

**SINGLE TENANT ABSOLUTE NNN LEASE | 10 YEARS REMAINING |
CORPORATE GUARANTY**



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PEOPLE

PDQ, which stands for People Dedicated to Quality, is a fast-casual restaurant specializing in fresh hand-breaded chicken tenders, made-to-order sandwiches, wraps and nuggets, daily fresh-cut fries, hand-spun milkshakes, and fresh salads.

Outback Steakhouse co-founder Bob Basham and MVP Holdings CEO Nick Reader are the two principal owners of PDQ. The partners spent more than two years developing the concept behind the brand and the quality of the food and establishments. On October 30, 2011, the original PDQ restaurant opened its doors across from Plant High School in Tampa, Florida. As of April 2026, PDQ operates 36 locations across three states: Florida, North Carolina, and New Jersey.

DEDICATED

PDQ was founded on the concept that high-quality food, memorable service, and genuine hospitality are the basis of an excellent restaurant. PDQ values authentic customer service, whether guests are dining in or using the drive-thru. The brand remains committed to doing things the right way every time.

QUALITY

PDQ is known for its fresh hand-breaded chicken tenders but its commitment to quality fresh food doesn't stop there. The menu features delicious made-to-order sandwiches, wraps, nuggets, and salads prepared with the finest ingredients. Signature sauces and dressings are made fresh daily. Fries are cut fresh right in the restaurant — guests can even watch the process from the drive-thru. Hand-spun milkshakes round out the perfect meal. All menu items are made to order, proving that fresh, high-quality food can be served fast at a price guests love.



INVESTMENT HIGHLIGHTS

PDQ | PINELLAS PARK



ASKING PRICE: \$2,750,000

CAP RATE: 6.33%

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Net Operating Income	\$174,000
Rent/Month	\$14,500
Building Size	3,309 SF
Land Area	1.35 Acres
Tenant Name	PDQ
Website	www.eatpdq.com
Guarantor	Corporate
Lease Type	Absolute NNN
Landlord Responsibilities	None
Store Open	March 15, 2016
Rent Commencement	May 24, 2016
Lease Term	20 Years
Rent Increases	\$12,000 Every 5 Years
Options	Five(5) Renewal Options of Five(5) Years Each

TERM	ANNUAL RENT	MONTHLY RENT
Years 1-5	\$150,000	\$12,500
Years 6-10	\$162,000	\$13,500
Years 11-15	\$174,000	\$14,500
Years 16-20	\$186,000	\$15,500
Option 1	\$198,000	\$16,500
Option 2	\$210,000	\$17,500
Option 3	\$222,000	\$18,500
Option 4	\$234,000	\$19,500
Option 5	\$246,000	\$20,500

Tenant Highlights

- ✓ 10 Years Remaining on Initial 20-year Absolute NNN Lease Term
- ✓ High Density Location Surrounded by National Retail Brands
- ✓ Hard Corner with Two Means of Ingress & Egress
- ✓ Strong Traffic Count on Park Blvd N (59,500 vehicles/day)
- ✓ Corporate Guaranty from PDQ
- ✓ Florida Has No State Income Tax
- ✓ Shadowed by Publix





