



**8550 NAPOLO DRIVE
VIERA/MELBOURNE, FL 32940**



... OFFERING MEMORANDUM ...

SCAN FOR LISTING WEBSITE

PRICE
\$6,000,000

CAP RATE
6.4%

Tenant:	Walk-On's Sports Bistreaux
Lease Term:	10 Years (Initial)
Rent Increases:	5% every 5 years
Renewal Options:	Two 5-year options @ 5% every 5 years
Lease Type:	NNN Absolute
Monthly Rent:	\$32,000
Property Taxes:	Tenant Responsibility
Insurance:	Tenant Responsibility
Repairs & Maintenance:	Tenant Responsibility
Common Area Maintenance:	Tenant Responsibility
Roof & Structure:	Tenant Responsibility
Year Built:	2021
Lot Size:	2.69 acres
Net Rentable Area:	7,489 sf



1 -Footnote: Buyer to verify all lease provisions during Due Diligence period.

► Single-Tenant Restaurant Sale-Leaseback

- Absolute NNN lease with limited Landlord responsibilities
- 10-year initial lease term with two 5-year options
- 5% increases every 5 years

► About Walk-On's Sports Bistreaux:

- 66 Current locations across 13 states
- 11 Coming Soon locations across 7 states
- Named *Entrepreneur's* #1 "Top New & Emerging Franchises" in 2020!
- Ranked in *Nation's Restaurant News* Top 25 Fastest-Growing Restaurant Chains in America in 2020!

► Ideally Located in Viera/Melbourne, FL

- A Master-Planned Community ranked 13th in the nation and 6th in Florida among top-selling MPCs for 2021 and mid-2022
- 58% population growth since 2010 with 30,000+ residents placing Viera as the top location to live and play among the Space Coast.

► Growing Traffic Count: Over 14,900 vehicles per day (Lake Andrews Dr / Napolo Dr)

► High Income Vicinity: Highest average household income in all of Brevard County (\$96k within 3 miles)



77

Across 14
States



15k

CPD (Lake
Andrews/Napolo)



96k

Average Household
income within 3 miles



#13

Master Planned
Community in US



50

Minutes to ORL
Int'l Airport



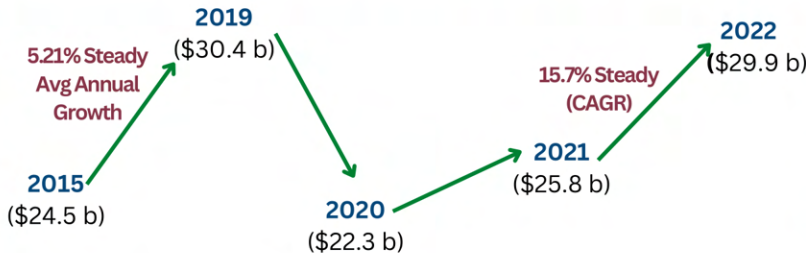
2021

New
Construction

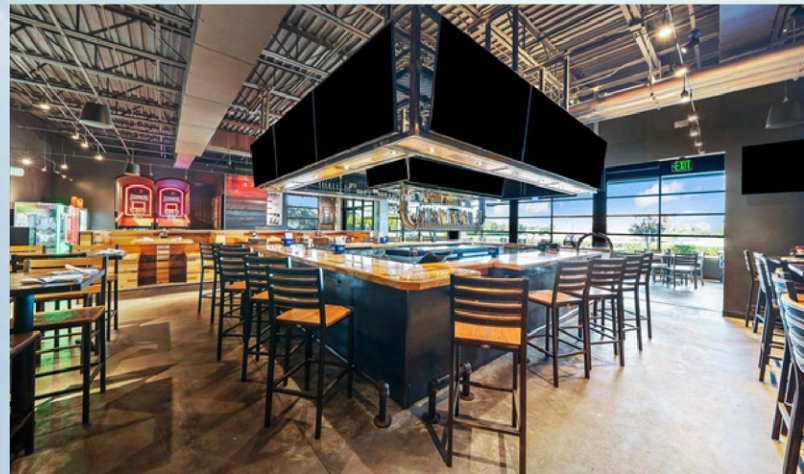
The Sports Pub Industry
is a **\$30 billion industry!**

