

**SINGLE TENANT ABSOLUTE NNN LEASE / CORPORATE GUARANTY /
HIGH PERFORMING LOCATION**



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5164 South Tamiami Trail, Sarasota, FL 34231

PEOPLE

PDQ, which stands for People Dedicated to Quality, is a fast-casual restaurant specializing in fresh hand-breaded chicken tenders, made-to-order sandwiches, wraps and nuggets, daily fresh-cut fries, hand-spun milkshakes, and fresh salads.

Outback Steakhouse co-founder Bob Basham and MVP Holdings CEO Nick Reader are the two principal owners of PDQ. The partners spent more than two years developing the concept behind the brand and the quality of the food and establishments. On October 30, 2011, the original PDQ restaurant opened its doors across from Plant High School in Tampa, Florida. As of April 2026, PDQ operates 36 locations across three states: Florida, North Carolina, and New Jersey.

DEDICATED

PDQ was founded on the concept that high-quality food, memorable service, and genuine hospitality are the basis of an excellent restaurant. PDQ values authentic customer service, whether guests are dining in or using the drive-thru. The brand remains committed to doing things the right way every time.

QUALITY

PDQ is known for its fresh hand-breaded chicken tenders but its commitment to quality fresh food doesn't stop there. The menu features delicious made-to-order sandwiches, wraps, nuggets, and salads prepared with the finest ingredients. Signature sauces and dressings are made fresh daily. Fries are cut fresh right in the restaurant — guests can even watch the process from the drive-thru. Hand-spun milkshakes round out the perfect meal. All menu items are made to order, proving that fresh, high-quality food can be served fast at a price guests love.



INVESTMENT HIGHLIGHTS

PDQ | SARASOTA, FL



ASKING PRICE: \$2,278,000

CAP RATE: 6.32%

5164 South Tamiami Trail, Sarasota, FL 34231

| | |
|---------------------------|--|
| Net Operating Income | \$144,000 |
| Rent/Month | \$12,000 |
| Building Size | 4,496 SF |
| Land Area | 1.54 Acres |
| Tenant Name | PDQ |
| Website | www.eatpdq.com |
| Guarantor | Corporate |
| Lease Type | Absolute NNN |
| Landlord Responsibilities | None |
| Store Open | September 15, 2013 |
| Rent Commencement | May 27, 2016 |
| Lease Term | 15 Years |
| Rent Increases | \$12,000 Every 5 Years |
| Options | Five (5) Renewal Options of Five (5) Years Each |

| TERM | ANNUAL RENT | MONTHLY RENT |
|-------------|-------------|--------------|
| Years 1-5 | \$120,000 | \$10,000 |
| Years 6-10 | \$132,000 | \$11,000 |
| Years 11-15 | \$144,000 | \$12,000 |
| Option 1 | \$156,000 | \$13,000 |
| Option 2 | \$168,000 | \$14,000 |
| Option 3 | \$180,000 | \$15,000 |
| Option 4 | \$192,000 | \$16,000 |
| Option 5 | \$204,000 | \$17,000 |

Tenant Highlights

- ✓ 5 Years Remaining on Initial 15-year Absolute NNN Lease Term
- ✓ Contiguous to Rooms to Go Furniture Showroom
- ✓ Hard Corner with Two Means of Ingress & Egress
- ✓ Strong Traffic Count on US-41/Tamiami Trail (49,000 vehicles/day)
- ✓ Corporate Guaranty from PDQ
- ✓ Florida Has No State Income Tax
- ✓ Exceptional Store Financials





