

SUBWAY

1320 S 14th St | Leesburg, FL 34748
\$685,000 | 5.75% CAP



📍 125 Newtown Rd, Suite 300
Plainview, NY 11803
☎ (516) 864.8000
🌐 www.SilberProperties.com

📍 875 Prospect St, Suite 222
La Jolla, CA 92037
☎ (858) 348.8700
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Financial Info

Lease Expiration:	10/29/2034
Base Rent:	\$39,552
Annual Rent w/ Reimbursements:	\$54,094.56
Options:	Two (2) @ Five (5) Years
Increases:	3% Per Annum
Building Size:	1,521 SF
Lot Size:	.30 Acres
Lease Type:	NN
Franchisee:	Doctor's Associates LLC
Price:	\$685,000 5.75% CAP

Highlights

- Long-term Subway lease in place through October 29, 2034 with attractive 3% annual rent increases providing consistent NOI growth and a strong inflation hedge.
- Tenant reimburses real estate taxes and insurance, helping minimize landlord expense exposure and create a more passive investment structure.
- Current annual income of approximately \$54,094.56 generated from base rent plus reimbursements for taxes, insurance, and CAM-related expenses.
- Tenant is responsible for the majority of day-to-day operating expenses including HVAC, plumbing, electrical, utilities, interior maintenance, trash removal, pest control, and general upkeep.
- Landlord responsibilities are limited primarily to roof and structural repairs, creating a favorable NN lease structure with limited management intensity



