



  
**LEGOLAND**  
PARKS  
632k+ Visits Annually

CYPRESS GARDENS BLVD  
AADT: 33,500

SUBJECT

—  Franklin Street —

OFFERING MEMORANDUM

# GOLDEN CORRAL

5722 CYPRESS GARDENS BLVD, WINTER HAVEN, FL 33884

# CONTACT US

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# 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.*

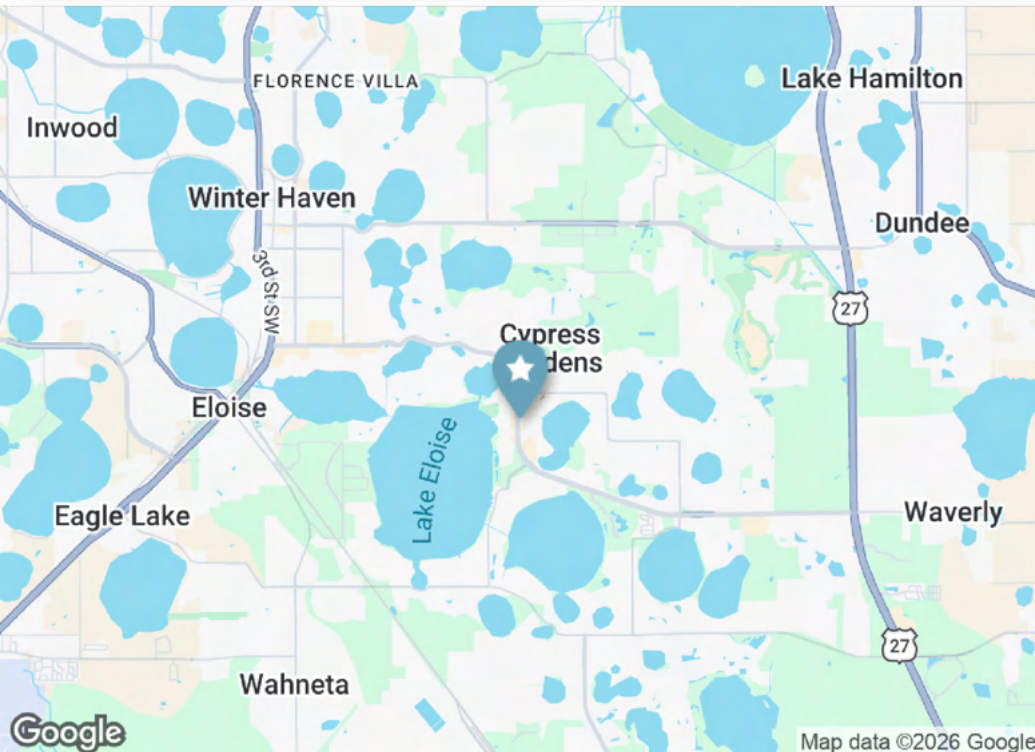
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# PROPERTY INFORMATION

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## GOLDEN CORRAL

5722 Cypress Gardens Blvd , Winter Haven, FL 33884

# OFFER SUMMARY

## GOLDEN CORRAL

5722 CYPRESS GARDENS BLVD, WINTER HAVEN, FL 33884

**SALE PRICE: \$5,775,000**

Cap Rate	6.25%
NOI	\$360,864
Lease Type	Absolute NNN
Building Size	8,592 SF
Year Built	2013
Lot Size	1.33 Acres
Occupancy	100%

## INVESTMENT DESCRIPTION

Franklin Street is pleased to offer for sale 5722 Cypress Gardens Boulevard, a single-tenant Golden Corral restaurant located in Winter Haven, Florida, directly across from LEGOLAND Florida. The property sits on approximately 1.33 acres with strong visibility and frontage along Cypress Gardens Boulevard, which sees 33,500+ vehicles per day, and is surrounded by a dense mix of national retailers and restaurants.

The property is fully leased to Golden Corral on an absolute NNN lease with over 11 years remaining, featuring annual rent increases and zero landlord responsibilities. Golden Corral is a nationally recognized brand with nearly 500 locations nationwide, providing stable, long-term cash flow backed by an established operator.

5722 Cypress Gardens Boulevard presents an opportunity to acquire a passive, single-tenant net lease asset in a growing Central Florida market, supported by strong traffic counts, tourism driven by LEGOLAND, and continued residential and commercial growth in the surrounding area.

