

CHECKERS

8357 NORTH LOCKWOOD RIDGE RD, SARASOTA, FL 34243



Actual Site



BRAND NEW 10 YEAR
EXTENSION



168,486 RESIDENTS IN PRIMARY
TRADE AREA WITH \$113,256
AVERAGE HOUSEHOLD INCOME



HARD CORNER AT SIGNALIZED
INTERSECTION WITH EXCELLENT
ACCESS AND VISIBILITY TO
20,323 VEHICLES PER DAY

THE MARKET AT UTC



THE SQUARE AT UTC



UNIVERSITY TOWN CENTER



60,000 VPD

UNIVERSITY PKWY



SUBJECT PROPERTY



LOCKWOOD RIDGE RD

20,323 VPD

RESIDENTIAL COMMUNITIES
168,486 RESIDENTS IN
PRIMARY TRADE AREA



NE PLAZA SHOPPING CENTER

PARKWAY COLLECTIONS

WELLS FARGO ACE Hardware Freddy's STEAKBURGERS Detwiler's FARM MARKET SouthState OUTBACK STEAKHOUSE metro -diner-

Walgreens AutoZone Pizza Hut UNITED STATES POSTAL SERVICE®

DOWNTOWN SARASOTA 5 MILES

60,000 VPD

UNIVERSITY PKWY



SUBJECT PROPERTY

LOCKWOOD RIDGE RD

Sunnyside*

20,323 VPD

RESIDENTIAL COMMUNITIES 168,486 RESIDENTS IN PRIMARY TRADE AREA



UNIVERSITY WALK

Publix Panera Bread UPS REGIONS
 Mobil FIRST HORIZON. ME
 Message Envy.

SARASOTA BRADENTON INTERNATIONAL AIRPORT
4.5M YEARLY TRAVELERS

DOWNTOWN SARASOTA
5 MILES

THE GODDARD SCHOOL
FOR EARLY CHILDHOOD DEVELOPMENT

Starbucks Culver's

WING STOP

SMOOTHIE KING

CRUNCH

SUBWAY

T-Mobile

Walmart

Walgreens

GNC LIVE WELL

McDonald's

Bank of America

goodwill

20,323 VPD

LOCKWOOD RIDGE RD

TACO BELL

CHASE

Sunnyside*

SUBJECT PROPERTY

RESIDENTIAL COMMUNITIES
168,486 RESIDENTS IN
PRIMARY TRADE AREA



LOCKWOOD COMMONS

HIDDEN HOLLOW CONDOMINIUMS
116 UNITS

KINNAN ELEMENTARY SCHOOL
527 STUDENTS

THE CROSSING AT PALM AIRE
315 UNITS

SUMMER COVE APARTMENTS
224 UNITS

20,323 VPD

SUBJECT PROPERTY

LOCKWOOD RIDGE RD

RESIDENTIAL COMMUNITIES
168,486 RESIDENTS IN
PRIMARY TRADE AREA

OFFERING SUMMARY



\$2,095,000

PRICE

5.25%

CAP RATE

PROPERTY DETAILS

ADDRESS	8357 North Lockwood Ridge Sarasota, FL
TENANT	Checkers
BUILDING SIZE	704 SF
LOT SIZE	0.73 Acres
YEAR BUILT	1991 / Ren. 2006
RENT COMMENCEMENT	6/20/2006
RENT EXPIRATION	6/30/2036
TERM REMAINING	10.5 Years
OPTION	One, 10-Year
LEASE TYPE	Absolute NNN
ROOF & STRUCTURE	Tenant Responsible
NOI	\$110,000
INCREASES	\$5,000 in Year 4, Year 6, and Year 8

RENT SUMMARY

TERM	ANNUAL
7/1/2026 - 6/30/2029	\$110,000
7/1/2029 - 6/30/2031	\$115,000
7/1/2031 - 6/30/2033	\$120,000
7/1/2033 - 6/30/2036	\$125,000
OPTION 1	Fair Market Value





SECURE STREAM OF INCOME

- **Brand New 10-Year Extension**

Seller negotiated fair market value renewal option with tenant

- **Absolute NNN Fee Simple Lease with Zero Landlord Responsibilities**

Tenant pays taxes, insurance and maintains all aspects of the property

- **8.5% Rent to Sales Ratio in 2025**

20-Year operating history at location

- **Corporate Operated and Guaranteed Lease**

729 Checkers & Rally's locations in the U.S. with 139 in Florida

- **Checkers and Rally's Headquartered in Tampa**

58 miles from subject property



Actual Site

PROXIMITY

- **Hard Corner at Signalized Intersection**

Excellent access and visibility to 20,323 vehicles per day

- **168,486 Residents in Primary Trade Area**

200,866 total daytime population

- **Affluent Customer Base with \$113,256 Average Household Income**

76,929 total households within 5-mile radius

- **Population Increased 15% Since 2010**

Sarasota's population is growing at a rate of 1.4% annually

- **Across from Walmart Supercenter and Adjacent to Publix Anchored Center**

5.4 million combined annual visitors

ADDITIONAL PHOTOS



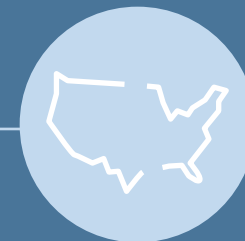
TENANT OVERVIEW

CHECKERS

Checkers & Rally's is a nationally recognized quick-service restaurant brand known for bold flavors, indulgent comfort food, and exceptional value. The brand specializes in crave-worthy burgers, seasoned fries, and classic American favorites, all delivered through an efficient, convenience-driven model that emphasizes speed and accessibility. With a strong focus on taste, affordability, and consistency, Checkers & Rally's appeals to a broad customer base, including value-conscious diners and late-night consumers.

