

11975 MEZZO DR NORTH PORT, FL



**OFFERED
FOR SALE**
\$3,735,000 | 4.15% CAP



CONFIDENTIAL OFFERING MEMORANDUM

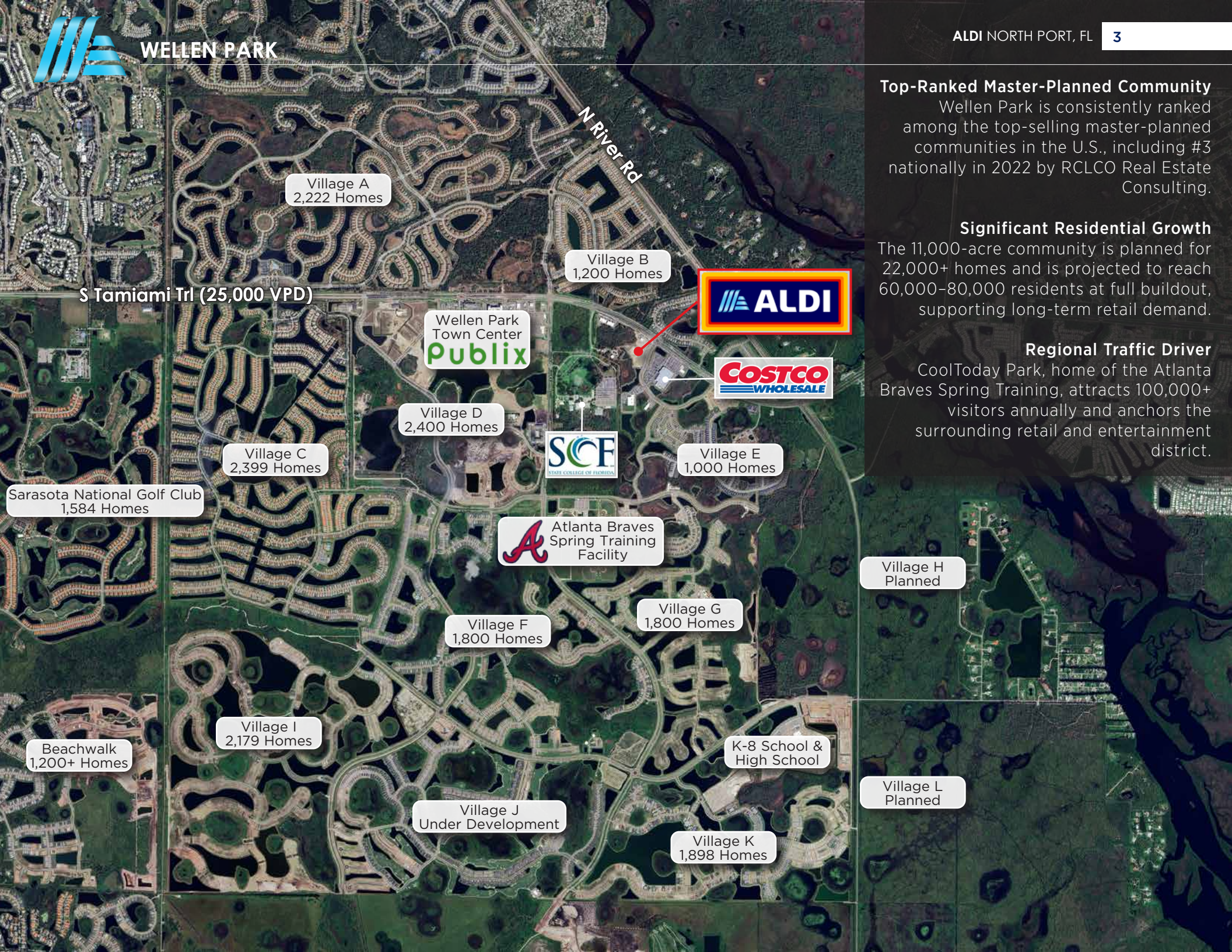




Planned National QSR



MEZZO DR



Village A
2,222 Homes

Village B
1,200 Homes

S Tamiami Trl (25,000 VPD)

Wellen Park
Town Center
Publix



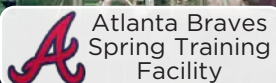
Village D
2,400 Homes



Village C
2,399 Homes

Village E
1,000 Homes

Sarasota National Golf Club
1,584 Homes



Village H
Planned

Village F
1,800 Homes

Village G
1,800 Homes

Beachwalk
1,200+ Homes

Village I
2,179 Homes

K-8 School &
High School

Village L
Planned

Village J
Under Development

Village K
1,898 Homes

Top-Ranked Master-Planned Community

Wellen Park is consistently ranked among the top-selling master-planned communities in the U.S., including #3 nationally in 2022 by RCLCO Real Estate Consulting.

Significant Residential Growth

The 11,000-acre community is planned for 22,000+ homes and is projected to reach 60,000-80,000 residents at full buildout, supporting long-term retail demand.

