

MATTHEWS™



~13.8 Years Remaining on Lease | Large Multi-Unit Operator (75-Units) | Absolute NNN Lease



9360 Theater Dr | Gibsonton, FL 33534

Retail Investment Opportunity Offering Memorandum

Exclusively Listed By



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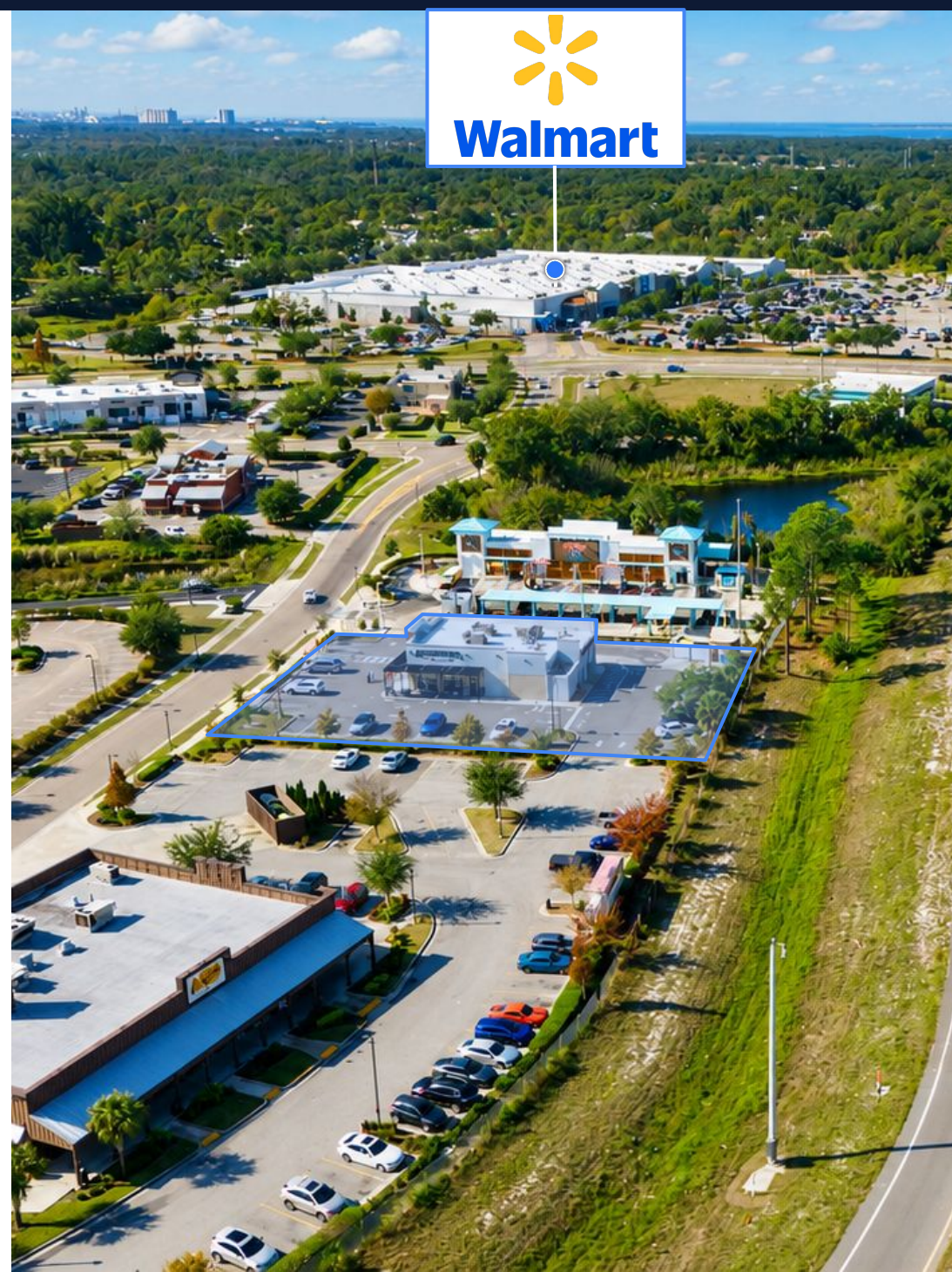
Investment Highlights

