



Ace Hardware

A single-tenant, net-leased retail investment.

3510 N Monroe Street • Tallahassee, FL 32303

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A Net-Leased Retail Investment.

A sale-leaseback with Ace Hardware on North Monroe Street.

3510 North Monroe Street is a stable, income-producing retail asset offered as a sale-leaseback with Ace Hardware — one of the nation's largest and most recognized hardware brands. The property is secured by a long-term lease with approximately nine years remaining, featuring 10% rent increases every five years and three five-year renewal options for predictable, growing cash flow. The landlord's responsibility is clearly defined and limited to roof and structure. While Ace is a national brand, the lease is held by a long-standing local franchisee that has served the Lake Jackson community for over fifteen years.

AT A GLANCE

Sale Price	\$2,870,091
Cap Rate	6.62%
NOI	\$190,000
Building Size	23,625 SF
Lot Size	1.73 Acres
Price / SF	\$121.49
Lease Term	±9 Years Remaining

\$2.87M

SALE PRICE

6.62%^{CAP}

NET-LEASED CAP RATE

\$190K^{NOI}

ANNUAL NET OPERATING INCOME

SECURED BY A LONG-TERM LEASE

±9 Years Remaining

10% rent increases every 5 years • three (3) five-year renewal options
Landlord responsible for roof and structure only • established local franchisee

PROPERTY TYPE

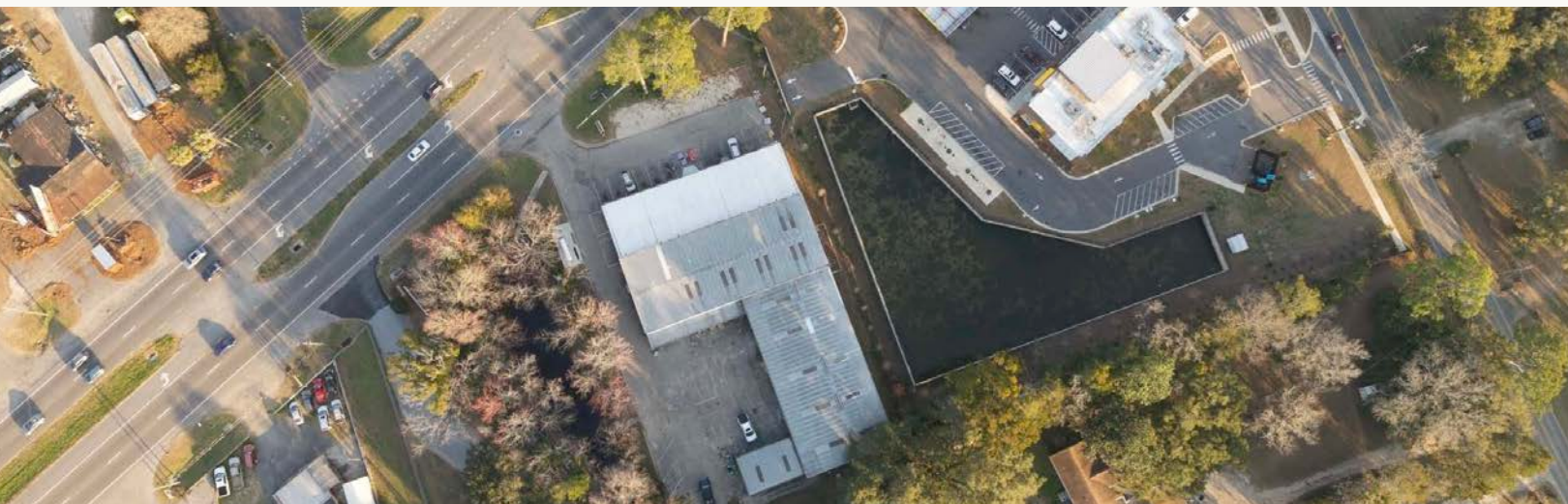
Single-Tenant Net-Lease Retail • Sale-Leaseback

TENANT

Ace Hardware • established local franchisee • 15+ years at this location

LOCATION

3510 N Monroe Street • North Monroe retail corridor • Tallahassee, FL



Why Ace Hardware, Why Now.

01 Sale-Leaseback with a National Brand

Offered as a sale-leaseback with Ace Hardware, one of the nation's largest and most recognized hardware retailers — instant brand recognition and a proven retail format from day one.

02 Long-Term Lease, Built-In Growth

Approximately nine years remain on the lease, with 10% rent increases every five years and three additional five-year renewal options — predictable cash flow with contractual income growth.

03 A Proven, Local Operator

The lease is held by an established local franchisee that has operated at this location for more than fifteen years, serving the Lake Jackson community — demonstrated, real-world tenant stability.

