



Pensacola, FL

Zaxbys

Absolute NNN Lease
Direct Access to New Costco
Strong Retail Corridor (35,058 VPD)

 **CP PARTNERS**
COMMERCIAL REAL ESTATE

In Association with ParaSell, Inc. | A Licensed Florida
Broker #CQ1059597



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Zaxbys

121 E 9 Mile Rd, Pensacola, FL 32534 ➔

PRICE: **\$3,884,000** CAP RATE: **5.58%**

NOI	\$216,743
LEASE TYPE	Absolute NNN
LEASE EXPIRATION	May 31, 2035
OPTIONS	Five (5), 5-year
RENT INCREASES	1.5% annually
BUILDING SIZE	3,847 SF
LOT SIZE	1.38 AC



Placer.ai

The subject Zaxbys is a **top 22% ranked fried chicken joint in Florida** for visits



Absolute NNN QSR on Pensacola's primary northern commercial arterial with two points of ingress and egress

Situated along East Nine Mile Road (SR 10/US Highway 90 Alternate), the **primary commercial corridor connecting Pensacola's northern suburbs**, this freestanding, single-tenant Zaxbys offers **direct highway visibility** and **proximity to a dense concentration of national retailers**, including access to a **Costco that opened in June 2026**. The offering is structured as an absolute NNN lease with zero landlord maintenance or expense responsibilities. It is located within a market backed by significant institutional employment, infrastructure investment, and steady county-level population growth.



Absolute NNN Lease Structure with Long-Term Tenure

- 20-year initial lease term, with approximately nine years remaining through May 31, 2035
- Zero landlord maintenance or expense responsibilities
- Five (5), 5-year renewal options
- Personal Guaranty – 20-year multi-brand franchisee, including Zaxbys and other QSR's

