

INVESTMENT OFFERING

*Hwy 55*

HWY 55 DRIVE-THRU

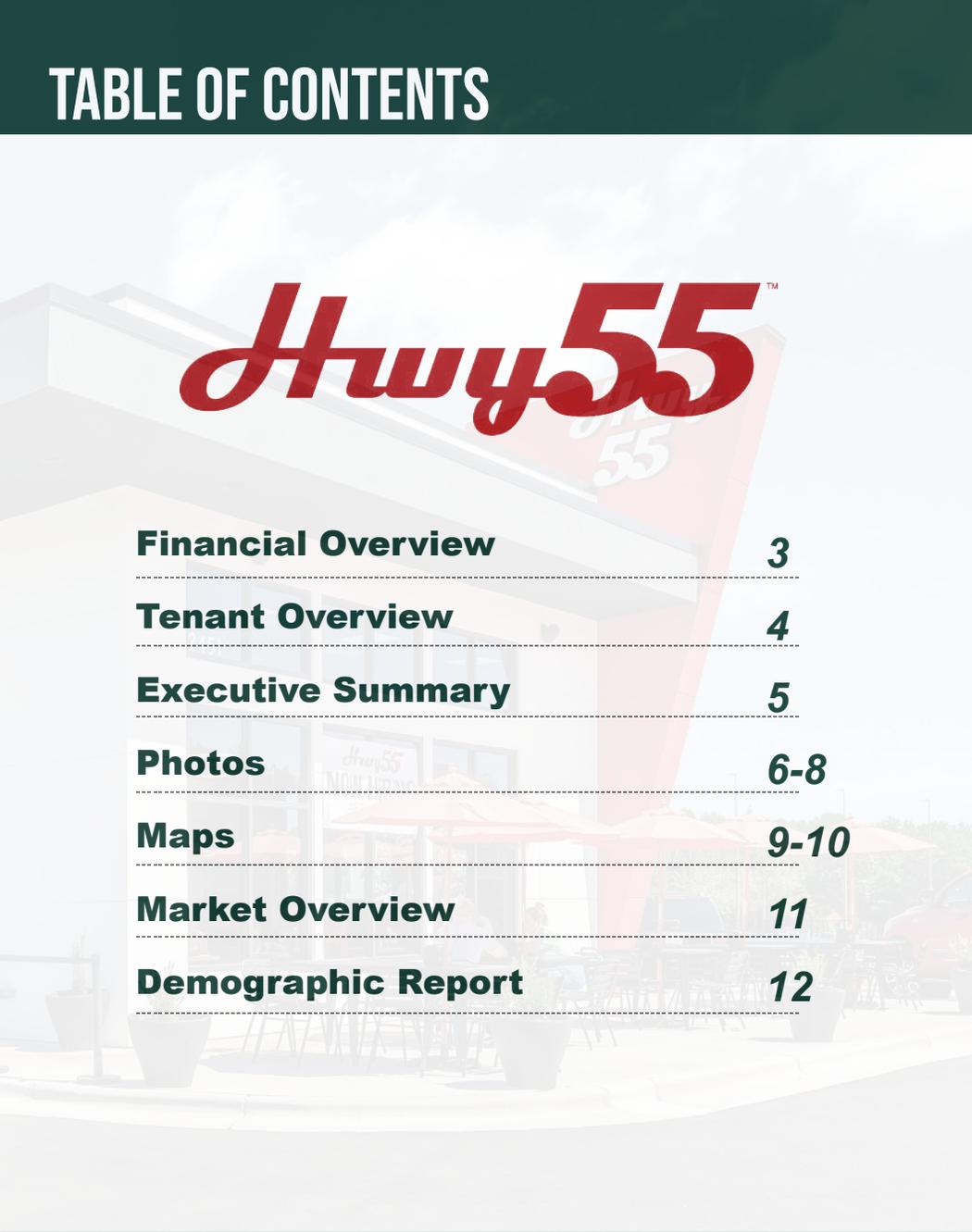
6707 Commonwealth Ave

Jacksonville, FL 32254



REPRESENTATIVE PHOTO

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# FINANCIAL OVERVIEW

## OFFERING SUMMARY

PRICE	\$2,845,733
DOWN PAYMENT	100% / \$2,845,733
RENTABLE SQUARE FEET	2,453 SF
CAP RATE	6.00%
YEAR BUILT	2023
LOT SIZE	1.12 +/- Acres
TYPE OF OWNERSHIP	Fee Simple

