OFFERING MEMORANDUM

ANOTHER Broken Egg Cafe

TD Bank

CBRE

6917

Collier Blvd, Naples, FL 34113

NEW CONSTRUCTION 2-TENANT RETAIL | NAPLES, FL

Property Photo

Property Photo

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ANOTHER Broken Egg Cafe

TD

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Jim Shiebler
Senior Vice President

INTRODUCTION

CBRE is pleased to present the exclusive listing for this new construction two national tenant retail building at Triangle Shoppes in the highly sought after and affluent southwest Florida market of Naples. TD Bank is one of the 10 largest banks in the US with $2.09 Trillion in assets and boasts an A+ investment grade S&P credit rating. Another Broken Egg Café is one of the fastest growing, daytime-only restaurant chains in the US with over 100 locations and a strong presence in Florida, Texas, and Alabama.

Triangle Shoppes is the latest retail project at the densely developed retail intersection of US 41 and Collier Boulevard and surrounded by an intense concentration of national retailers including Publix, Lowe's, The Fresh Market, Burlington, HomeGoods, Walmart, Staples, Aldi, Ross, Ulta, PetSmart, Hobby Lobby, and Tractor Supply Co.

Naples is one of the wealthiest cities in the United States, with the sixth highest per capita income in America, and the third highest proportion of millionaires per capita in the US.

INVESTMENT HIGHLIGHTS

- **TD Bank** – top ten banks in the US, $2.09 Trillion in assets, investment grade credit (**S&P: A+**)
- **Another Broken Egg Café** – one of the fastest growing, daytime-only restaurant chains in the US with over 100 locations
- **High-Visibility Retail Corridor** – positioned along Collier Boulevard (42,000 AADT), a primary north-south retail corridor serving Naples with strong daily commuter exposure
- **Strong Demographics** – nearly 59,000 residents and over 15,000 employees support this trade area
- **Upper Income Area** – average household incomes of $123k to $135k within 1 to 5 miles
- **One of Florida's Most Sought After Cities** – Naples is consistently ranked among the wealthiest cities in the US with the sixth highest per capita income, and the third highest proportion of millionaires **per capita** in the US
- **10% rental increases throughout initial lease terms and options**
- **Florida is a NO INCOME TAX STATE**

INVESTMENT SUMMARY

PROPERTY ADDRESS:	6917 Collier Blvd, Naples, FL 34113
PRICE:	**$5,735,000**
TOTAL ANNUAL RENT:	**$301,085**
CAP RATE:	**5.25%**
LAND SIZE:	1.43± Acres
PARKING SPACES:	81 (12.75 per 1,000 SF)
BUILDING SIZE:	6,350±SF
YEAR BUILT:	2025

TENANT DETAILS	TD Bank	Another Broken Egg Café
ANNUAL RENT:	$121,250	$179,835
GUARANTOR:	Corporate (S&P: A+)	FS Hospitality Group, LLC
INITIAL LEASE TERM:	10 Years	10 Years
REMAINING LEASE TERM:	9.75± Years	10 Years
RENT INCREASES:	10% every 5 years	10% every 5 years
OPTIONS:	(3) 5-year options	(2) 5-year options
RENT COMMENCEMENT:	January 24, 2026	July 5, 2026
UNIT SIZE:	2,500±SF	3,786±SF + 400±SF Patio
LANDLORD OBLIGATIONS:	Roof & Structure	Roof & Structure


TRIANGLE BLVD
CELESTE DR
Building 8
1.55 AC
TD Bank
THE LEARNING EXPERIENCE
Academy of Early Education
The Learning Experience (Coming 2027)
ANOTHER Broken Egg Cafe
Collier Blvd (SR 951) | 42,000±AADT
951