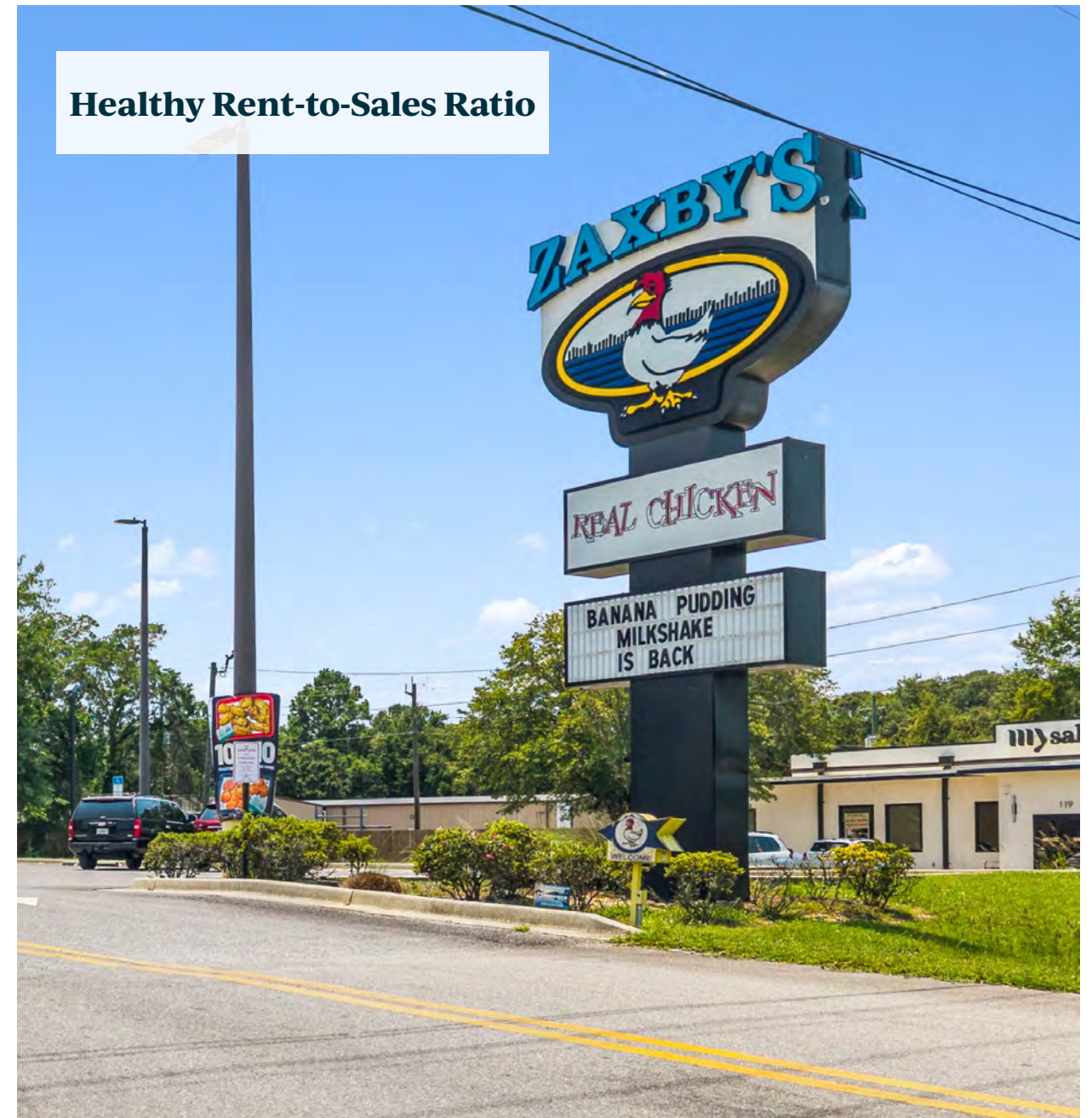
Market Strength

- Fronts East Nine Mile Road (SR 10/US Highway 90 Alternate) with direct access to the I-10 interchange
- Access to a newly opened Costco (172,580 SF warehouse club) with a fuel station and tire center, reinforcing the corridor's position as a strong regional retail destination
- Strong demos – 112,730 residents and average household income \$91,352 within a 5-mile radius of the subject property
- Close proximity to the University of West Florida (15,000+ students) and Pensacola State College (~9,500 students)
- Naval Air Station (NAS) Pensacola, the training center for the Blue Angels, has an estimated economic impact in Escambia County of \$7.6 billion annually
- Navy Federal Credit Union's Pensacola Campus employs nearly 10,000 people (~5 miles from subject property)

Infrastructure Investment

- New highway widening investment (\$370M) adding six lanes to a 3-mile segment of I-10, including the expansion of Nine Mile Road to six lanes, and reconstruction of the I-10/Nine Mile Road interchange, driving more traffic to the property (FDOT FY2027–2031 Work Program fund)

		CURRENT
Price		\$3,884,000
Capitalization Rate *		5.58%
Building Size (SF)		3,847
Lot Size (AC)		1.38
Stabilized Income	\$/SF	
Scheduled Rent	\$56.34	\$216,743
Less	\$/SF	
Taxes	NNN	\$0.00
Insurance	NNN	\$0.00
CAM	NNN	\$0.00
Total Operating Expenses		\$0.00
Net Operating Income		\$216,743



Tenant Info		Lease Terms		Rent Summary				
Tenant Name	SQ. FT.	Term Years		Current Rent	Monthly Rent	Yearly Rent	Monthly Rent/Ft	Year Rent/Ft
Zaxbys	3,847	6/1/2015	5/31/2035					
		6/1/2026	5/31/2027	\$216,743	\$18,062	\$216,743	\$4.70	\$56.34
		6/1/2027	5/31/2028		\$18,333	\$219,994	\$4.77	\$57.19
		6/1/2028	5/31/2029		\$18,608	\$223,294	\$4.84	\$58.04
		6/1/2029	5/31/2030		\$18,887	\$226,643	\$4.91	\$58.91
		6/1/2030	5/31/2031		\$19,170	\$230,043	\$4.98	\$59.80
		6/1/2031	5/31/2032		\$19,458	\$233,494	\$5.06	\$60.70
		6/1/2032	5/31/2033		\$19,750	\$236,996	\$5.13	\$61.61
		6/1/2033	5/31/2034		\$20,046	\$240,551	\$5.21	\$62.53
		6/1/2034	5/31/2035		\$20,347	\$244,159	\$5.29	\$63.47
	Option 1	6/1/2035	5/31/2040		\$22,381	\$268,575	\$5.82	\$69.81
	Option 2	6/1/2040	5/31/2045		\$24,619	\$295,433	\$6.40	\$76.80
	Option 3	6/1/2045	5/31/2050		\$27,081	\$324,976	\$7.04	\$84.48
	Option 4	6/1/2050	5/31/2055		\$29,789	\$357,474	\$7.74	\$92.92
	Option 5	6/1/2055	5/31/2060		\$32,768	\$393,221	\$8.52	\$102.22
TOTALS:	3,847			\$216,743	\$18,062	\$216,743	\$4.70	\$56.34