Property Highlights

- **Long-Term Lease with Built-In Rent Growth:** Approximately 13.8 years of remaining lease term provides investors with stable, long-term cash flow. The lease includes 10% rental increases every five years, creating a built-in hedge against inflation and enhancing income growth over time.
- **Absolute NNN Lease Structure:** A true passive investment opportunity with zero landlord responsibilities. The tenant is responsible for all operating expenses, including real estate taxes, insurance, repairs, maintenance, and capital expenditures, ensuring passive ownership with no management requirements.
- **Experienced Multi-Unit Franchise Operator:** The property is leased to DMAC 81, one of the largest independent franchise operators within the McAlister's Deli system. The company operates a substantial portfolio of restaurants across Alabama, Florida, Georgia, North Carolina, and South Carolina, providing investors with the strength and stability of an established, experienced operator.
- **Drive-Thru Amenity Enhances Long-Term Value:** The property is equipped with a drive-thru, a highly desirable feature that has become increasingly important for both quick-service and fast-casual restaurant concepts. This amenity supports operational efficiency, customer convenience, and long-term real estate demand, enhancing the property's overall investment appeal.

Location Highlights

- **Premier Retail Location:** Positioned as an outparcel to Walmart and a top performing AMC Theatres, the property benefits from strong consumer traffic and co-tenancy. The adjacent AMC ranks in the 94th percentile nationally for visitor traffic according to AlphaMaps.
- **Excellent Access & Visibility:** Located immediately off Interstate 75 (117,500 VPD) and fronting Gibsonton Drive (15,200 VPD), the property offers outstanding visibility and accessibility within one of Florida's major transportation corridors.
- **Strong Retail Corridor:** Surrounded by national retailers including Walmart, AMC Theatres, Dunkin', Mavis Tires & Brakes, Woodie's Wash Shack, Zaxby's, and Circle K, driving consistent traffic and cross-shopping activity.
- **High-Growth Tampa Bay Market:** Situated in rapidly growing Gibsonton, the property benefits from ongoing residential development, population growth, and continued investment throughout the South Hillsborough corridor.





CATERPILLAR
Ring Power
Lift Trucks

 **Riverview Academy**
±1,450 Students

DUNKIN'
DOLLAR TREE
Rosemary Grill
Mediterranean Cuisine
cricket
wireless

 **± 117,500 VPD**

Top Performing Location
94th Percentile
AMC

Rivercrest Commons
Publix **CIRCLE K**
tropical CAFE **DUNKIN'**
Auto Zone **LESLIE'S** **Mobil**

 **extended**
STAY
AMERICA


Old Country Store

MCALISTER'S
• DELI •
Subject Property

Woodie's

WASH SHACK

ZAXBY'S




+ Advent Health
Riverview Hospital

Mobil

Arby's

Waffle House

Mattress Firm

Dickey's Barbecue Pit

Joia Fabulous Pizza & Martini Bar

Box of Cubans

7-Eleven

Lowe's

Taco Bell

Ring Power
Lift Trucks

CATERPILLAR

INTERSTATE 75 ± 117,500 VPD

Cracker Barrel
Old Country Store

AMC

extended STAY AMERICA

McALISTER'S DELI
Subject Property

Woodie's
WASH SHACK

ZAXBY'S

Gibsonfont Dr ± 15,200 VPD



McALISTER'S
• DELI •

Subject Property

9360 Theater Dr
Gibson, FL 33534

±2,957 SF
GLA

2022
Year Built

±15,200
Vehicles Per Day

Absolute NNN
Lease Type

±0.64 AC
Lot Size



Financial Overview

McAlister's

9360 Theater Dr, Gibsonton, FL 33534



Financial Summary

\$3,227,272

List Price

5.50%

Cap Rate

±13.8 Years

Remaining Term

Abs. NNN

Lease Type

Property Details

Tenant Trade Name	McAlister's Deli
Type of Ownership	Fee Simple
Lease Guarantor	DMAC 81 (~75 Units)
Lease Type	Absolute NNN
Roof and Structure	Tenant Responsible
Rent Commencement Date	2/11/2025
Lease Expiration Date	2/29/2040
Initial Term	15 Years
Term Remaining on Lease	±13.8 Years
Increase	10% every 5 years
Options	Three, 5-Year Options
Parking Spaces	28
ROFR/ROFO	None



Financial Summary

Annualized Operating Data

Date	Monthly Rent	Annual Rent	Increases	Cap Rate
Current - 2/28/2030	\$14,791.67	\$177,500.00	-	5.50%
3/1/2030 - 2/28/2035	\$16,270.83	\$195,250.00	10.00%	6.05%
3/1/2035 - 2/29/2040	\$17,897.92	\$214,775.00	10.00%	6.66%
Options				
Option 1 (3/1/2040-2/28/2045)	\$19,687.71	\$236,252.50	10.00%	7.32%
Option 2 (3/1/2045-2/28/2050)	\$21,656.48	\$259,877.76	10.00%	8.05%
Option 3 (3/1/2050-2/28/2055)	\$23,822.13	\$285,865.53	10.00%	8.86%