## INVESTMENT HIGHLIGHTS



### National Brand Tenant

- Golden Corral-branded restaurant with a long operating history at the location
- One of the most recognized family dining concepts in the U.S.
- Consistent traffic driven by brand loyalty and tourism demand



### Attractive Net Lease Structure

- Absolute NNN lease with zero landlord responsibilities
- Over 11+ years remaining on the lease, expiring in 2037
- Annual rent increases provide built-in income growth



### Strong Real Estate & Income Stability

- Purpose-built single-tenant restaurant situated on approximately 1.33 acres
- 100% occupied with stable, predictable cash flow
- Passive investment profile ideal for long-term hold investors



### Prime Winter Haven / Polk County Location

- Directly across from LEGOLAND Florida, a major regional tourism driver
- Frontage on Cypress Gardens Boulevard with 33,500+ vehicles per day
- Surrounded by national retailers and supported by continued residential and commercial growth

# GOLDEN CORRAL OVERVIEW



## Concept

Single Tenant

## Company Website

<https://www.goldencorral.com/>

## Lease Type

Absolute Triple Net (NNN)

## GLA

8,537 SF

## Original Lease Term

15 Years

## Lease Term Remaining

11+ Years

## Rent Increases

1.5% Annual increases including options

## Renewal Options

Two (2) x Five (5) Year Options

## Rent Commencement Date

5/31/2022

## Rent Expiration Date

05/31/2037

## Number of Locations

350+

## ABOUT GOLDEN CORRAL

Golden Corral is a nationally recognized buffet-style restaurant chain founded in 1973 and headquartered in Raleigh, North Carolina. The brand operates nearly 400 locations across the United States and Puerto Rico, offering a family-friendly dining experience centered around its extensive all-you-can-eat buffet and grill. Known for value-driven pricing and broad menu variety, Golden Corral features more than 150 items, including grilled-to-order steaks, carved meats, seafood, and classic American comfort foods. With decades of brand recognition and a large national footprint, Golden Corral remains a well-established operator in the casual dining sector.

	BASE RENT	LEASE YEARS	PER SF	ANNUAL	MONTHLY	% INCREASE
Primary Term YR 1	06/01/2022 - to - 05/31/2023	\$39.57	\$340,000	\$28,333	-	
Primary Term YR 2	06/01/2023 - to - 05/31/2024	\$40.17	\$345,100	\$28,758	1.50%	
Primary Term YR 3	06/01/2024 - to - 05/31/2025	\$40.77	\$350,277	\$29,190	1.50%	
Primary Term YR 4	06/01/2025 - to - 05/31/2026	\$41.38	\$355,531	\$29,628	1.50%	
Primary Term YR 5	06/01/2026 - to - 05/31/2027	\$42.00	\$360,864	\$30,072	1.50%	
Primary Term YR 6	06/01/2027 - to - 05/31/2028	\$42.63	\$366,277	\$30,523	1.50%	
Primary Term YR 7	06/01/2028 - to - 05/31/2029	\$43.27	\$371,771	\$30,981	1.50%	
Primary Term YR 8	06/01/2029 - to - 05/31/2030	\$43.92	\$377,348	\$31,446	1.50%	
Primary Term YR 9	06/01/2030 - to - 05/31/2031	\$44.58	\$383,008	\$31,917	1.50%	
Primary Term YR 10	06/01/2031 - to - 05/31/2032	\$45.25	\$388,753	\$32,396	1.50%	
Primary Term YR 11	06/01/2032 - to - 05/31/2033	\$45.92	\$394,584	\$32,882	1.50%	
Primary Term YR 12	06/01/2033 - to - 05/31/2034	\$46.61	\$400,503	\$33,375	1.50%	
Primary Term YR 13	06/01/2034 - to - 05/31/2035	\$47.31	\$406,511	\$33,876	1.50%	
Primary Term YR 14	06/01/2035 - to - 05/31/2036	\$48.02	\$412,608	\$34,384	1.50%	
Primary Term YR 15	06/01/2036 - to - 05/31/2037	\$48.74	\$418,797	\$34,900	1.50%	

	OPTION RENT	LEASE YEARS	PER SF	ANNUAL	MONTHLY	% INCREASE
1st Renewal Term YR 16 -YR 20	06/01/2037 -to- 05/31/2042	\$57.42	\$493,322	\$41,110	1.50% Annually	
2nd Renewal Term YR 21 -YR 25	06/01/2042 -to- 05/31/2047	\$64.68	\$555,724	\$46,310	1.50% Annually	

## DISCLAIMER

The statements and figures herein are secured from sources we believe authoritative. References to square footage or age are approximate. This summary is for information only and does not constitute all or any part of an offer or contract. Buyer must verify all information and bears all risk for any inaccuracies. Seller does not warrant any inaccuracies and pricing is subject to change.