The details contained within the Lease Abstract are provided as a courtesy to the recipient for purposes of evaluating the subject property's initial suitability. While every effort is made to accurately reflect the terms of the lease document(s), many of the items represented herein have been paraphrased, may have changed since the time of publication, or are potentially in error. CPP and its employees explicitly disclaim any responsibility for inaccuracies and it is the duty of the recipient to exercise an independent due diligence investigation in verifying all such information, including, but not limited to, the actual lease document(s).

LEASE ABSTRACT	
Premise & Term	
Tenant	Franchisee
Lease Guarantor	Personal
Lease Type	Absolute NNN
Lease Term	20 Years
Rent Increases	1.5% Annually
Rent Commencement	June 1, 2015
Lease Expiration	May 31, 2035
Options	Five (5), 5-year
Year Built	2015
Expenses	
CAM	Tenant's Responsibility
Property Taxes	Tenant's Responsibility
Insurance	Tenant's Responsibility
Utilities	Tenant's Responsibility
HVAC	Tenant's Responsibility
Repairs & Maintenance	Tenant's Responsibility
Roof & Structure	Tenant's Responsibility
ROFR	15 days

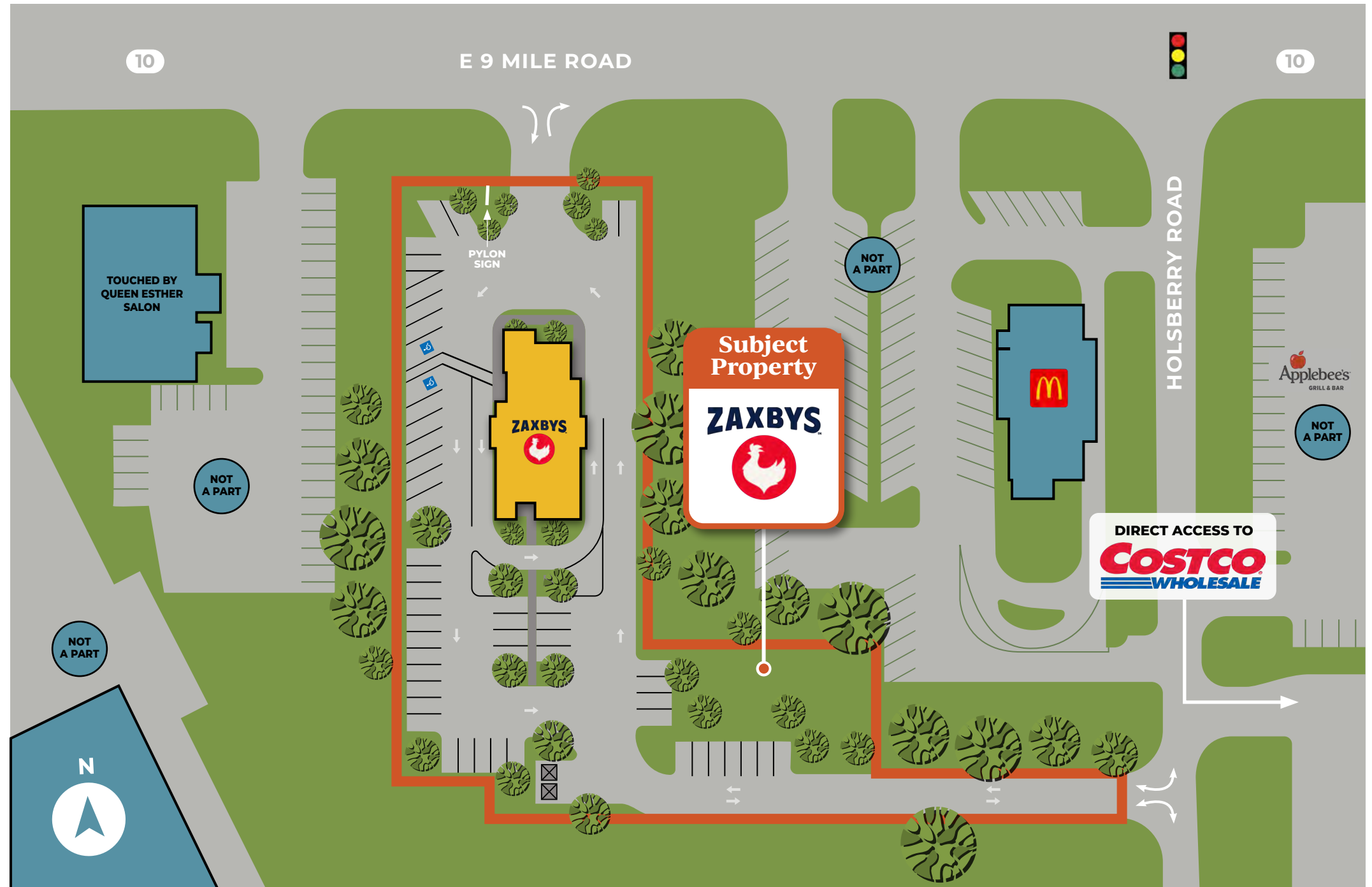
LEGEND

Property Boundary

3,847
Rentable SF

1.38
Acres

52
Parking Spaces





ZAXBYS™



\$2.75 Billion

U.S. SYSTEM-WIDE SALES
(FY 2025)

1,000+

LOCATIONS IN 24 STATES

Zaxbys

A Fast-Growing Chicken Chain

Overview

- Founded in 1990 in Statesboro, GA, Zaxbys stands as a distinguished chicken franchise renowned for its unique Southern hospitality with a modern twist, specializing in chicken fingers, wings, and its iconic Zax Sauce™