Regional Traffic Driver

CoolToday Park, home of the Atlanta Braves Spring Training, attracts 100,000+ visitors annually and anchors the surrounding retail and entertainment district.

EXECUTIVE SUMMARY

This offering presents the opportunity to acquire a newly constructed, absolute NNN ground lease investment occupied by Aldi (Florida) L.L.C., guaranteed by Aldi Inc. — one of the world's largest grocery retailers with over 2,000 U.S. locations. The property features a brand-new 2025 construction built to ALDI's latest prototype design on 4.73 acres. As a ground lease, the investor owns the land while ALDI constructed and owns the improvements, eliminating all landlord capital expenditure obligations.

The property is located at the intersection of S. Tamiami Trail (US 41) and Mezzo Drive within Wellen Park — ranked among the top 5 best-selling master-planned communities in the United States. North Port has ranked among the fastest-growing cities in the nation per U.S. Census data, with 22,000+ homes planned at Wellen Park's full buildout. The lease is structured as a 25-year absolute NNN ground lease with fixed rent escalations every five years and five (5) five-year renewal options, providing a potential 50-year total term. The Tenant bears 100% of all taxes, insurance, utilities, and maintenance, leaving the landlord with zero ongoing responsibilities.

RENT SCHEDULE	RENT	RETURN
Current Term	1-5	\$155,000
Rent Escalation	6-10	\$165,075
Rent Escalation	11-15	\$175,805
Rent Escalation	16-20	\$187,232
Rent Escalation	21-25	\$199,402
1st Extension Term	26-30	\$212,363
2nd Extension Term	31-35	\$226,167
3rd Extension Term	36-40	\$240,868
4th Extension Term	41-45	\$256,524
5th Extension Term	46-50	\$273,198

NOI	\$155,000
CAP RATE	4.15%
LISTING PRICE	\$3,735,000

ASSET SNAPSHOT

Tenant Name	Aldi
Address	11975 Mezzo Dr, North Port, FL 34293
Building Size (GLA)	20,664 SF
Land Size	4.73 Acres
Year Built	2025
Signatory/Guarantor	Aldi Inc (Corporate Guarantee)
Rent Type	ABS. NNN - Ground Lease
Landlord Responsibilities	None
Rent Commencement Date	4/5/2026
Lease Expiration Date	4/30/2051
Remaining Term	25 Years
Rental Increases	6.5% Every 5 Years and in Options
NOI	\$155,000
ROFR	Yes (xxx days)



58,653
PEOPLE
IN 5 MILE RADIUS

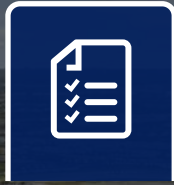


\$152,150
AHHI IN
5 MILE RADIUS



25,000
VPD ON
TAMIAMI TRL





LONG-TERM ABSOLUTE NNN GROUND LEASE

- 25-year absolute NNN lease; zero landlord responsibilities
- 6.5% rent bumps every 5 years
- Five 5-year options (up to 50-year term)
- Corporate-guaranteed income stream



AMERICA'S FASTEST-GROWING GROCER

- ALDI is the fastest-growing grocer in the U.S. with \$40B+ in annual revenue
- 2,400+ stores across 39 states; 3rd-largest U.S. grocer by store count
- \$9B expansion plan to add 800+ stores through 2028, with strong Southeast growth



POSITIONED IN FAST-GROWING MASTER-PLANNED COMMUNITIES

- Located in Wellen Park, a top 10 fastest-selling master-planned community in the U.S.
- Projected 50,000+ residents at full buildout
- Adjacent to Costco; near Publix, Starbucks, and McDonald's



BRAND-NEW 2025 CONSTRUCTION

- ALDI funded 100% of construction on a landlord-delivered pad
- 20,664 SF prototype store; new construction with no deferred maintenance



EXPLOSIVE POPULATION GROWTH

- North Port–Bradenton–Sarasota MSA among the fastest-growing U.S. metros
- Population: 910,000+ in 2023 (up from 833,716 in 2020)
- North Port growth: +55% since 2010, +18.9% since 2020 (U.S. Census Bureau)
- MSA GDP projected to grow from \$45.4B (2023) → \$51.5B by 2028



EXCEPTIONAL VISIBILITY ON HIGH-TRAFFIC US-41 CORRIDOR

- Directly on US-41 (Tamiami Trail)
- Traffic: 20,000–30,000+ vehicles/day
- Nearby Publix ranks in top 6% nationwide for visits (Placer.ai)





Florida Business Environment

Florida's business market is one of the most dynamic in the United States, driven by its strategic location, strong population growth, and diverse economy. The state benefits from a favorable tax climate with no personal income tax, making it attractive for entrepreneurs, corporations, and investors. Key industries include tourism, real estate, financial services, aerospace and defense, international trade, and a rapidly growing technology sector. With major ports, global connectivity, and close ties to Latin America, Florida serves as a gateway for international commerce. Additionally, its large and expanding workforce, coupled with continuous infrastructure investment, positions the state as a competitive hub for both established enterprises and emerging startups.