PROPERTY IMAGES

MICRO AERIAL

NORTHWEST AERIAL

SOUTHWEST AERIAL

NORTH AERIAL

WEST AERIAL


Marshalls
PETSMART
BEALLS
Michaels
ROSS DRESS FOR LESS
ULTA BEAUTY
Wendy's
AspenDental
LOWE'S
Walgreens
THE FRESH MARKET
WELLS FARGO
Hoot's
CLUB CHAMPION
BETTER FIT. LOWER SCORES.
Staples
SUBWAY
Panera BREAD
AVC The Animalife Veterinary Center at Eagle Creek
HOBBY LOBBY
OUTBACK STEAKHOUSE
BatteriesPlus
MATTRESSFIRM
CHASE
CVS
Tamiami Trl (US HWY 41) | 40,500±AADT
TEXAS ROADHOUSE
Publix
Burlington
Pizza Hut
EYEGLASS WORLD
BURGER KING
TRUIST
ZENSHI HANDCRAFTED SUSHI
CARRABBA'S ITALIAN GRILL
metro by T-Mobile
planet fitness
NOIRE NAIL BAR
BANK OF AMERICA
theVitamin Shoppe
xfinity
ZOOMFIT
REGIONS
MIDGARD SelfSTORAGE
SHAKE SHACK
CHIPOTLE MEXICAN GRILL
T-Mobile
MILLER'S ALE·HOUSE
Jersey Mike's Subs
STAYBRIDGE SUITES
AN IHG HOTEL
Triangle Blvd
Collier Blvd (SR 951) | 42,000±AADT
Celeste Drive
6917 COLLIER BLVD
ANOTHER Broken Egg Cafe
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THE LEARNING EXPERIENCE
Academy of Early Education
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EAST AERIAL


STAYBRIDGE SUITES
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THE LEARNING EXPERIENCE
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951
Celeste Drive
Collier Blvd (SR 951) | 42,000±AADT
6917
COLLIER
BLVD
ANOTHER Broken Egg Cafe
TD
Triangle Blvd

TENANT OVERVIEW

Founded in 1996 in Louisiana and headquartered in Orlando, FL, Another Broken Egg Café is a fast-growing, daytime-only restaurant concept specializing in upscale breakfast, brunch, and lunch offerings with a distinctive Southern-inspired menu and full bar featuring signature cocktails and brunch beverages. The brand has established itself in the highly desirable daytime dining segment, emphasizing chef-inspired dishes, premium ingredients, and a polished yet casual dining experience.

Ownership & Sponsorship

Another Broken Egg Café is privately held and private equity-backed, owned by The Beekman Group, a New York–based private equity firm. Beekman acquired the brand in 2017, supporting continued expansion, portfolio growth, and operational scale.

Concept & Operations

The cafés operate on a single-shift, daytime-only model, generally closing by mid-afternoon, which supports strong labor economics and consistency in operating hours. Locations typically include in-person dining, off-premise sales, catering, and third-party delivery, with alcohol sales representing a meaningful component of revenue at many units due to the full-bar format.

Growth & Footprint

Another Broken Egg Café operates 100+ locations across more than 15 states, with additional units in development through signed franchise and multi-unit growth agreements. The brand has demonstrated consistent expansion momentum, opening new cafés annually and targeting both existing and new markets across the Southeast, Midwest, and Sunbelt regions.

The company operates under a franchise-forward growth strategy, supported by a mix of franchised and select company-owned locations. Franchisees benefit from centralized site selection assistance, training, marketing support, and standardized operating systems, reinforcing brand consistency and long-term store performance.

TENANT OVERVIEW

TD Bank

America's Most Convenient Bank®

Toronto-Dominion Bank (TD) is a leading North American financial institution founded in 1955 through the merger of the Bank of Toronto (est. 1855) and the Dominion Bank (est. 1869), with roots in Canadian banking stretching back over 170 years. TD enjoys an investment grade credit rating (**S&P: A+**) and operates globally through its diversified financial services platform — offering retail, commercial, wealth, insurance, and capital markets products. TD is one of the largest banks in North America, serving nearly 28 million customers worldwide with over 95,000 employees. TD's total assets are approximately $2.09 trillion USD, propelling it into the top tier of global banking franchises by size, and its market capitalization is roughly $158 billion USD as of early 2026. In the U.S., TD maintains a prominent retail footprint with about 1,150 branches across the East Coast, serving more than 10 million clients and ranking among the 10 largest U.S. banks by assets.