- The Georgia-based chicken chain is headquartered in Atlanta and has expanded its footprint to more than 1,000 locations in 24 states
- More recently, Zaxbys marks a major milestone in its national expansion, opening its first New York locations in the Bronx and Manhattan
- U.S. system-wide sales for Zaxbys year-end 2025 were \$2.754 billion

Franchise Awards & Accolades

- No. 44 **Franchise Times' Top 400**
- **Forbes** listed Zaxbys as one of its Best Large Employers
- **Nations Restaurant News:** Top 500 #39
- No. 109 on **Entrepreneur's 2025 Franchise 500**

[TENANT WEBSITE](#) ➤



Located in
the thriving
Florida
panhandle

35,058

VEHICLES PER DAY ON
E 9 MILE ROAD

112,730

5-MILE RADIUS
POPULATION

3.9 Miles

TO UNIVERSITY OF
WEST FLORIDA

Immediate Trade Area | 11





DOWNTOWN PENSACOLA
9.8 MILES

29,960 VPD

29

27,895 VPD

W 9 MILE ROAD

ALT 90

ALT 90

E 9 MILE ROAD

39,762 VPD

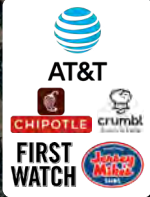
34,576 VPD

ALT 90

Subject
Property



UNIVERSITY OF
WEST FLORIDA



29

46,434 VPD

291

31,567 VPD



GOVERNMENT OFFICE



ELEMENTARY/
MIDDLE SCHOOL



HIGH SCHOOL



GOLF COURSE



SPORTS COMPLEX



- GOVERNMENT OFFICE
- ELEMENTARY/ MIDDLE SCHOOL
- HIGH SCHOOL
- GOLF COURSE
- SPORTS COMPLEX

Subject Property
ZAXBYS

UWF UNIVERSITY OF WEST FLORIDA

NAVY FEDERAL
Credit Union
HEADQUARTERS
10,000 EMPLOYEES

PENSACOLA
International Airport

DOWNTOWN PENSACOLA
(9.8 MILES FROM
SUBJECT PROPERTY)