Corkscrew Deli

3 Natives

DOLLAR TREE

Great Clips

TOMMY'S EXPRESS CAR WASH

crumbl cookies

West Marine

ASHLEY

ExtraSpace Storage

E6SFITNESS

Publix

SUBWAY

APOLLONIA MEDITERRANEAN GRILL

SYNOVUS

SUBJECT PROPERTY PDA

PURA VIDA miami

Starbucks

WELLS FARGO

Carsmetics ACCIDENT REPAIR

The FURNITURE WAREHOUSE

ROOMS TO GO

SARASOTA County Schools

PURA VIDA miami

FIFTH THIRD

bp

Olive Garden ITALIAN KITCHEN

U-HAUL

SHERWIN-WILLIAMS

THE LOCKUP Self Storage

Porsche Audi Volkswagen

Hertz

PHILIPPI CREEK VILLAGE RESTAURANT & OYSTER BAR

41

South Tamiami Trail



PROPERTY PHOTOS



SARASOTA, FL

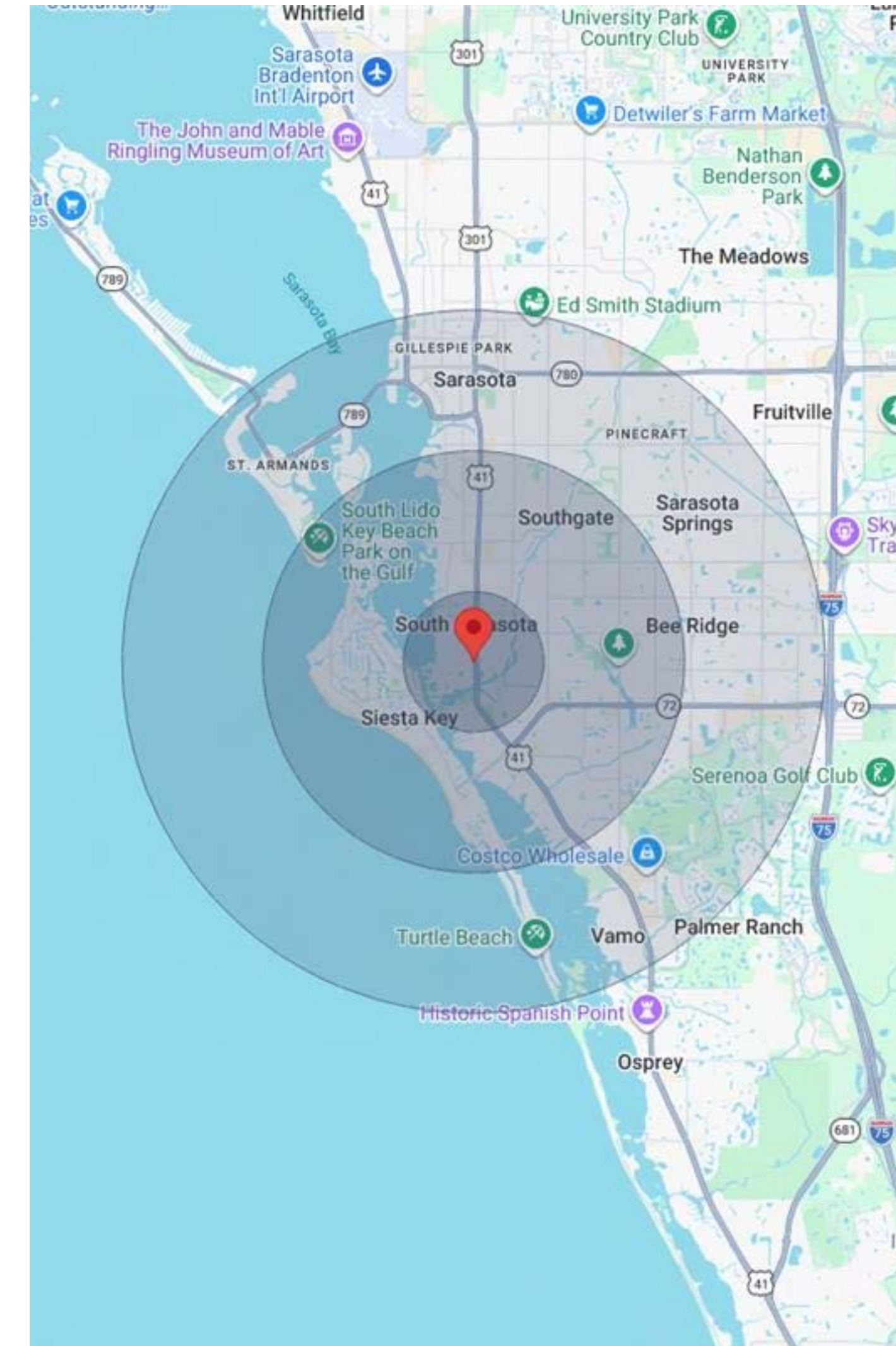
Demographics



Sarasota is a city located in Sarasota County on the southwestern coast of Florida. The area is renowned for its cultural and environmental amenities, beaches, resorts, connections to the Ringling family, and the Sarasota School of Architecture. The city is south of the Tampa Bay Area and north of Fort Myers. Its current official limits include Sarasota Bay and several barrier islands between the bay and the Gulf of America. According to the U.S. Census Bureau, in 2024 Sarasota had a population of 57,764.

Sarasota, together with its neighbors to the north and south, Manatee County and Charlotte County, forms one of Florida's largest and most affluent regional markets. The combined three-county area now has an estimated population of approximately 1.15–1.2 million people.

In recent years (roughly 2020–2025), the region has grown substantially faster than the national average — often at rates 2–4 times higher in percentage terms during peak migration periods — driven by domestic moves from the Northeast, Midwest, and increasingly other areas. With growth trends continuing in the positive direction, Sarasota and surrounding markets are well-positioned for continued economic success.



SARASOTA, FL

Demographics



| CATEGORY | 1 MILE | 3 MILE | 5 MILE |
|---------------------------------|-----------|-----------|-----------|
| POPULATION | | | |
| 2015 Population | 6,725 | 56,705 | 131,050 |
| 2020 Population | 6,891 | 58,208 | 135,383 |
| 2025 Population | 6,625 | 57,493 | 140,282 |
| 2025 Male Population | 3,168 | 29,409 | 68,831 |
| 2025 Female Population | 3,457 | 28,084 | 71,799 |
| 2025 Average Age | 58 | 55 | 54 |
| HOUSEHOLDS | | | |
| 2015 Total Households | 3,246 | 26,882 | 61,040 |
| 2020 Total Households | 3,348 | 26,461 | 64,344 |
| 2025 Total Households | 3,173 | 27,637 | 67,008 |
| 2015 Average Household Size | 2.03 | 2.03 | 2.05 |
| 2025 Average Household Size | 2.10 | 2.10 | 2.00 |
| MEDIAN HOUSEHOLD INCOME | | | |
| 2015 Median Household Income | \$50,912 | \$50,912 | \$50,580 |
| 2020 Median Household Income | \$57,565 | \$57,565 | \$57,114 |
| 2025 Median Household Income | \$93,108 | \$92,477 | \$93,295 |
| AVERAGE HOUSEHOLD INCOME | | | |
| 2015 Average Household Income | \$75,513 | \$75,513 | \$72,088 |
| 2020 Average Household Income | \$85,556 | \$85,556 | \$81,624 |
| 2025 Average Household Income | \$151,238 | \$133,685 | \$128,725 |
| PER CAPITA INCOME | | | |
| 2015 Per Capita Income | \$37,076 | \$37,076 | \$34,666 |
| 2020 Per Capita Income | \$42,021 | \$42,021 | \$39,272 |
| 2025 Per Capita Income | \$73,132 | \$64,310 | \$61,140 |



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SOUTH TAMIAMI TRAIL (±) 49,000 AADT

LISTED BY

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