TD BANK QUICK FACTS	
Founded:	1955
Headquarters:	Cherry Hill, NJ
Stock Symbol:	NYSE: TD
Credit Rating:	S&P: A+
Assets (2025):	$2.09 Trillion
Market Cap (2026):	$159 Billion
# of Locations:	1,100 +
Wesbite:	tdbank.com

POPULATION	1 MILE	3 MILES	5 MILES
2025 Population	4,028	32,513	59,068
2030 Population (Projection)	4,217	36,301	67,399
2020–2025 Annual Population Growth Rate	1.42%	1.41%	1.92%
2025–2030 Annual Population Growth Rate	0.92%	2.23%	2.67%

RACE AND ETHNICITY	1 MILE	3 MILES	5 MILES
White	66.0%	64.7%	69.3%
Black or African American	13.6%	10.1%	8.5%
Asian	0.8%	1.1%	1.1%
American Indian & Alaskan Native	0.2%	0.4%	0.4%
Pacific Islander	0.1%	0.0%	0.0%
Other	8.4%	9.5%	8.3%
Two or More Races	10.9%	14.2%	12.4%

DAYTIME POPULATION	1 MILE	3 MILES	5 MILES
2025 Daytime Population	5,561	30,354	53,293
Daytime Workers	2,738	9,704	15,264
Daytime Residents	2,823	20,650	38,029

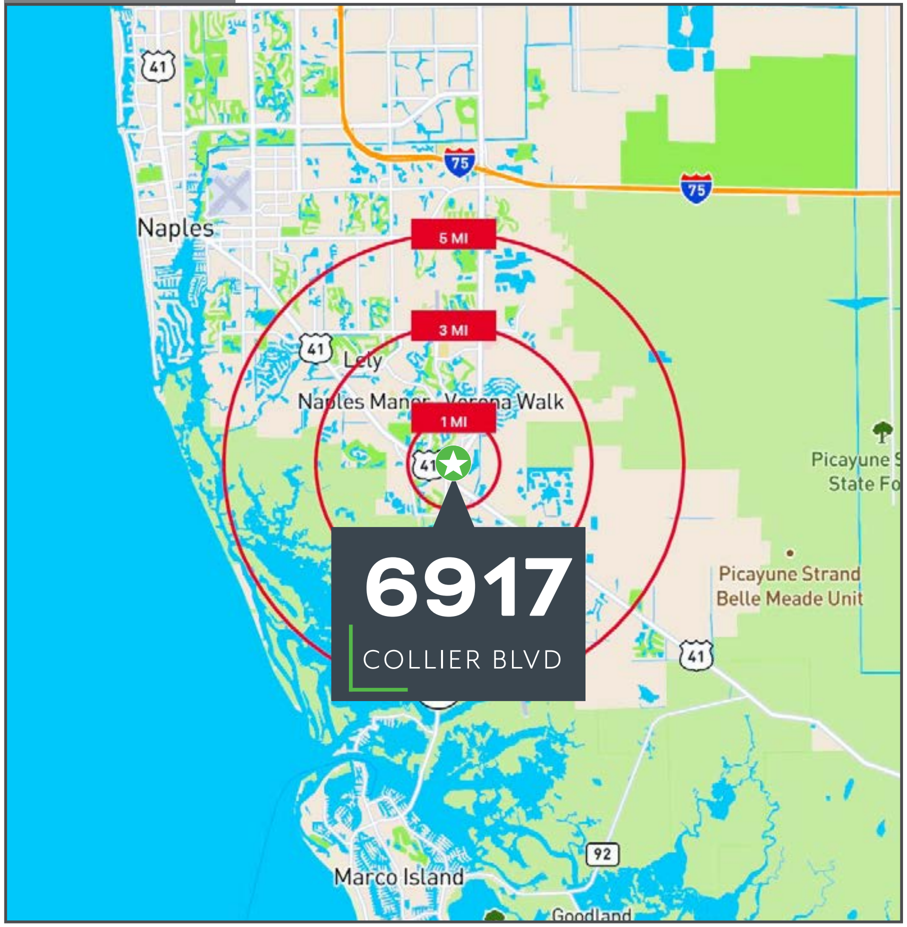
PLACE OF WORK	1 MILE	3 MILES	5 MILES
2025 Businesses	208	669	1,287
2025 Employees	2,985	9,534	15,153

HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
2025 Average Household Income	$129,169	$133,534	$134,955

AGE	1 MILE	3 MILES	5 MILES
2025 Median Age	62.6	59.5	61.5

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2025 Households	1,995	15,257	28,391
2030 Households (Projection)	2,144	17,618	33,249
2020–2025 Annual Household Growth Rate	2.65%	2.42%	2.85%
2025–2030 Annual Household Growth Rate	1.45%	2.92%	3.21%

1-3-5 Mile Radius



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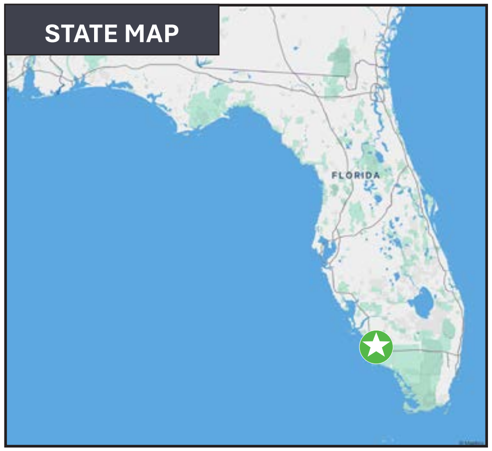
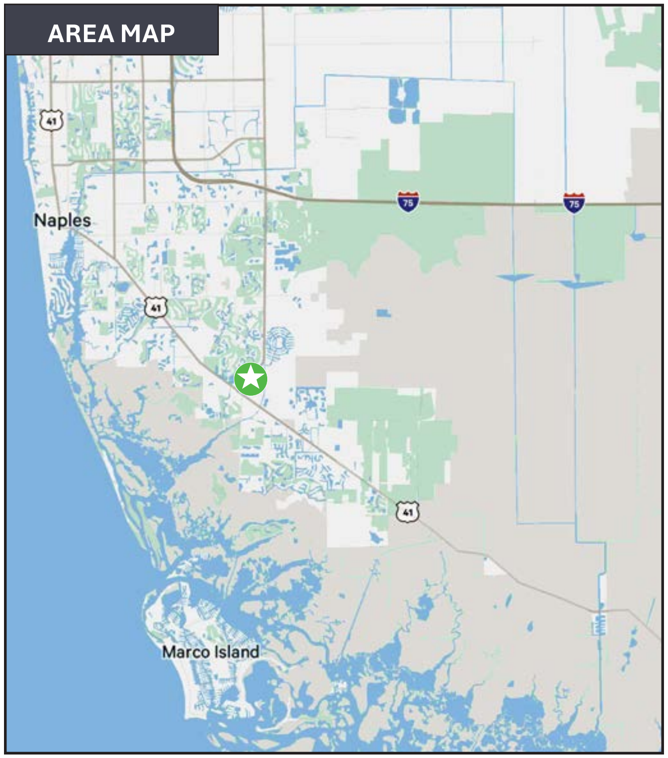
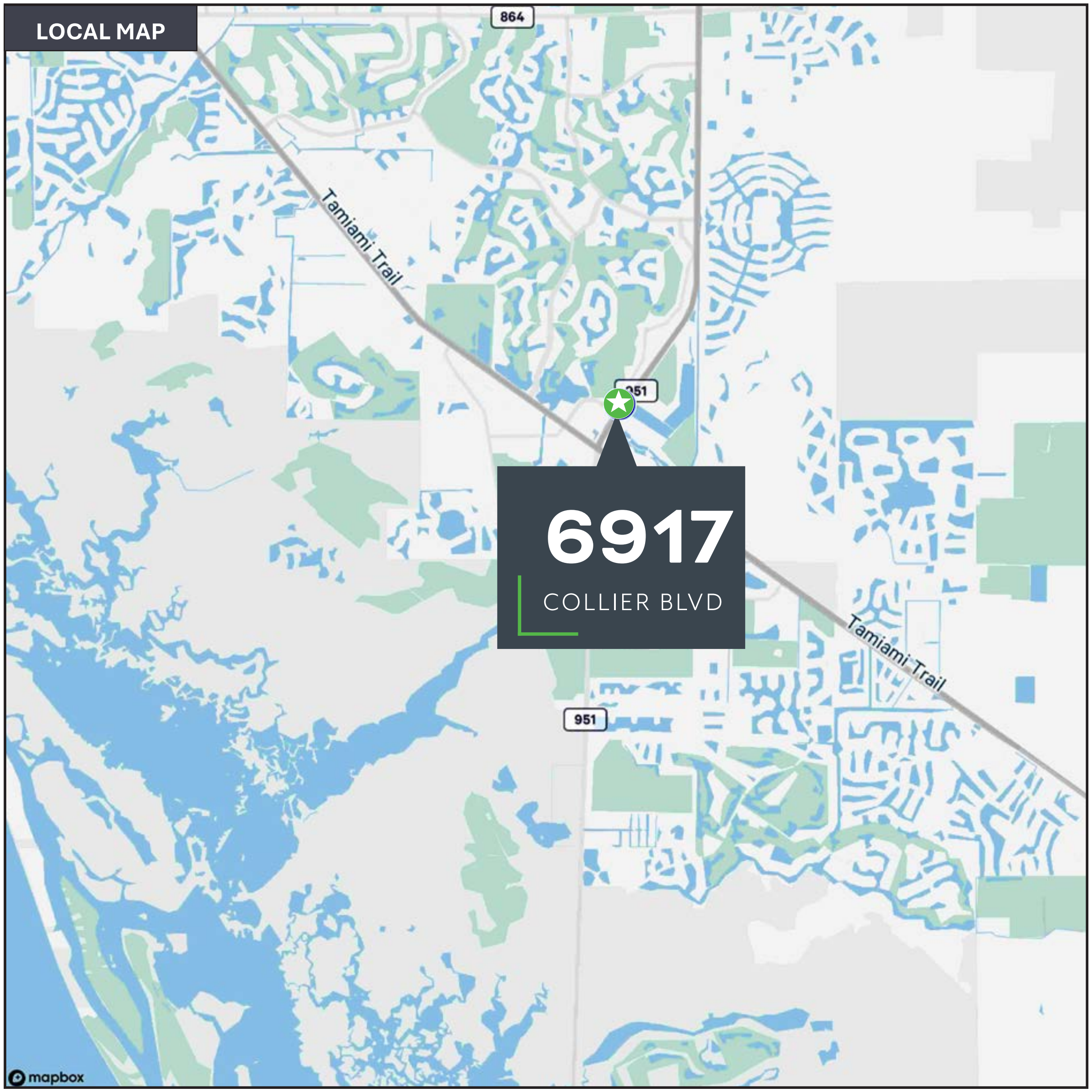

