery serving sushi, sashimi, ramen, nigiri, maki and other traditional dishes, plus bento boxes.

# of Stores:	1
Guarantee:	Personal
Website:	N/A

TENANT OVERVIEWS



Firehouse Subs is an American restaurant chain based in Jacksonville, Florida. Firehouse Subs has over 1,250 restaurants in 46 states, Puerto Rico, and Canada. The menu, which features hot specialty subs, salads, and other seasonal items, takes inspiration from the firehouse with names like Hook & Ladder, Engineer, and Firehouse Hero. The subs are prepared with meats and cheeses, on toasted sub rolls, and served "Fully Involved" with vegetables and condiments. Chris and Robin remain in charge of the menu, and work alongside their director of product development Jay Miller, who joined the company in 2017. Owing to the Sorensens' involvement in firefighting, the interior decor of Firehouse Subs locations are inspired by fire stations, and often include firefighter equipment and memorabilia. On November 15, 2021, Restaurant Brands International announced that it would acquire Firehouse Subs for \$1 billion. The acquisition completed on December 15, 2021.

# of Stores:	1,250+
# of Employees:	25,000
Guarantee:	Franchisee
Website:	www.firehousesubs.com



Starbucks Corporation is an American global coffee company and coffeehouse chain based in Seattle, Washington and is the largest coffeehouse company in the world with 38,000+ stores in 86 countries and territories. Most stores sell pre-packaged food items, hot and cold sandwiches, and items such as mugs and tumblers. Starbucks Evenings locations also offer a variety of beers, wines, and appetizers after 4pm. Through the Starbucks Entertainment division and Hear Music brand, the company also markets books, music, and film. Many of the company's products are seasonal or specific to the locality of the store. Starbucks-brand ice cream and coffee are also offered at grocery stores. Starbucks has revenue of \$36.69B as of December 2023.

# of Stores:	38,000+
Guarantee:	Corporate
S&P Rating:	BBB+
Revenue:	\$35.98 Billion
Stock Symbol:	NASDAQ: SBUX
Website:	www.starbucks.com



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