Driven by a mission to serve great-tasting food that stands out in a crowded QSR landscape, Checkers & Rally's differentiates itself through its high-energy branding, distinctive menu offerings, and double drive-thru format designed to maximize throughput. The brand's emphasis on operational efficiency and customer convenience makes it a strong traffic generator and a reliable tenant for retail and mixed-use environments.

WWW.CHECKERSANDRALLYS.COM



TOTAL LOCATIONS
729



HEADQUARTERS
TAMPA
FLORIDA



YEAR FOUNDED
1986

DEMOGRAPHICS SARASOTA

POPULATION	1 MI	3 MI	5 MI
2025 Total	7,974	55,697	168,486
2020 Total	7,540	53,975	162,487
2010 Total	6,929	48,995	146,199
Total Daytime Population	7,794	57,553	200,866
HOUSEHOLDS	1 MI	3 MI	5 MI
2025 Total Households	3,887	26,136	76,929
INCOME	1 MI	3 MI	5 MI
2025 Median Household Income	\$86,376	\$81,804	\$79,300
2025 Average Household Income	\$107,004	\$111,536	\$113,256

HIGHLIGHTS

168,486 Total Population within 5 Miles

\$113,256 Average Income within 3 Miles

76,929 Total Households within 5 Miles



SITE OVERVIEW

LOT SIZE

0.73

ACRES

VPD

20,323

ALONG LOCKWOOD RIDGE RD

PARKING

17

SPACES

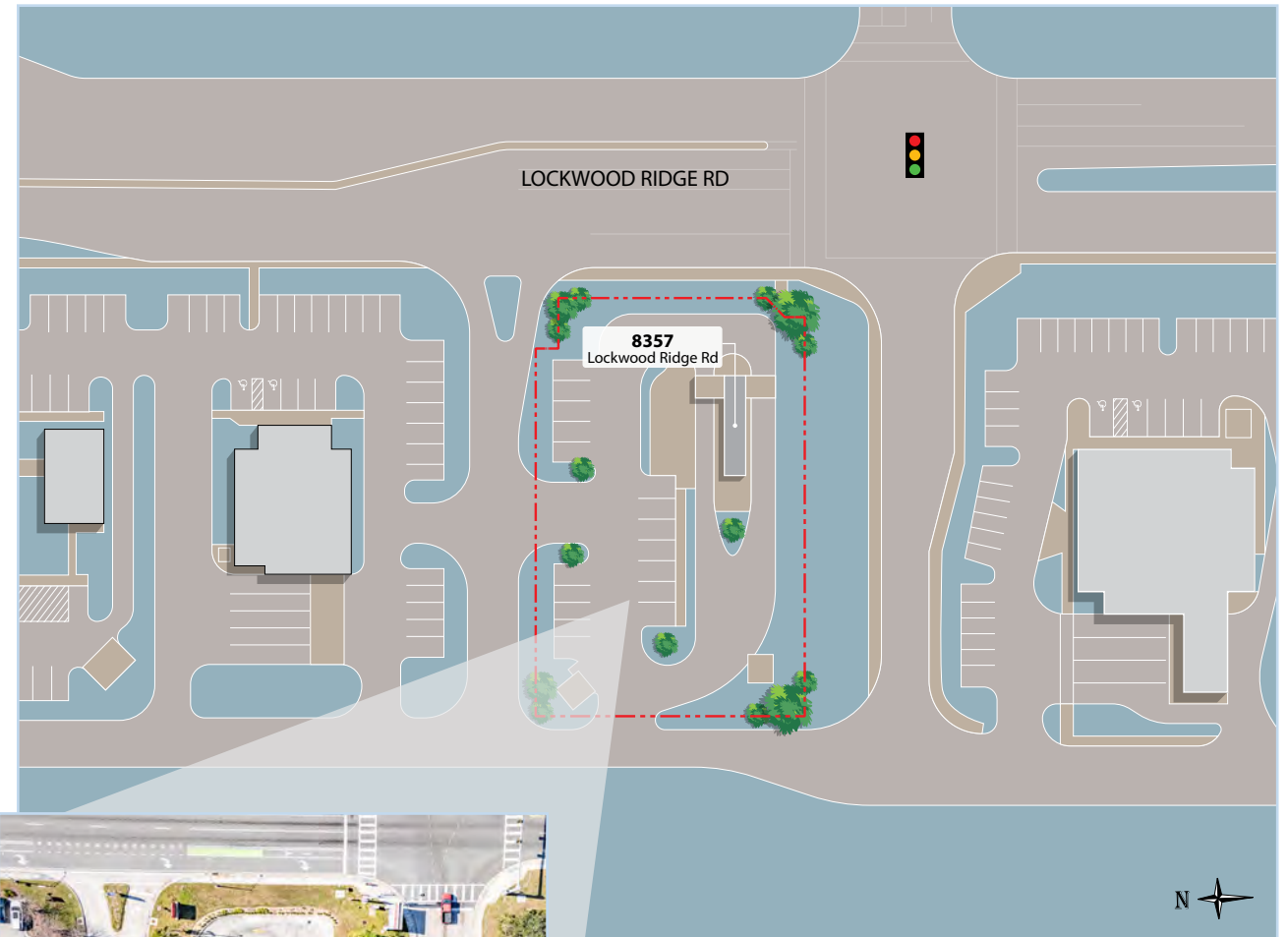
NEARBY TENANTS

WALMART, MCDONALDS, TACO BELL, BURGER KING, ADVANCED AUTO PARTS, AND MORE

DAYTIME POPULATION

200,866

TOTAL WITHIN 5 MILES



SARASOTA, FL



ABOUT

Sarasota, Florida is a coastal city located on the state's Gulf Coast, offering a mix of residential neighborhoods, commercial activity, and natural surroundings. The city is known for its mild climate, proximity to the water, and a balanced lifestyle that appeals to both residents and visitors. Sarasota's layout includes a central downtown area, surrounding suburban communities, and easy access to nearby barrier islands. With a diverse population and steady growth, Sarasota serves as an important regional hub for living, working, and doing business in Southwest Florida.

ATTRACTIONS



Sarasota offers a wide range of tourist attractions that appeal to visitors of all ages and interests. The area is well known for its scenic coastline and access to multiple barrier islands, as well as a strong presence of arts, culture, and outdoor recreation. Attractions include museums, theaters, parks, and waterfront experiences that highlight the city's coastal setting. Combined with a walkable downtown, shopping districts, and year-round events, Sarasota provides a well-rounded destination for both short visits and extended stays.

EDUCATION



Sarasota has a well-established education system that serves students from early childhood through higher education. The area is supported by a mix of public and private schools, along with specialized and charter options that provide families with a range of choices. Sarasota is also home to higher education institutions and is within reach of additional colleges and universities in the surrounding region. This educational infrastructure supports workforce development and contributes to the area's long-term residential and economic stability.

ECONOMY