## TENANT SUMMARY

TENANT TRADE NAME	Hwy 55 Burgers, Shakes & Fries
OWNERSHIP	Private
LEASE GUARANTOR	Corporate
LEASE TYPE	Absolute NNN
ROOF & STRUCTURE	Tenant Responsible
ORIGINAL LEASE TERM	Twenty (20) Years
RENT COMMENCEMENT DATE	10/15/2023
LEASE EXPIRATION DATE	10/14/2043
TERM REMAINING ON LEASE	Twenty (20) Years
INCREASES	10% Every 5-Years
OPTIONS TO RENEW	(4) 5-Year Options
RIGHT OF FIRST REFUSAL	No



REPRESENTATIVE PHOTO

## ANNUALIZED OPERATING DATA

RENT INCREASES	ANNUAL RENT	MONTHLY RENT
Years 1-5	\$170,744.00	\$14,228.67
Years 6-10	\$187,818.40	\$15,651.53
Years 11-15	\$206,600.24	\$17,216.69
Years 16-20	\$227,260.26	\$18,938.36
Years 21-25 (Option 1)	\$249,986.29	\$20,832.19
Years 26-30 (Option 2)	\$274,984.92	\$22,915.41
Years 31-35 (Option 3)	\$302,483.41	\$25,206.95
Years 36-40 (Option 4)	\$332,731.75	\$27,727.65

BASE RENT		\$170,744.00
NET OPERATING INCOME		\$170,744.00
TOTAL RETURN YR-1	6.00%	\$170,744.00

# TENANT OVERVIEW

The logo for Hwy 55, featuring the word "Hwy" in a red script font and "55" in a bold red sans-serif font, with a small trademark symbol.The logo for Hwy 55, featuring the word "Hwy" in a red script font and "55" in a bold red sans-serif font, with a small trademark symbol.

## HWY 55 BURGERS, SHAKES & FRIES

Founded in North Carolina in 1991, Hwy 55 has grown from a local American diner serving Burgers, Cheesesteaks and in-house made Frozen Custard, to an iconic brand and community staple in 13 states. With over 130 locations and more on the way, Hwy 55 has transformed from a humble, single location, to one of the largest restaurant chains in the United States. Not forgetting its formidable days, Hwy 55 has maintained its homely, humble feeling by delivering authentic hospitality while providing guests with visibility into the kitchen to see their orders being made.

Hwy 55 has received multiple accolades like the Best Burger nationwide in 2012 via BurgerBusiness.com, was recently named a top 500 franchise in the United States by Entrepreneur magazine, and a Next 20 restaurant brand by Nation's Restaurant News. Hwy 55 Burgers, Shakes & Fries serves as an homage to North Carolina Highway 55, which runs across the state. The company's decor, always influenced by 1950s-era diners, also features a pink-and-teal color scheme.