04 Defined Landlord Responsibility

The landlord's obligation is clearly defined and limited to roof and structure, keeping ownership simple and operating exposure low for a passive investor.

05 Prime North Monroe Frontage

The site fronts North Monroe Street, one of Tallahassee's primary retail corridors, with strong traffic counts, established retail synergy and consistent daily consumer demand.

06 Durable, Predictable Income

A 6.62% cap rate on \$190,000 of in-place NOI — an offering built for investors seeking durable tenancy, long-term income stability and exposure to a proven national retailer.

INVESTMENT THESIS

A nationally recognized hardware brand, a proven local operator, and a long-term lease with built-in rent growth — on one of Tallahassee's busiest retail corridors.



NORTH MONROE STREET

A primary Tallahassee retail corridor — strong traffic and retail synergy

The North Monroe Retail Corridor.

01

The Corridor

North Monroe Street is one of Tallahassee's primary retail corridors, carrying strong daily traffic past a deep mix of national grocery, pharmacy, dining and daily-needs retailers — established retail synergy on every side.

02

Lake Jackson

This Ace Hardware has served the Lake Jackson community for more than fifteen years — an established, stable residential base on Tallahassee's north side and the foundation of the tenant's long track record.

03

The Capital Market

Tallahassee is Florida's capital — home to Florida State and Florida A&M universities. A government-and-education-anchored economy drives consistent, year-round consumer demand across the metro.

DEMOGRAPHICS

An established, dense trade area.

125,133

PEOPLE

POPULATION IN 5 MILES

\$69,092

AHI

AVERAGE HH INCOME (1 MI)

58,638

HH

HOUSEHOLDS IN 5 MILES

	1 MILE	3 MILES	5 MILES
Total Population	5,133	56,314	125,133
Total Households	2,349	26,399	58,638
Average HH Income	\$69,092	\$52,967	\$55,294
Average Home Value	\$140,960	\$137,815	\$152,649

Source: 2020 American Community Survey (ACS) — U.S. Census

Surrounded by National Retail.

The North Monroe corridor—grocery, pharmacy, dining and daily needs.

GROCERY & RETAIL

Publix
Walmart Neighborhood Market
CVS Pharmacy
Walgreens
Dollar Tree

DINING & QSR

McDonald's
Burger King
LongHorn Steakhouse
Cracker Barrel
Starbucks
Waffle House
Popeyes

BANKS • FUEL • LODGING

Capital City Bank
Bank of America
Regions Bank
Chevron
Shell
Holiday Inn
Best Western



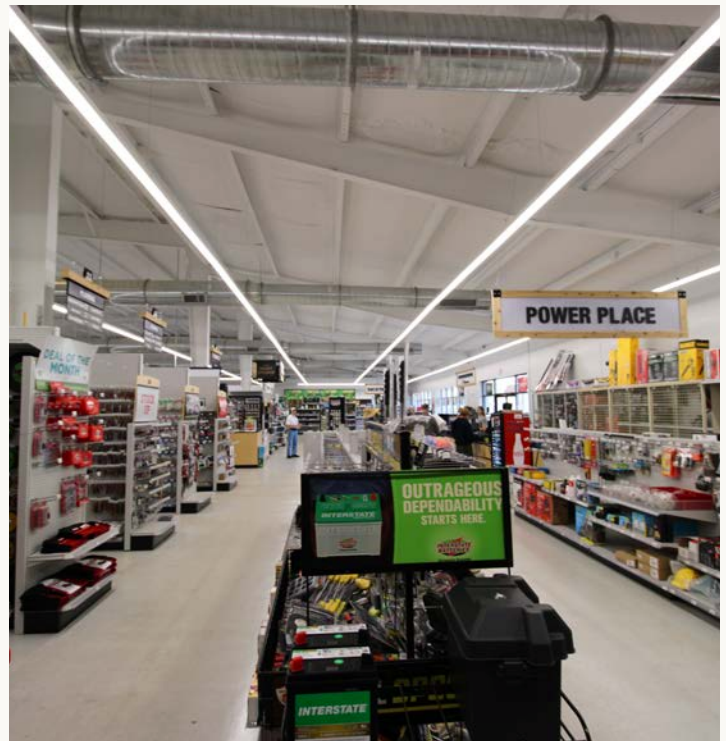
RETAIL MAP — NORTH MONROE STREET CORRIDOR, TALLAHASSEE

ESTABLISHED RETAIL CORRIDOR

North Monroe Street pairs daily-needs traffic from Publix, Walmart and CVS with a deep bench of national restaurants, banks and fuel — consistent consumer demand.

A Closer Look.

Inside an operating Ace Hardware store.



GET IN TOUCH

Let's talk about Ace Hardware.

*Offering at \$2,870,091 · 6.62% cap rate · ±9-year lease.
Inquiries welcome from qualified investors.*



LISTING AGENT

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