**NAVAL AIR
STATION
PENSACOLA**

NAS PENSACOLA
FORREST
SHERMAN FIELD

39,570 VPD

25,191 VPD

68,715 VPD

24,660 VPD

66,115 VPD

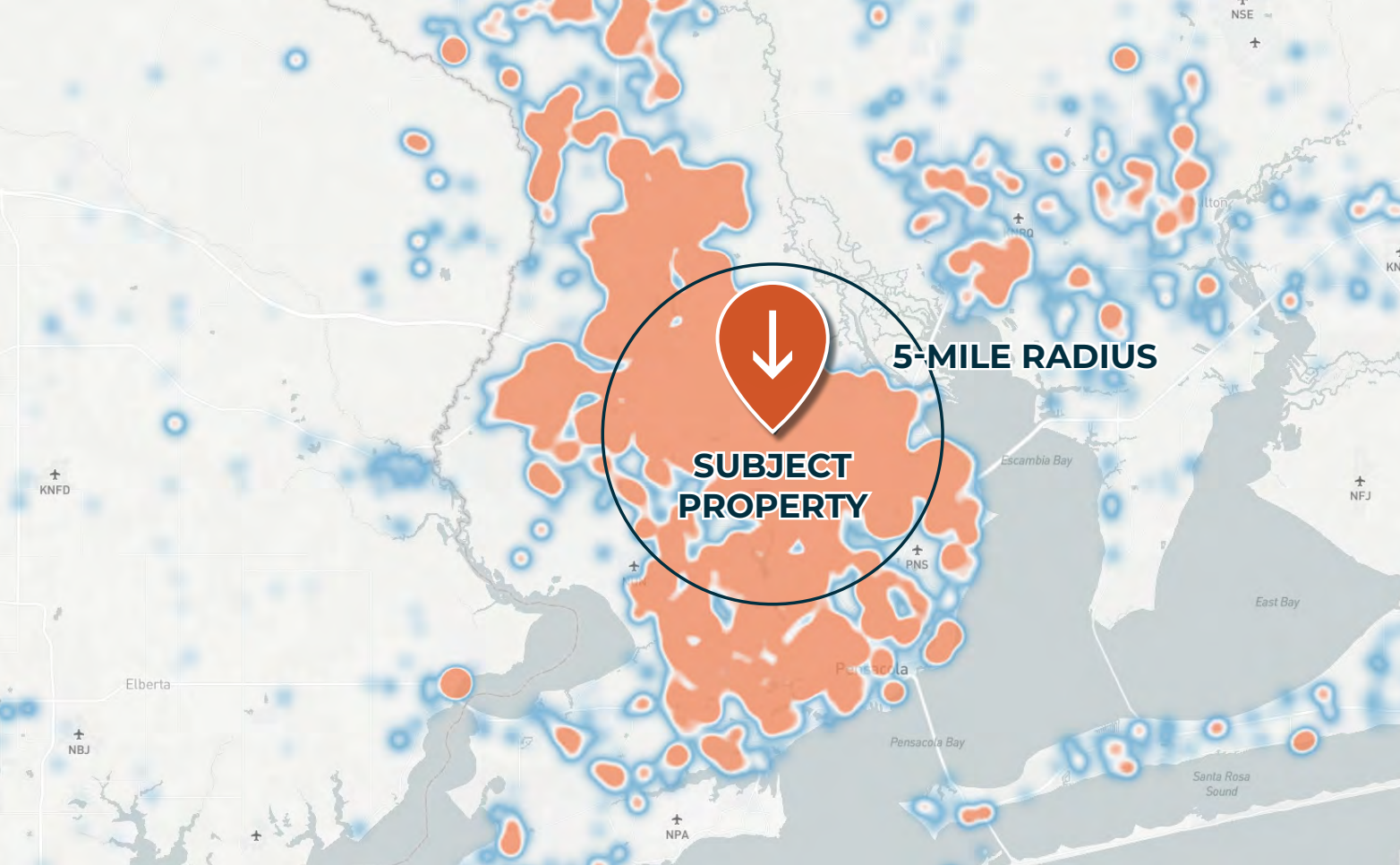
9,639 VPD

19,049 VPD

57,662 VPD

37,398 VPD

9,076 VPD



Visitation Heatmap

The shading on the map above shows the **home location of people who visited the subject property** over the past 12 months.

Visitation Data

195.3K Visits

OVER THE PAST 12 MONTHS TO
THE SUBJECT PROPERTY

16 Min

AVERAGE DWELL TIME AT
THE SUBJECT PROPERTY