# PARCEL VIEW



**SUBJECT**

CYPRESS GARDENS BLVD  
AADT: 33,500

# PROPERTY PHOTOS



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## LOCATION INFORMATION

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### **GOLDEN CORRAL**

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# SOUTH WEST AERIAL



# SOUTH EAST AERIAL



# NORTH EAST AERIAL



# LEGOLAND PLACER AI



1 Legoland Way, Winter Haven, FL 33884

## RANKING

CATEGORY: ATTRACTION



NATIONWIDE



FLORIDA



LOCAL

## 2025 METRICS

VISITS	632.1K
VISITS / SQ FT	0.11
SIZE - SQ FT	5.8M
VISITORS	348.1K
VISIT FREQUENCY	1.82
AVG. DWELL TIME	289 Min



## ABOUT LEGOLAND

Legoland Florida Resort is a major regional tourism destination located in Winter Haven, Florida, approximately one mile from the subject property. The 150-acre theme park attracts millions of visitors annually and is specifically designed for families with children ages 2 to 12. The resort features more than 50 rides, attractions, and interactive experiences, along with themed lands, water park amenities, and seasonal events that drive year-round visitation. As one of Central Florida's largest family-focused attractions, Legoland generates consistent tourism traffic from across the state, the Southeast, and international markets.

In addition to the theme park, the resort includes on-site accommodations such as the Legoland Hotel, Legoland Pirate Island Hotel, and Legoland Beach Retreat, which collectively provide hundreds of guest rooms and further extend visitor stays in the immediate area. The resort's steady flow of families, school groups, and vacation travelers supports strong demand for nearby dining and retail establishments. Its proximity to the property positions surrounding restaurants to capture significant visitor traffic from park guests seeking convenient dining options before or after their park experience.

# PUBLIX & JUST MOVE PLACER AI

## RANKING

CATEGORY: GROCERIES



NATIONWIDE



FLORIDA



LOCAL

## 2025 METRICS

VISITS	1.2M
SALES	\$53.5M
TRANSACTIONS	1.1M
VISITORS	171.5K
VISIT FREQUENCY	6.75
AVG. DWELL TIME	23 Min

## RANKING

CATEGORY: FITNESS



NATIONWIDE



FLORIDA



LOCAL

## 2025 METRICS

VISITS	510.7K
VISITS / SQ FT	15.2
SIZE - SQ FT	33.6K
VISITORS	24.4K
VISIT FREQUENCY	20.95
AVG. DWELL TIME	78 Min

Publix.

