

SINGLE TENANT ABSOLUTE NNN

Investment Opportunity



8+ YEARS REMAINING | SCHEDULED RENTAL INCREASES | OPTIONS TO EXTEND



201 Cypress Gardens Boulevard

WINTER HAVEN FLORIDA

ACTUAL SITE



EXCLUSIVELY MARKETED BY



JARRETT SLEAR

Associate
National Net Lease

jarrett.slear@srsre.com
D: 813.683.5115 | M: 610.306.3213
1501 W Cleveland St, Suite 300
Tampa, Florida 33606
FL License No. SL3602815

PATRICK NUTT

Senior Managing Principal &
Co-Head of National Net Lease

patrick.nutt@srsre.com
D: 954.302.7365 | M: 703.434.2599
200 SW First Avenue, Suite 970
Fort Lauderdale, FL 33301
FL License No. BK3120739

WILLIAM WAMBLE

EVP & Principal
National Net Lease

william.wamble@srsre.com
D: 813.371.1079 | M: 813.434.8278
1501 W. Cleveland Street, Suite 300
Tampa, FL 33606
FL License No. SL3257920



NATIONAL NET LEASE

Qualifying Broker: Patrick Nutt, SRS Real Estate Partners-SOFLO LLC | FL License No. BK3120739



OFFERING SUMMARY



OFFERING

Pricing	\$4,827,000
Net Operating Income	\$316,033
Cap Rate	6.50%

PROPERTY SPECIFICATIONS

Property Address	201 Cypress Gardens Boulevard Winter Haven, Florida 33880
Rentable Area	5,052 SF
Land Area	1.55 AC
Year Built / Remodeled	1999 / 2004
Tenant	Applebee's
Guaranty	Neighborhood Restaurant Partners (100+ units)
Lease Type	Absolute NNN
Landlord Responsibilities	None
Lease Term Remaining	8+ Years
Increases	1% Annually
Options	6 (5-Year)
Rent Commencement	10/29/2013
Lease Expiration	10/28/2033

RENT ROLL & INVESTMENT HIGHLIGHTS



Tenant Name	Square Feet	LEASE TERM		RENTAL RATES				
		Lease Start	Lease End	Begin	Increase	Monthly	Annually	Options
Applebee's	5,052	10/29/2013	10/28/2033	Current	-	\$26,336	\$ 316,033	6 (5-Year)
(Franchisee Guaranty)				10/29/2025	1%	\$26,600	\$319,194	
				10/29/2026	1%	\$26,866	\$322,385	
1% Annual Increases Thereafter Throughout Remainder Of Initial Term								

8+ Years Remaining | Annual Rental Increases | Established Brand | Strong Operator

- 8+ years remaining with 6 (5-year) option periods to extend
- The lease features 1% rental increases annually throughout the initial term and each option period
- The lease is guaranteed by Neighborhood Restaurant Partners, a 100+ unit franchisee
- Applebee's franchise operations consisted of 1,567 Applebee's restaurants in the United States and 47 company-operated U.S. restaurants as of December 29, 2024

Absolute NNN | Fee Simple Ownership | Zero Landlord Responsibilities

- Tenant pays for CAM, taxes, insurance and maintains all aspects of the premises
- No landlord responsibilities
- Ideal, management-free investment for an out-of-state, passive investor

Strong Demographics In 5-mile Trade Area

- More than 115,929 residents and 66,040 employees support the trade area
- \$80,465 average household income

75,000+ Square Foot Colonial Promenade Shopping Mall | Primary Retail Corridor

- The subject property is located adjacent to Colonial Promenade Shopping Mall, a 75,000+ square foot Walmart anchored Shopping Center with other national/credit tenants including a Subway, Olive Garden, KFC, Panda Express
- The Applebee's is located in the primary retail corridor with many national/credit tenants including Chick-fil-A, Costco, Outback Steakhouse, Taco Bell, Starbucks, Dutch Bros Coffee, and many more
- Strong tenant synergy promotes crossover shopping to the subject property

Signalized, Hard Corner Intersection | Excellent Visibility & Access

- The asset is located at the signalized, hard corner intersection of U.S. Highway 17 and Cypress Garden Blvd with a combined 87,500 vehicles passing by daily
- U.S. Highway 17 is a major retail thoroughfare serving the city of Winter Haven
- The asset has excellent visibility and multiple points of ingress/egress