STATE MAP
FLORIDA


AREA MAP
41
75
75
Naples
41
41
Marco Island


LOCAL MAP
864
Tamiami Trail
951
6917
COLLIER BLVD
Tamiami Trail
951
mapbox

AFFILIATED BUSINESS DISCLOSURE

CBRE, Inc. ("CBRE") operates within a global family of companies with many subsidiaries and related entities (each an "Affiliate") engaging in a broad range of commercial real estate businesses including, but not limited to, brokerage services, property and facilities management, valuation, investment fund management and development. At times different Affiliates, including CBRE Investment Management, Inc. or Trammell Crow Company, may have or represent clients who have competing interests in the same transaction. For example, Affiliates or their clients may have or express an interest in the property described in this Memorandum (the "Property") and may be the successful bidder for the Property. Your receipt of this Memorandum constitutes your acknowledgement of that possibility and your agreement that neither CBRE nor any Affiliate has an obligation to disclose to you such Affiliates' interest or involvement in the sale or purchase of the Property. In all instances, however, CBRE and its Affiliates will act in the best interest of their respective client(s), at arms' length, not in concert, or in a manner detrimental to any third party. CBRE and its Affiliates will conduct their respective businesses in a manner consistent with the law and all fiduciary duties owed to their respective client(s).

CONFIDENTIALITY AGREEMENT

Your receipt of this Memorandum constitutes your acknowledgement that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or CBRE, Inc. ("CBRE"), and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

DISCLAIMER

This Memorandum contains select information pertaining to the Property and the Owner and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.