Tenant Overview



Tenant Overview

McAlister's Deli is a popular American fast-casual restaurant chain known for its diverse menu of sandwiches, salads, soups, and spuds. Established in 1989 in Oxford, Mississippi, the chain has grown steadily and now boasts numerous locations across the United States. McAlister's Deli is renowned for its welcoming atmosphere, featuring a casual and comfortable dining environment. The menu is characterized by a variety of sandwiches, ranging from classic deli-style options to unique creations, all made with high-quality ingredients.

Additionally, their offerings include a range of fresh salads, hearty soups, and "spuds," which are baked potatoes topped with a variety of flavorful ingredients. The restaurant places a strong emphasis on customer satisfaction, providing a customizable dining experience where patrons can choose from an array of ingredients to personalize their meals.

Beyond its diverse menu, McAlister's Deli is recognized for its commitment to community engagement and social responsibility. The brand often supports local charities and community events, fostering a sense of connection with its customer base. The deli's success lies in its ability to balance traditional deli offerings with innovative and contemporary flavors, creating a versatile and appealing dining experience for a wide range of tastes.

Year Founded
1989

Headquarters
Atlanta, GA

Locations
±574



Franchisee Overview



Franchisee Overview

DMAC81, LLC is a large multi-unit franchisee of McAlister's Deli, operating approximately 75 locations throughout the Southeast United States, making it one of the larger franchise operators within the McAlister's system. McAlister's is a national fast-casual restaurant brand with more than 550 locations nationwide and is part of GoTo Foods.

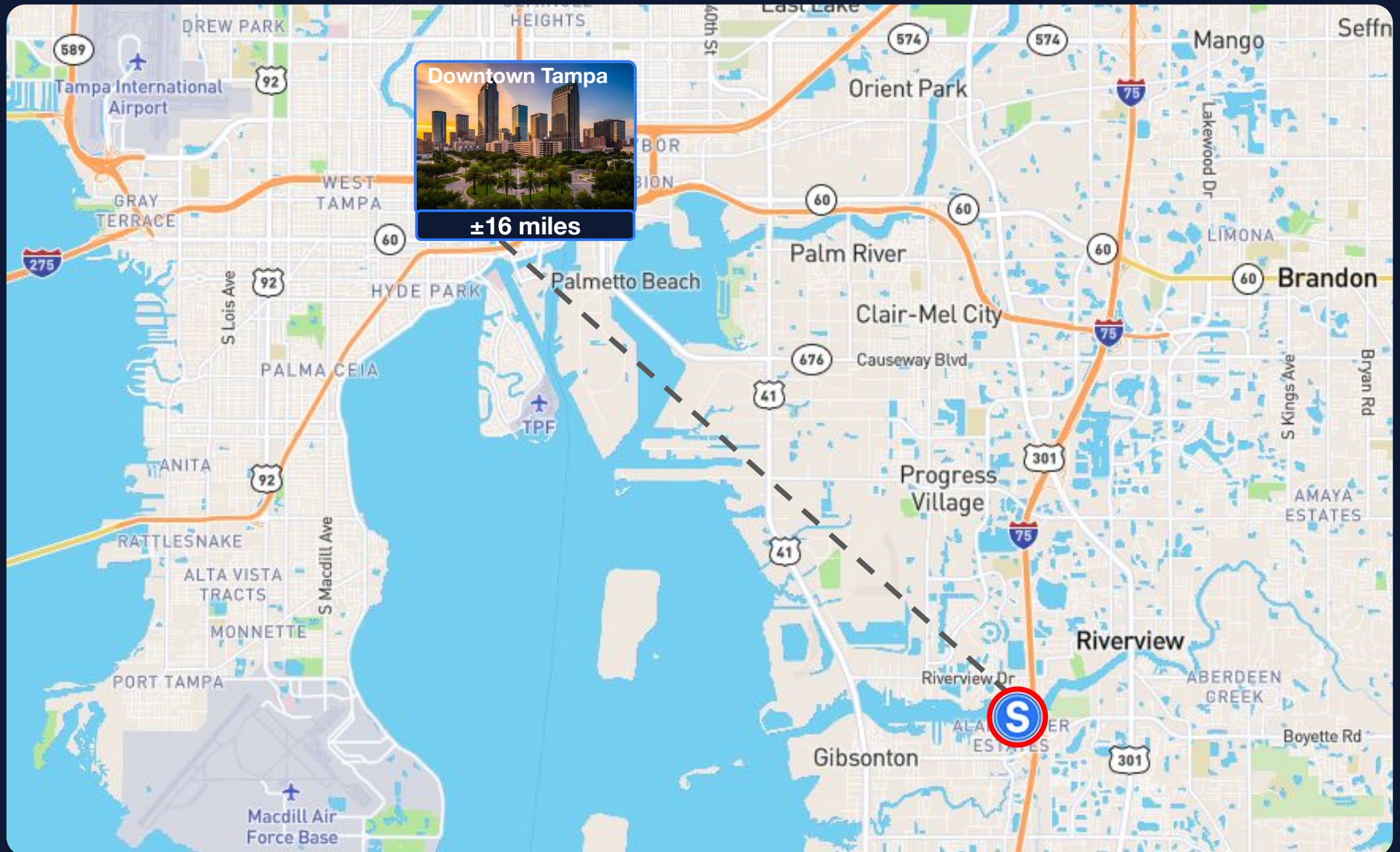
DMAC81 has been a long-standing McAlister's franchisee for many years and has historically operated restaurants across Alabama, Georgia, South Carolina, North Carolina, and surrounding Southeastern markets. Public reports have identified DMAC81 as an established growth-oriented franchisee selected by the franchisor for additional development territories.