6031 Cypress Gardens Blvd, Winter Haven, FL 33884



JUSTmove  
athletic club

5636 Cypress Gardens Blvd, Winter Haven, FL 33884



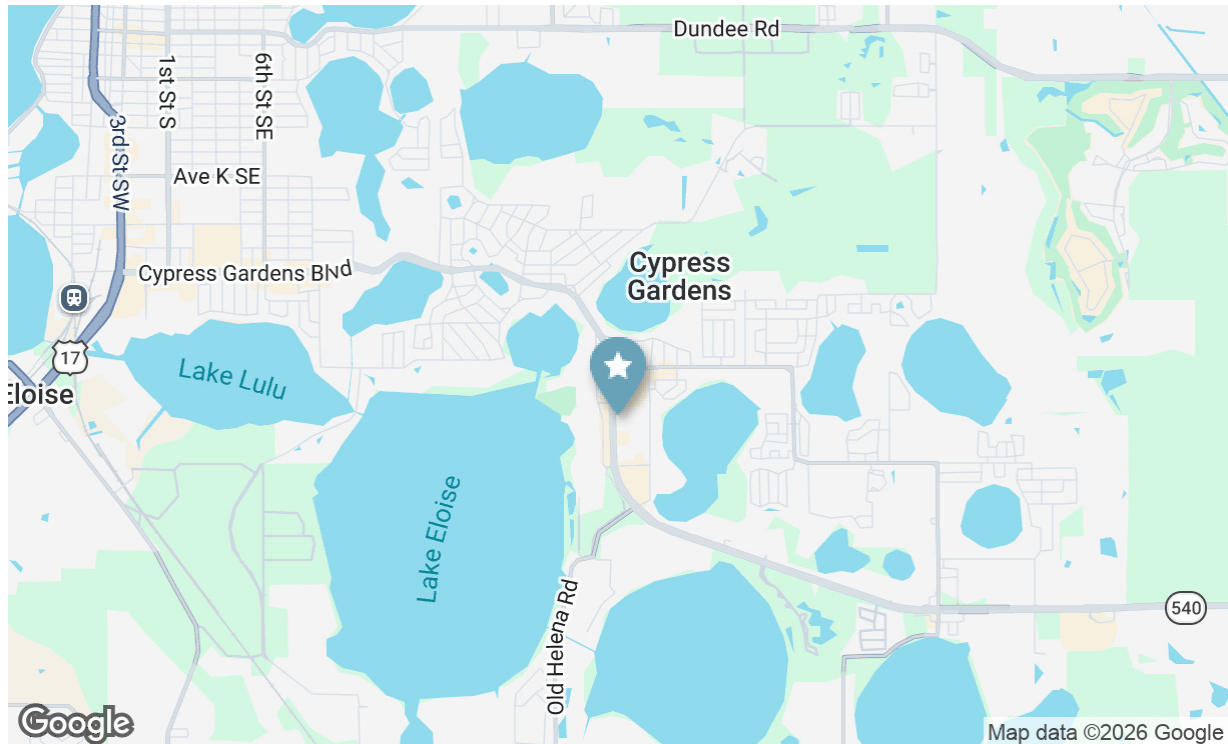
# LOCATION OVERVIEW

## ABOUT WINTER HAVEN

Winter Haven is a growing city in Polk County, centrally located between Tampa and Orlando along the I-4 corridor, one of Florida's most active growth regions. Known for its chain of lakes and expanding population base, Winter Haven has experienced significant residential and commercial development in recent years as households and businesses seek more affordable alternatives to the larger nearby metros. The area benefits from strong regional connectivity, with convenient access to major employment hubs in both Orlando and Tampa while maintaining its own diverse local economy.

The subject property is positioned along Cypress Gardens Boulevard (State Road 540), one of the primary commercial corridors serving Winter Haven. This heavily traveled roadway connects downtown Winter Haven with major regional highways and features a strong concentration of national retailers, restaurants, and service-oriented businesses. The corridor experiences consistent daily traffic and benefits from excellent visibility and accessibility, making it a preferred location for national brands seeking exposure to the area's expanding consumer base.

Additionally, the property is located near several of the area's key demand drivers, including the popular LEGOLAND Florida Resort, major residential communities, and expanding retail centers. Winter Haven's continued population growth, tourism draw, and ongoing development throughout Polk County support strong long-term fundamentals for retail properties in the market. As the region continues to expand, well-located sites along Cypress Gardens Boulevard are positioned to benefit from increasing traffic counts, population density, and sustained retail demand.