Little Caesars Pizza



DOLLAR GENERAL



Save a lot



Chevron



MARATHON



S 14th St - 35,780 VPD



Gunston St

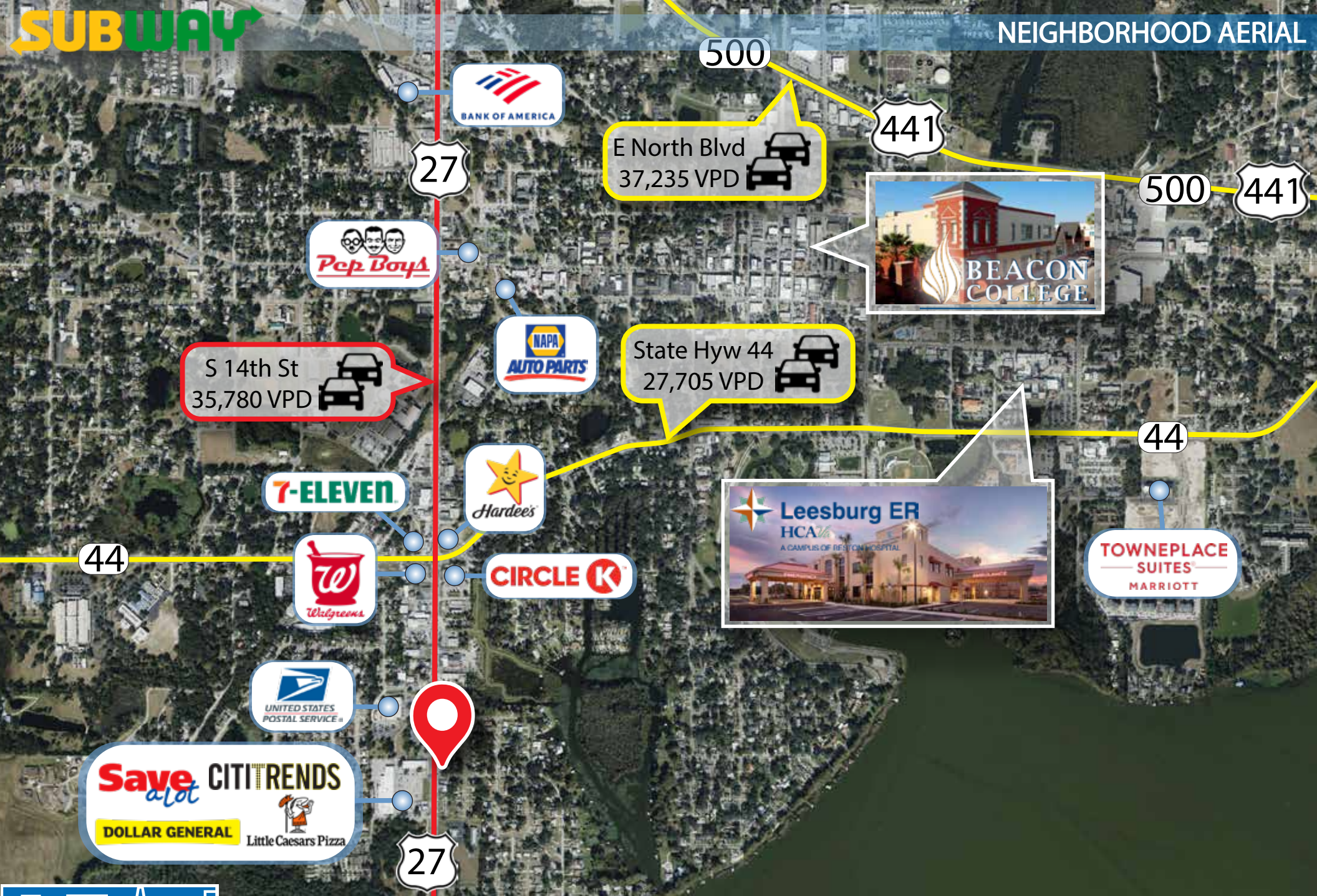
Middlesex Rd

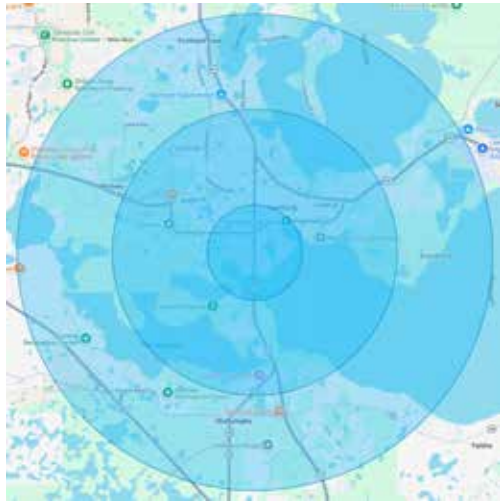


Information shown is reported to be from reliable sources. No representation is made to the accuracy thereof and is submitted subject to change in price, omissions, errors, prior sale or withdrawal without notice.

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POPULATION:	1 MILE	3 MILE	5 MILE
2020 POPULATION	3,721	23,408	48,296
2024 POPULATION	4,262	29,633	62,187
2029 POPULATION PROJECTION	4,838	34,116	71,789
ANNUAL GROWTH 2020-2024	2.90%	5.30%	5.80%
ANNUAL GROWTH 2024-2029	2.70%	3.00%	3.10%

WHITE	2,612	16,936	41,841
BLACK	785	6,910	9,945
AMERICAN INDIAN/ALASKAN NATIVE	4	25	55
ASIAN	39	350	853
HAWAIIAN & PACIFIC ISLANDER	8	254	472
TWO OR MORE RACES	814	5,158	9,021
HISPANIC ORIGIN	729	4,732	8,087

2020 HOUSEHOLDS	1,497	10,005	21,772
2024 HOUSEHOLDS	1,748	13,166	28,743
2029 HOUSEHOLD PROJECTION	1,991	15,243	33,314
ANNUAL GROWTH 2020-2024	2.40%	4.30%	4.70%
ANNUAL GROWTH 2024-2029	2.80%	3.20%	3.20%
OWNER OCCUPIED HOUSEHOLDS	1,041	8,094	23,118
RENTER OCCUPIED HOUSEHOLDS	950	7,150	10,196
AVG HOUSEHOLD INCOME	\$65,463	\$61,857	\$70,614
MEDIAN HOUSEHOLD INCOME	\$49,682	\$45,615	\$53,092

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Subway IP LLC, doing business as Subway, is an American multinational fast food restaurant franchise that specializes in submarine sandwiches (subs) and wraps. It was founded by Fred DeLuca and financed by Peter Buck in 1965 as Pete's Super Submarines in Bridgeport, Connecticut. After several name changes, it was renamed Subway in 1972, and a franchise operation began in 1974 with a second restaurant in Wallingford, Connecticut.

It has expanded to become a global franchise.

Subway offers an array of topping choices. The longtime Subway slogan, "Eat Fresh", is intended to indicate the fresh ingredients. It was the fastest-growing franchise in the world in 2015 and, as of

September 2023, had over 37,000 locations in more than 100 countries and territories. More than half its locations (21,796 or 58.1%) are in the United States. It also is the largest single-brand restaurant chain, and the largest restaurant operator in the world.

Its international headquarters is in Shelton, Connecticut, with a second headquarters in Miami, Florida.



TENANT INFORMATION



Credit Rating	Locations	Revenue
BBB (S&P)	37,000+	\$971.9 Million

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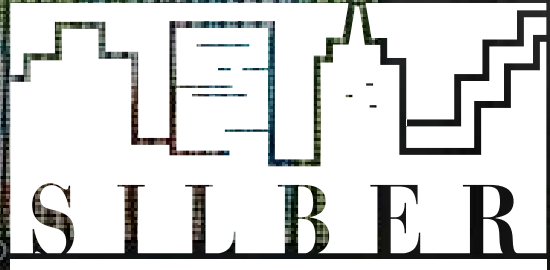


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