*Map and data on this page provided by Placer.ai. Placer.ai uses location data collected from mobile devices of consumers nationwide to model visitation and demographic trends at any physical location.

Demographics



Ring Radius Population Data

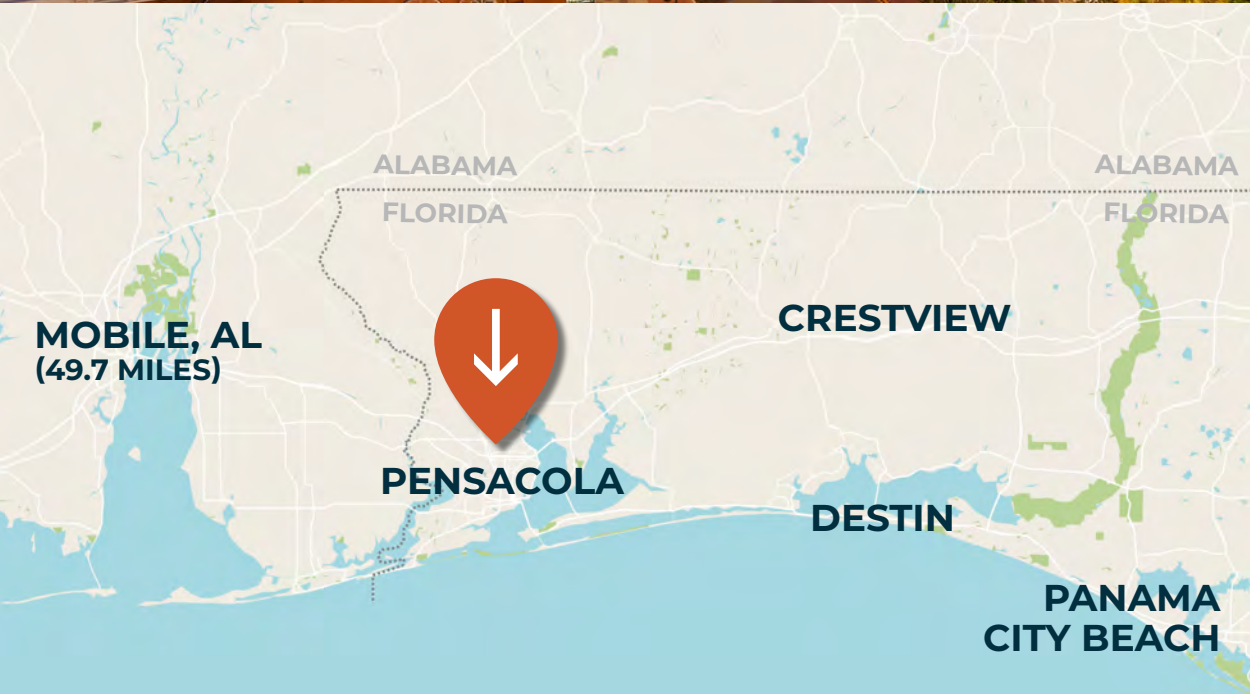
	1-Mile	3-Mile	5-Mile
2025	9,094	50,542	112,730
2030 PROJ.	9,366	52,180	116,516



Ring Radius Household Income Data

	1-Mile	3-Mile	5-Mile
AVERAGE	\$75,158	\$89,664	\$91,352
MEDIAN	\$63,635	\$70,389	\$73,783

*Demographic Data on this page provided by Placer.ai, sourced from Popstats 2025 dataset.