## DEMOGRAPHICS

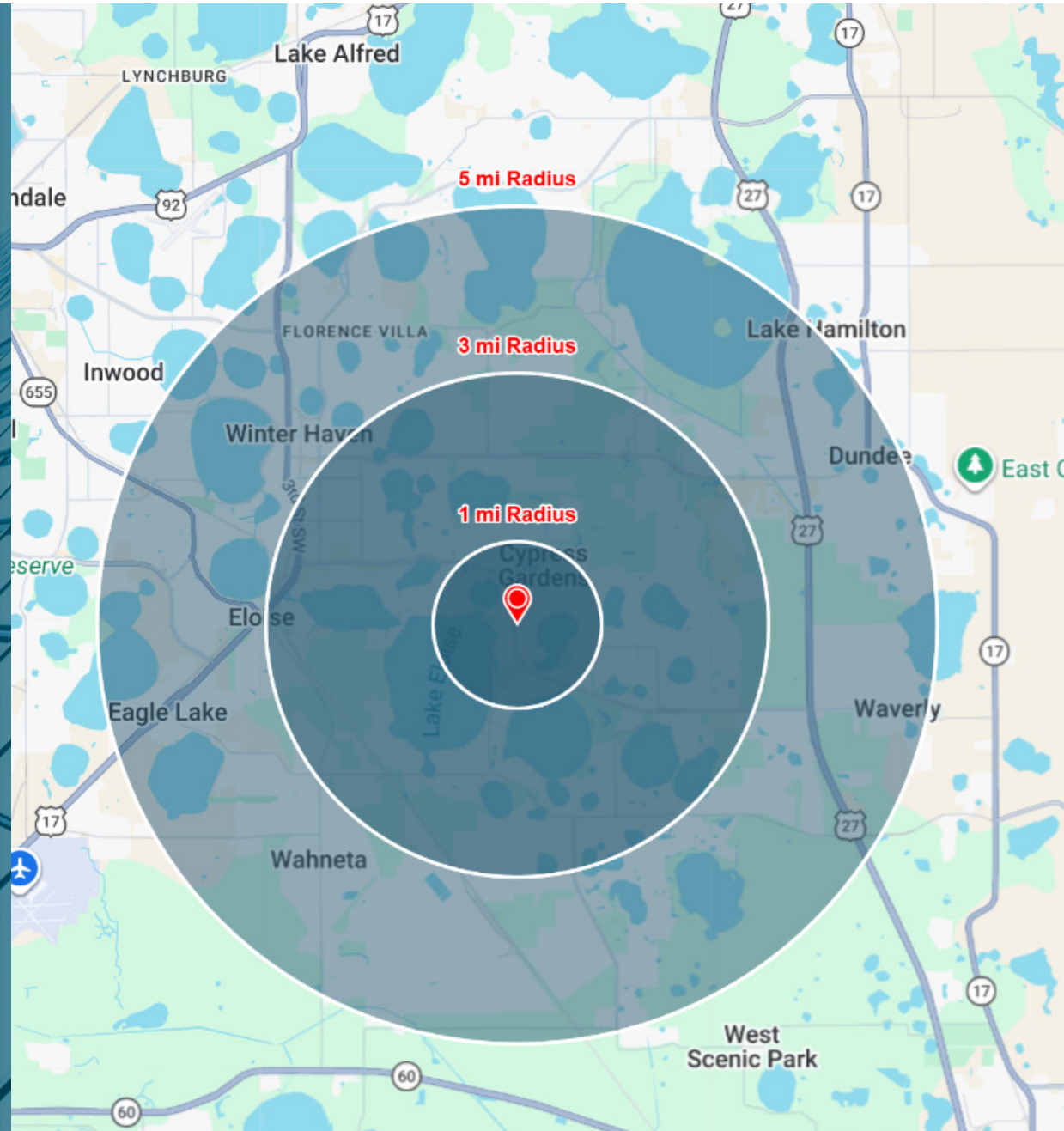
	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
Total population	5,231	39,094	90,277
Median age	40.8	43.3	42.1
Median age (Male)	38.8	40.8	40.2
Median age (Female)	44.7	45.5	44.1
<b>HOUSEHOLDS &amp; INCOME</b>			
Total households	1,810	14,802	33,920
# of persons per HH	2.9	2.6	2.7
Average HH income	\$99,683	\$90,881	\$79,872
Average house value	\$279,885	\$281,838	\$249,039

*\* Demographic data derived from 2020 ACS - US Census*

# DRIVE TIME DEMOGRAPHICS

## DEMOGRAPHICS

	1 MI	3 MI	5 MI
<b>POPULATION</b>			
	1 mi	3 mi	5 mi
Estimated Population (2025)	5,580	47,792	103,210
Projected Population (2030)	5,936	52,577	114,521
Census Population (2020)	5,561	44,143	93,888
<b>HOUSEHOLDS</b>			
	1 mi	3 mi	5 mi
Estimated Households (2025)	2,331	19,159	40,960
Projected Households (2030)	2,502	21,243	45,809
Census Households (2020)	2,311	17,229	36,490
<b>HOUSEHOLD INCOMES</b>			
	1 mi	3 mi	5 mi
Estimated Average Household Income (2025)	\$114,907	\$103,076	\$92,124
Estimated Median Household Income (2025)	\$79,181	\$73,274	\$67,293
Average Household Net Worth (2025)	\$1.21 M	\$1.05 M	\$887,842



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