<b>PROPERTY NAME</b>	Hwy 55 Burgers, Shakes & Fries
<b>PROPERTY ADDRESS</b>	6707 Commonwealth Ave Jacksonville, FL 32254
<b>PROPERTY TYPE</b>	Net Lease Quick Service Restaurant
<b>OWNERSHIP</b>	Private
<b>LEASE GUARANTOR</b>	Corporate
<b>TERM REMAINING ON LEASE</b>	Twenty (20) Years
<b>OPTIONS TO RENEW</b>	(4) 5-Year Options
<b>LEASE TYPE</b>	Absolute NNN
<b>LANDLORD RESPONSIBILITY</b>	None
<b>INCREASES</b>	10% Every 5-Years
<b>YEAR 1 NET OPERATING INCOME</b>	\$170,744
<b>NO. OF LOCATIONS</b>	140+
<b>HEADQUARTERED</b>	Mount Olive, NC
<b>WEBSITE</b>	<a href="http://www.hwy55.com">www.hwy55.com</a>
<b>YEARS IN THE BUSINESS</b>	Since 1991

# EXECUTIVE SUMMARY

## INVESTMENT OVERVIEW

The subject property is a newly constructed Hwy 55 Burgers, Shakes & Fries drive-thru located in Jacksonville, FL. The brand new 20-year absolute NNN lease is corporately guaranteed by Hwy 55 and includes 10% rental increases every 5-years in the primary term and in the (4) five-year option periods.

This brand new Hwy 55 is strategically located in a dense retail and industrial trade area adjacent to a busy Zaxby's drive-thru with shared access. The site benefits from its excellent visibility and access along Interstate-295, Commonwealth Ave, and Lane Ave N, which boast a combined traffic count exceeding 120,000 vehicles per day. Interstate-295 is the major thoroughfare which loops around the city of Jacksonville. There are over 144,000 residents in a 5-mile radius with 5.0% expected population growth over the next 5-years. National retailers in the immediate vicinity include Zaxby's, Burger King, Waffle House, Wendy's, Hardee's, Circle K, and many more. This is an excellent opportunity for an investor to purchase a stable, long-term investment with zero landlord responsibility.



**Hwy 55**<sup>TM</sup>

## INVESTMENT HIGHLIGHTS

- Brand New 2023 Construction w/ Latest Drive-Thru Prototype
- 20-Year Absolute NNN Lease w/ 10% Increases Every 5-Years
- Corporate Guarantee from Hwy 55 --- Hwy 55 Has Evolved into an Iconic Brand in the Southeast Now with Over 140 Locations
- Dense Retail Trade Area with Over 144,000 Residents in 5-Miles
- Combined Traffic Counts Exceed 120,000 Vehicles Per Day on Interstate-295, Commonwealth Ave, and Lane Ave N
- 5.0% Expected Population Growth Over the Next 5-Years



# AERIAL PHOTO



The information contained herein has been obtained from the owners or from other sources deemed reliable. We have no reason to doubt its accuracy but regret we cannot guarantee it. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. All properties subject to change or withdrawal without notice. Wertz Real Estate Investment Services, Inc.