Pensacola, FL



A Beautiful Waterfront City

- Home to approximately 53,817 residents, Pensacola serves as the county seat of Escambia County
- Situated at the westernmost point of the Florida Panhandle, along the edge of the Gulf of Mexico and Pensacola Bay, the city anchors the Pensacola metropolitan area and benefits from its strategic coastal location between Mobile, AL and Tallahassee
- Downtown Pensacola features a culturally rich historic district with preserved architecture reflecting its Spanish, French, British, and American heritage
- Famous for its sugar-white beaches and crystal-clear waters, Pensacola attracts both visitors and locals to its shoreline year-round

Business & Industry

- Anchored by Naval Air Station Pensacola and the National Naval Aviation Museum, the Department of Defense (DoD) is the largest economic engine in the Pensacola region, with more than \$7.6 billion in total economic impact produced annually by a workforce of more than 60,000 active duty military, federal, and contractor employees.
- Higher education include the University of West Florida (15,000+ students) and Pensacola State College (26,000+ students)
- The Port of Pensacola, a deep-water facility on Pensacola Bay, handles more than 215,000 tons of imported and exported cargo annually

544,949

PENSACOLA MSA ESTIMATED
POPULATION (2025)

\$29.9 Billion

PENSACOLA MSA GDP

Location Overview | 16



**UNIVERSITY OF
WEST FLORIDA**

15,000+

STUDENTS ENROLLED

\$1.4 Billion

ECONOMIC IMPACT ON
NORTHWEST FLORIDA

University of West Florida

**#6 “Top Public School – Regional Universities South”
by *U.S. News and World Report*, 2026**

Overview

- UWF’s 1,600-acre main campus sits along the Escambia River roughly ten miles north of downtown Pensacola, part of the State University System of Florida
- Founded in 1963, the university has grown into a comprehensive institution serving over 15,000 students across five academic colleges, with campuses in Pensacola and Fort Walton Beach
- Home to Pen Air Field at Darrell Gooden Stadium, and set to launch its first season of NCAA Division I football in 2026 following a reclassification from Division II, a move projected to generate roughly \$42 million in regional economic output
- Overall, UWF generates more than 1.4 billion in total economic impact across the eight counties that make up Northwest Florida
- Fall 2025 marked the university’s fifth consecutive year of enrollment growth, surpassing 15,000 students for the first time with 15,601 enrolled

[UNIVERSITY WEBSITE](#) ➤



Naval Air Station Pensacola

The “Cradle of Naval Aviation”

Overview

- NAS Pensacola sits in Escambia County, Florida, on Pensacola Bay, covering 8,423 acres across the main base and outlying sites like Corry Station and Saufley Field
- Established in 1914, it's the oldest naval air station in the U.S. and known as the “Cradle of Naval Aviation,” home to the Naval Aviation Schools Command, Naval Air Technical Training Center, and Naval Education and Training Command
- The base supports roughly 16,000 military and over 7,400 civilian personnel across more than 120 tenant commands representing all military branches plus the Coast Guard
- It's also home to the Blue Angels and the National Naval Aviation Museum, both significant regional tourism draws
- Located aboard NAS Pensacola, the museum is one of the largest aviation museums in the world and displays more than 4,000 artifacts and over 150 restored aircraft representing Navy, Marine Corps, and Coast Guard aviation

23,400

BASE SUPPORTED
POPULATION

\$7.6 Billion

DEPARTMENT OF DEFENSE ECONOMIC
IMPACT IN THE PENSACOLA REGION

8,423

ACRES OF LAND





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