Market Overview

McAlister's

9360 Theater Dr, Gibsonton, FL 33534



Gibson , FL (Tampa MSA)



Local Market Overview

Gibson, Florida, is an attractive locale for consumers seeking a blend of small-town charm and convenient amenities. Known for its unique history as a wintering town for circus performers, Gibson offers a distinct cultural backdrop that piques the interest of residents and visitors alike.

The employment base in Gibson is robust, with several top employers situated nearby. Major players such as Amazon and Mosaic have significant operations in the region, providing numerous job opportunities and contributing to the local economy. Daytime employment figures are bolstered by these and other businesses, ensuring a steady influx of people who work in the area even if they do not reside there. This dynamic supports local commerce and drives demand for retail and service-oriented businesses. Additionally, ongoing and planned retail developments promise to further enhance Gibson's appeal, making it a thriving hub for both residents and visitors.

Gibson is well-connected through major transportation routes, being in close proximity to key highways like I-75, which facilitates easy access to Tampa and other surrounding areas. Public transportation options, including bus services, further enhance connectivity for those who prefer not to drive. Nearby amenities are abundant, with a variety of retail outlets, dining establishments, and recreational facilities such as parks and community centers. The close-knit community atmosphere, combined with the practical benefits of good transport links and a strong employment base, makes Gibson a desirable location for both living and working.

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	8,433	79,500	196,427
Current Year Estimate	7,690	73,157	181,692
2020 Census	6,341	63,793	163,250
Households	1-Mile	3-Mile	5-Mile
Five-Year Projection	2,911	25,820	71,631
Current Year Estimate	2,650	25,997	66,154
2020 Census	2,182	28,305	59,356
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$105,234	\$100,481	\$106,368

TAMPA, FL MSA

Tampa has experienced strong expansion across a range of key economic sectors, including finance, insurance, real estate, healthcare, education, and technology. This multi-industry growth has been fueled by a favorable business climate, a skilled and growing labor force, and strategic public and private investments in infrastructure and innovation. As a result, Tampa has earned national recognition as one of the fastest-growing mid-sized metropolitan areas in the United States, attracting both corporate relocations and entrepreneurial activity while maintaining strong economic resilience.

Tourism is one of Tampa's strongest economic drivers. The city attracts millions of visitors each year thanks to its warm climate, beaches, and attractions like Busch Gardens, the Florida Aquarium, and nearby Gulf Coast destinations. Cruise operations from the Port of Tampa also contribute significantly, supporting hotels, restaurants, and entertainment businesses. Port Tampa Bay is the largest port in Florida by tonnage, making it a major hub for shipping and logistics. It handles bulk cargo such as fuel, construction materials, and agricultural products. The port supports thousands of jobs in transportation, warehousing, and trade, and plays a key role in connecting Florida to international markets.

GREATER MSA STATS

Total Population
3.4 Million

Annual Visitors
15.8 Million

Tourism Economic Impact
\$20 Billion

GDP
\$243.3 Billion



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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **9360 Theater Dr, Gibsonton, FL, 33534** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

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2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

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