# SUBJECT PROPERTY



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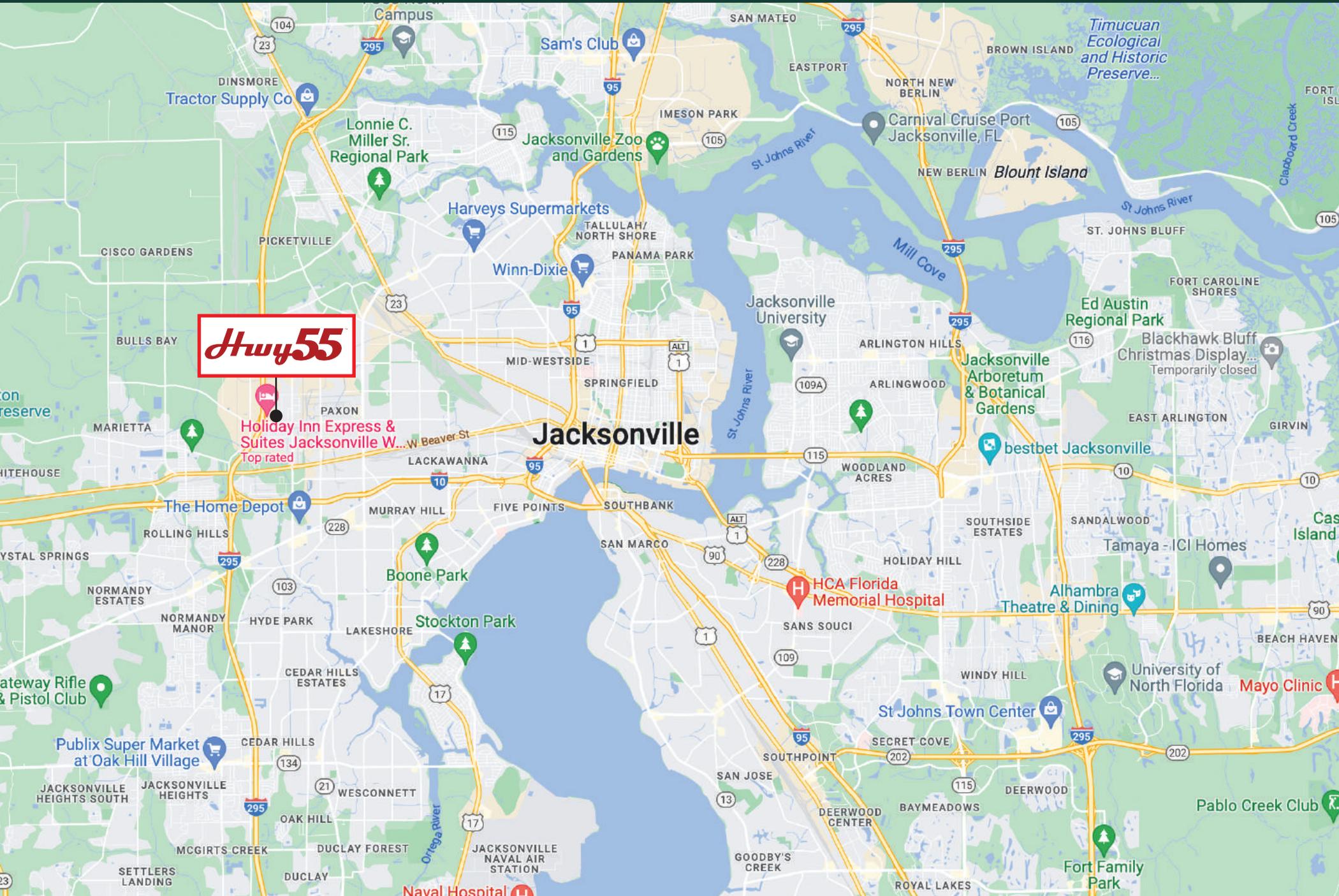
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# LOCATION MAP



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# AREA MAP



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# MARKET OVERVIEW

## JACKSONVILLE, FLORIDA

Jacksonville is a city located on the Atlantic coast of northeastern Florida, the most populous city proper in the state and the largest city by area in the contiguous United States as of 2020. As of July 2022, Jacksonville's population is 971,319, making it the most populous city in the Southeastern United States and the largest in the South outside the state of Texas. With a population of 1,733,937, the Jacksonville metropolitan area ranks as Florida's fourth-largest metropolitan region.

Jacksonville straddles the St. Johns River in the First Coast region of northeastern Florida, about 12 miles (19 kilometers) south of the Georgia state line (25 mi or 40 km to the urban core/downtown) and 350 miles (560 km) north of Miami. The Jacksonville Beach communities are along the adjacent Atlantic coast. The area was originally inhabited by the Timucua people, and in 1564 was the site of the French colony of Fort Caroline, one of the earliest European settlements in what is now the continental United States. Under British rule, a settlement grew at the narrow point in the river where cattle crossed, known as Wacca Pilatka to the Seminole and the Cow Ford to the British. A platted town was established there in 1822, a year after the United States gained Florida from Spain; it was named after Andrew Jackson, the first military governor of the Florida Territory and seventh President of the United States.