APPLEBEE'S

applebees.com

Company Type: Subsidiary

Locations: 1,567+

Parent: Dine Brands Global

2024 Revenue: \$812.31 Million

2024 Net Income: \$64.89 Million

2024 Assets: \$1.79 Billion

Credit Rating: S&P: BBB

As one of the world's largest casual dining brands, Applebee's Neighborhood Grill + Bar serves as America's kitchen table, offering guests a lively dining experience that combines simple, craveable American fare with classic drinks and local drafts. Applebee's makes it easy for family and friends to connect with one another, whether it's in a dining room or in the comfort of a living room, Eatin' Good in the Neighborhood is a familiar and affordable escape from the everyday. Applebee's restaurants are owned and operated by entrepreneurs dedicated to more than serving great food, but also building up the communities that we call home. From raising money for local charities to hosting community fundraisers, Applebee's is always Doin' Good in the Neighborhood. Applebee's franchise operations consisted of 1,567 Applebee's restaurants in the United States, two U.S. territories and 15 countries outside the United States, and 47 company-operated U.S restaurants as of December 29, 2024. Applebee's is franchised by subsidiaries of Dine Brands Global Inc. [NYSE: DIN], which is one of the world's largest full-service restaurant companies.

Source: applebees.com, finance.yahoo.com



NEIGHBORHOOD RESTAURANT PARTNERS

nrpneighborhood.com

Company Type: Subsidiary of Sun Holdings, Inc.

Locations: 100+

Neighborhood Restaurant Partners (NRP) is a premier Applebee's franchisee and one of the largest operators in the brand's system. Neighborhood Restaurant Partners is the proud operator of over 100 Applebee's locations in Florida, Georgia, Texas & Alabama. The company is committed to delivering a high-quality dining experience with a focus on exceptional service, operational efficiency, and strong community engagement.

As a subsidiary of Sun Holdings, Inc., a multi-brand franchise powerhouse, NRP benefits from extensive industry expertise, financial strength, and a scalable operational model. The company strategically positions its Applebee's locations in high-traffic retail corridors, suburban centers, and growing metropolitan markets to maximize visibility and customer accessibility.

NRP places a strong emphasis on local market adaptation, employee development, and guest satisfaction, ensuring its restaurants remain a top choice for casual dining. With a solid track record of growth and a commitment to innovation, Neighborhood Restaurant Partners continues to be a leading force in the Applebee's franchise system.

Source: nrpneighborhood.com

PROPERTY OVERVIEW

LOCATION



Winter Haven, Florida
Polk County
Lakeland-Winter Haven MSA

PARKING



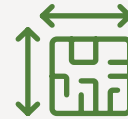
There are approximately 93 parking spaces on the owned parcel.
The parking ratio is approximately 18.41 stalls per 1,000 SF of leasable area.

ACCESS



Cypress Gardens Boulevard: 2 Access Points

PARCEL



Parcel Number: 262832643500000606
Acres: 1.55
Square Feet: 67,387

TRAFFIC COUNTS



Cypress Gardens Boulevard: 46,500 VPD
3rd Street SW./U.S. Highway 17: 41,000 VPD
Lake Shipp Drive/Statet Highway 655 16,200 VPD

CONSTRUCTION



Year Built: 1999
Year Renovated: 2004

IMPROVEMENTS



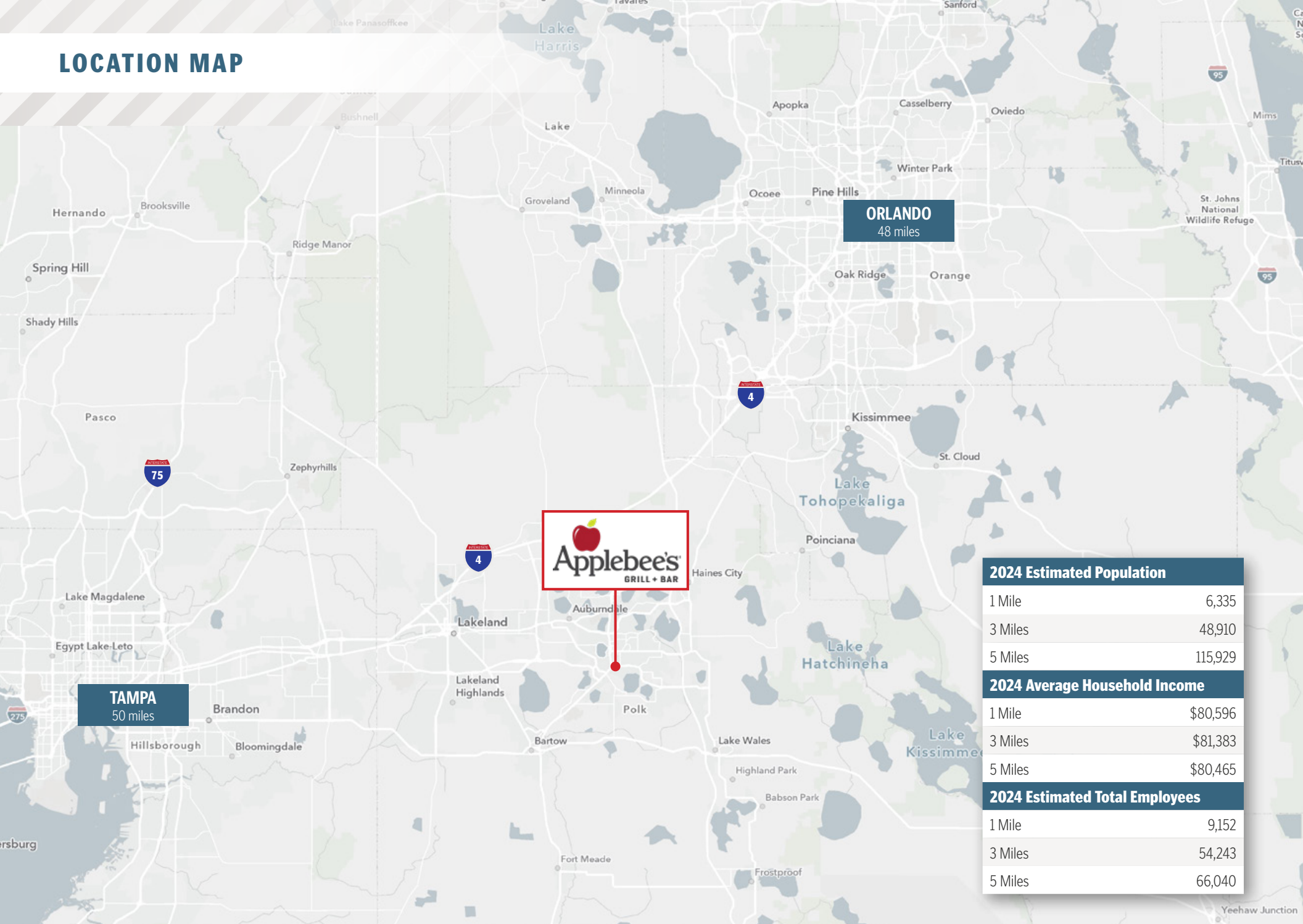
There is approximately 5,052 SF of existing building area