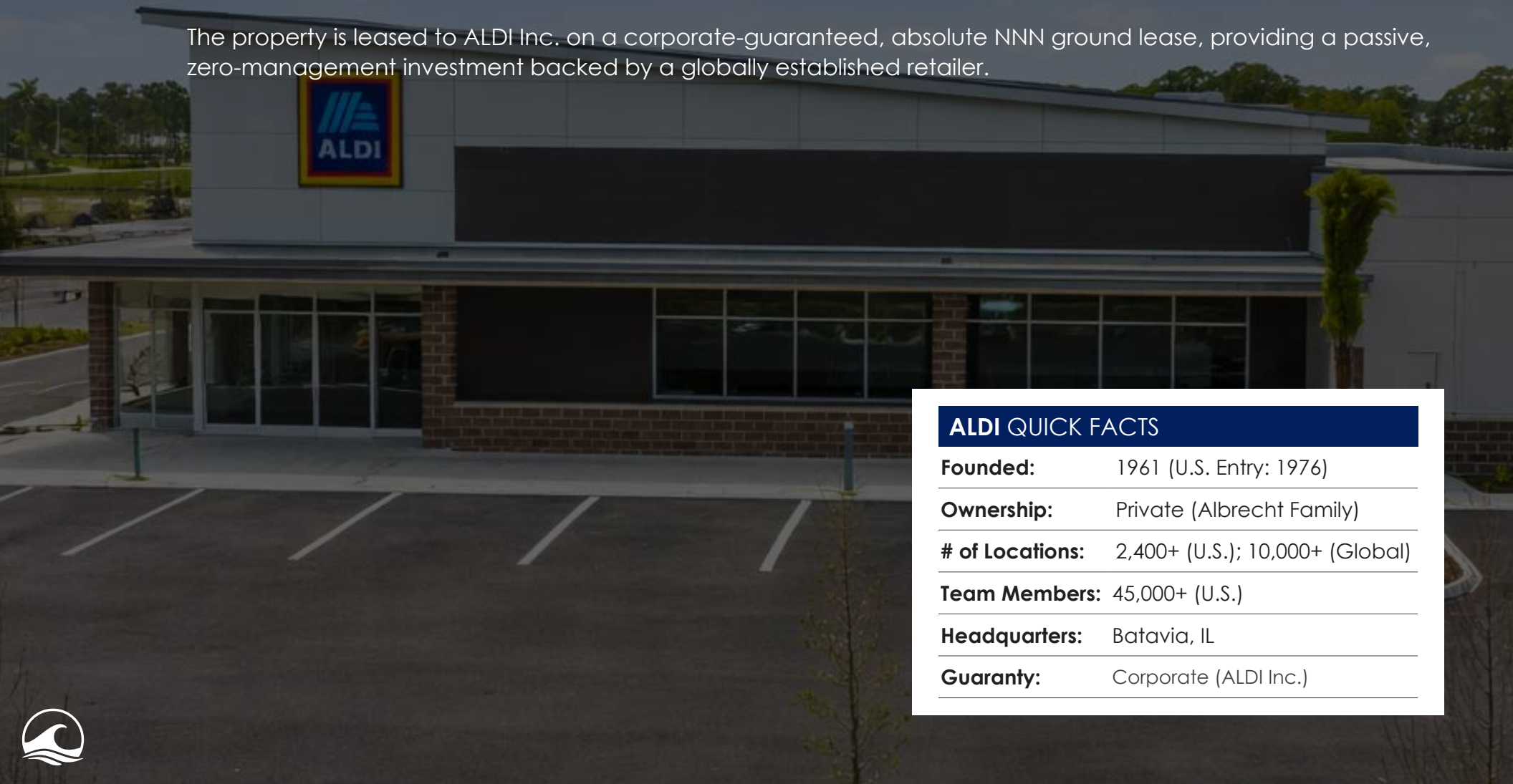




ALDI is one of the fastest-growing grocery retailers in the world, founded in Germany in 1961 and a pioneer of the hard-discount model. Since entering the U.S. in 1976, the company has expanded to 2,400+ stores across 39 states, making it the third-largest grocer by store count and earning recognition as the #1 Everyday Low Price grocer for seven consecutive years.

ALDI continues to lead industry growth, with a \$9 billion expansion plan through 2028 to add 800+ new stores, including more than 180 openings in 2026. Its streamlined model — featuring a limited assortment, strong private-label mix, and low-cost operations — resonates with consumers, with approximately one in three U.S. households shopping at ALDI annually.

The property is leased to ALDI Inc. on a corporate-guaranteed, absolute NNN ground lease, providing a passive, zero-management investment backed by a globally established retailer.



ALDI QUICK FACTS

Founded:	1961 (U.S. Entry: 1976)
Ownership:	Private (Albrecht Family)
# of Locations:	2,400+ (U.S.); 10,000+ (Global)
Team Members:	45,000+ (U.S.)
Headquarters:	Batavia, IL
Guaranty:	Corporate (ALDI Inc.)



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Exclusively Offered By



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