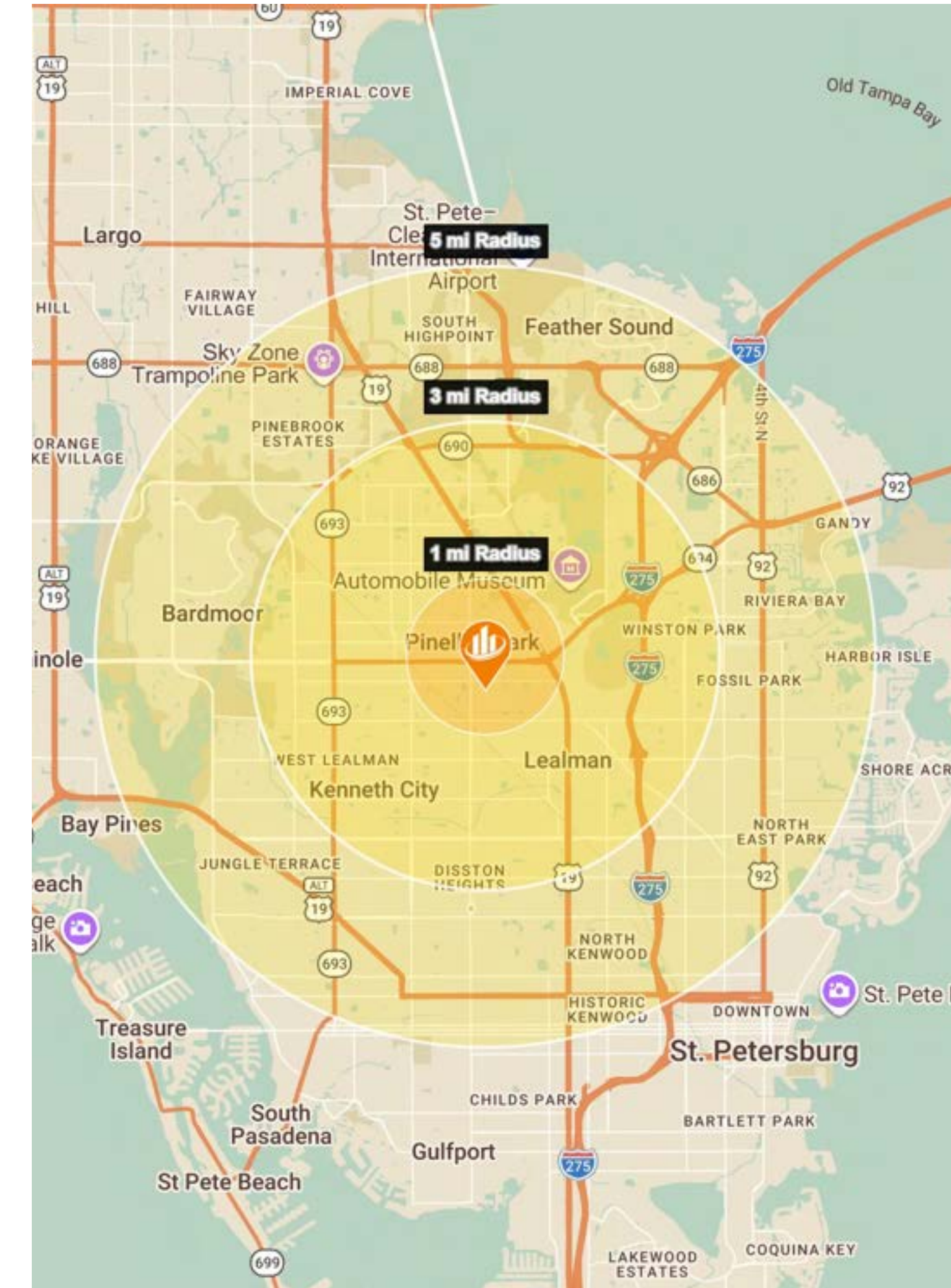
ST. PETERSBURG, FL

Demographics



St. Petersburg is a city located in Pinellas County on the west coast of Florida, along the Gulf of America. Known for its vibrant arts scene, waterfront parks, and year-round sunshine, the city has earned the nickname “The Sunshine City.” St. Petersburg is part of the Tampa Bay Area, situated west of Tampa and connected by several major bridges. According to the U.S. Census Bureau, in 2024 St. Petersburg had a population of approximately 263,000.

St. Petersburg, together with nearby cities such as Clearwater and Tampa, forms one of Florida’s most dynamic and economically diverse metropolitan areas. The broader Tampa Bay region has an estimated population exceeding 3.2 million people. In recent years (roughly 2020–2025), the area has experienced strong population and economic growth, driven by domestic migration, a thriving tourism sector, and expansion in industries such as healthcare, finance, and technology. With continued investment and development, St. Petersburg and the surrounding markets are well-positioned for sustained economic growth and long-term stability.



ST. PETERSBURG, FL

Demographics



CATEGORY	1 MILE	3 MILE	5 MILE
POPULATION			
2015 Population	13,272	107,426	270,304
2020 Population	13,944	108,885	274,540
2025 Population	14,330	109,480	276,999
2025 Male Population	7,134	54,090	138,589
2025 Female Population	7,197	55,390	138,410
2025 Average Age	42.6	43.9	43.8
HOUSEHOLDS			
2015 Total Households	5,374	45,502	119,074
2020 Total Households	5,633	46,090	120,999
2025 Total Households	6,374	47,859	127,226
2015 Average Household Size	2.38	2.32	2.21
2025 Average Household Size	2.20	2.30	2.10
MEDIAN HOUSEHOLD INCOME			
2015 Median Household Income	\$38,212	\$40,490	\$43,426
2020 Median Household Income	\$44,838	\$47,405	\$50,864
2025 Median Household Income	\$65,916	\$68,799	\$76,903
AVERAGE HOUSEHOLD INCOME			
2015 Average Household Income	\$47,635	\$51,479	\$56,790
2020 Average Household Income	\$53,970	\$58,158	\$64,209
2025 Average Household Income	\$84,936	\$87,866	\$103,728
PER CAPITA INCOME			
2015 Per Capita Income	\$19,487	\$21,902	\$25,315
2020 Per Capita Income	\$21,966	\$24,714	\$28,591
2025 Per Capita Income	\$37,892	\$38,548	\$47,784



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