ZONING



C-3: Commercial Highway

LOCATION MAP



ORLANDO
48 miles

TAMPA
50 miles



2024 Estimated Population

1 Mile	6,335
3 Miles	48,910
5 Miles	115,929

2024 Average Household Income

1 Mile	\$80,596
3 Miles	\$81,383
5 Miles	\$80,465

2024 Estimated Total Employees

1 Mile	9,152
3 Miles	54,243
5 Miles	66,040





	1 Mile	3 Miles	5 Miles
Population			
2024 Estimated Population	6,335	48,910	115,929
2029 Projected Population	6,726	52,762	126,285
2024 Median Age	39.0	41.0	41.8
Households & Growth			
2024 Estimated Households	2,556	18,854	44,478
2029 Projected Households	2,705	20,270	48,283
Income			
2024 Estimated Average Household Income	2,705	20,270	48,283
2024 Estimated Median Household Income	\$148,699	\$116,509	\$115,664
Businesses & Employees			
2024 Estimated Total Businesses	668	2,381	3,640
2024 Estimated Total Employees	9,152	54,243	66,040



WINTER HAVEN, FLORIDA

Winter Haven is located in central Polk County, equidistant between the major metropolitan areas of Orlando and Tampa. The County, which encompasses the Lakeland Winter Haven Metropolitan Statistical Area, is the ninth most populous county in the state with an estimated a population of 52,955 as of July 1, 2024. The City is located at the center of Florida's super region, an area that spans from Tampa to Daytona that generates \$300 billion per year in the economic activity, making it the 9th largest economy in the United States. Winter Haven's central location makes it ideal for any business that has an interest in accessing the over nine million people within a 100 mile radius of Polk County. Located 55 miles inland and with convenient access to interstates I-4, I-75, US 27 and the Florida Turnpike System, Winter Haven offers a protected and connected hub.

Winter Haven is known as the Chain of Lakes City with two chains connected by a renovated canal. With 50 lakes inside the City limits, 22 boat ramps, 14 public docks and 30 waterfront parks. Winter Haven area boasts 55 miles of coastline and 1,100 lakefront parcels. Polk County is perfectly positioned just 45 minutes to an hour away from 4 municipal airports, nationally known vacation destinations like Walt Disney World, Bush Gardens, Sea World and directly in the middle of both of Florida's coastal beaches.

The prime location allows for convenient access to two major international airports, the nation's newest inland port and logistics center and a population of 7.2 million within an hour's drive. Winter Haven's location at the intersection of major transportation and technology grids makes the area primed to receive, produce and distribute goods and services regionally and globally.

THE EXCLUSIVE NATIONAL NET LEASE TEAM

of SRS Real Estate Partners



300+

TEAM
MEMBERS

25+

OFFICES

\$5B+

TRANSACTION
VALUE

company-wide
in 2024

600+

CAPITAL MARKETS
PROPERTIES

SOLD
in 2024

\$2.5B+

CAPITAL MARKETS
TRANSACTION

VALUE
in 2024

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