Harbor improvements since the late 19th century have made Jacksonville a major military and civilian deep-water port. Its riverine location facilitates Naval Station Mayport, Naval Air Station Jacksonville, the U.S. Marine Corps Blount Island Command, and the Port of Jacksonville, Florida's third largest seaport. Jacksonville's military bases and the nearby Naval Submarine Base Kings Bay form the third largest military presence in the United States. Significant factors in the local economy include services such as banking, insurance, healthcare and logistics. As with much of Florida, tourism is important to the Jacksonville area, particularly tourism related to golf. People from Jacksonville are sometimes called "Jacksonvillians" or "Jaxsons" (also spelled "Jaxons").



### ***Jacksonville's Population Exceeds***

970,000, Making it the Most Populous City in the Southeastern U.S. and Largest in the South Outside the State of Texas



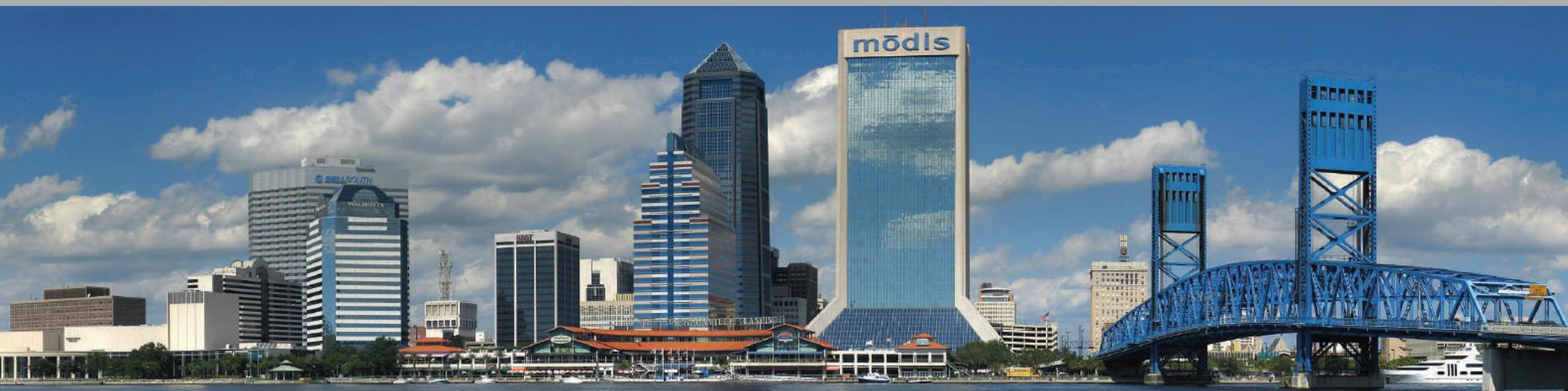
### ***Significant Factors in the Local***

Economy Include Services Such as Banking, Insurance, Healthcare, Logistics, and Tourism



### ***Jacksonville's Military Bases***

and the Nearby Naval Submarine Base Kings Bay form the Third Largest Military Presence in the U.S.



# DEMOGRAPHIC REPORT

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POPULATION	3 MILES	5 MILES	10 MILES
2028 Projection	39,907	149,063	478,816
2023 Estimate	38,339	144,543	459,893
2020 Census	37,557	142,355	450,103
Percent Change 2020-2023	2.08%	1.54%	2.17%
Percent Change 2023-2028	4.09%	3.13%	4.12%
Median Age	36.77	37.87	36.84

HOUSEHOLDS	3 MILES	5 MILES	10 MILES
2023 Est. Avg. HH Income	\$62,895	\$71,606	\$73,116
2028 Projection	16,033	61,095	190,605
2023 Est. Households	15,308	58,928	182,189
2020 Census	14,903	57,753	177,562
Percent Change 2020-2023	2.72%	2.04%	2.61%
Percent Change 2023-2028	4.74%	3.68%	4.62%

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# WERTZ

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