Sarasota's economy is diverse and supported by a mix of industries that contribute to steady growth and long-term stability. Key sectors include healthcare, professional services, retail, tourism, and real estate, alongside a strong small-business and entrepreneurial presence. The area benefits from both full-time residents and seasonal population increases, which help sustain local commerce year-round. This balanced economic base makes Sarasota an attractive environment for businesses, investors, and employees alike.

TRANSPORTATION



Sarasota is supported by a transportation network that provides convenient access within the city and to the broader Southwest Florida region. Major roadways connect Sarasota to nearby cities and coastal communities, while Sarasota–Bradenton International Airport offers regional and national air service. Public transportation options are available through local bus services, and the area also supports biking and pedestrian travel in key corridors. Together, these transportation options help facilitate commuting, tourism, and business activity throughout the region.

CONFIDENTIALITY DISCLAIMER

The information contained herein, including an pro forma income and expense information (collectively, the “Information”) is based upon assumption and projections and has been compiled or modeled from sources we consider reliable and is based on the best available information at the time the brochure was issued. However, the Information is subject to change and is not guaranteed as to completeness or accuracy. While we have no reason to believe that the Information set forth in this brochure, underwriting, cash flows, valuation, and other financial information (or any Information that is subsequently provided or made available to you) contains any material inaccuracies, no representations or warranties, express or implied, are made with respect to the accuracy or completeness of the Information. Independent estimates of pro forma income and expenses should be developed before any decision is made on whether to invest in the Property. Summaries of any documents are not intended to be comprehensive or all-inclusive, but rather only outline some of the provisions contained therein and are qualified in their entirety by the actual document to which they relate. You understand that the Information is confidential and is furnished solely for the purpose of your review in connection with a potential investment in the Property. You further understand that the Information is not to be used for any purpose or made available to any other person without express written consent of Colliers International. This offering is subject to prior placement and withdrawal, cancellation, or modification without notice. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2026. All rights reserved.





LP LADT | PATEL
INVESTMENT ADVISORS

Colliers Colliers International
5901 Priestly Dr, Suite 100 Carlsbad, CA 92008

Broker of Record | Alex Evans | alex.evans@colliers.com

Thomas T. Ladt
+1 760 930 7931
Thomas.Ladt@colliers.com
CA License No. 01803956

Jay Patel
+1 760 930 7927
JPatel@colliers.com
CA License No. 01512624

Nico Lautmann
+1 650 575 6219
Nico.Lautmann@colliers.com
CA License No. 01915278