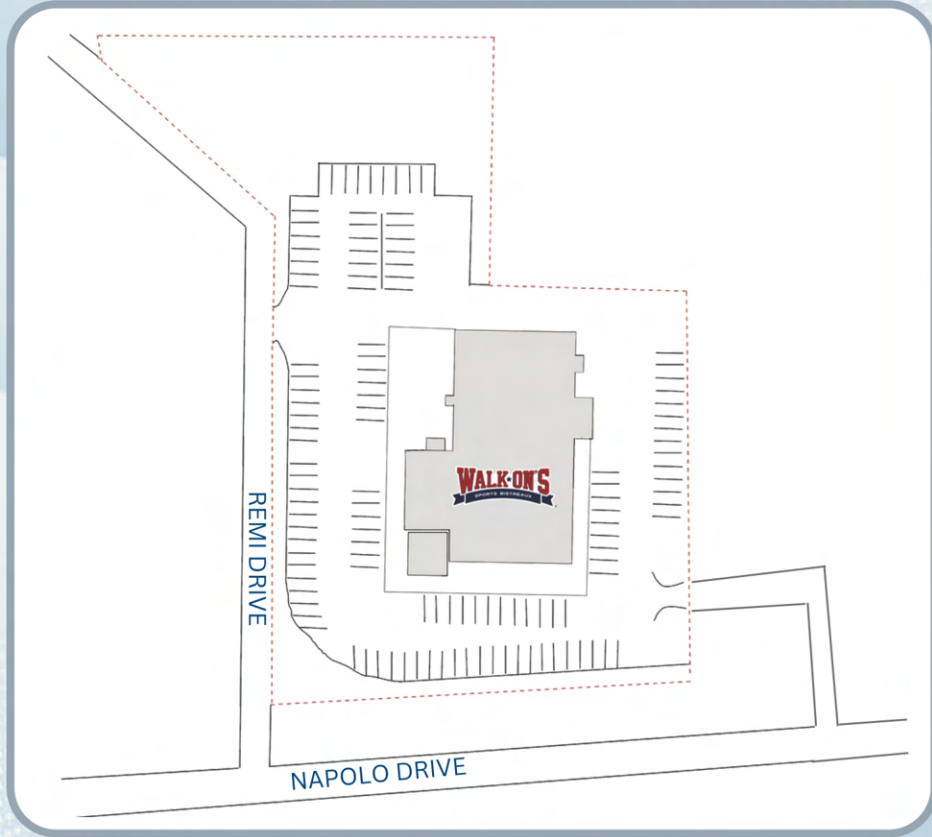
The REBOUND is in full SWING!

After a fall in 2020, the Sports Pub Industry is projected to hurdle back up to pre-pandemic figures with 2021 CAGR¹ of 15.7% to reach \$29.9 billion in 2022, just shy of 2019's \$30.4 billion industry value. A testament, according to experts, that indoor dining and sports are back to normal.



Source: IBIS World CAGR - Compound Annual Growth Rate





 Property Line





Viera Elementary

VENUE AT VIERA
SENIOR LIVING
166 Apartment Homes

THE BRENNITY
AT MELBOURNE
SENIOR LIVING
189 Units



DURAN GOLF CLUB

Arriva Village
200+ Single Family Homes

MARRISOL VIERA
282 Apartments

WALK-ON'S
SPORTS BISTREAUX



Orlando
International Airport
35 Minute Drive

2 Miles to
**USSE
SPACE COAST
COMPLEX**

**THE AVENUE
VIERA**

Home to over 80
Restaurants &
Retailers





Admission Village

3,000+ Homesite Community

AURA
AT VIERA

166 Apartment Units

Quest Elementary

Health First
Family Pharmacy

Viera
HOSPITAL
Health First

MURPHY
USA

Walmart
Supercentre

OUTBACK
STEAKHOUSE

TIRE KINGDOM
SERVICE CENTERS

Melbourne Orlando
International Airport
15 Minute Drive

TARGET

LA QUINTA
INNS & SUITES

STARBUCKS
COFFEE

HOBBY
LOBBY

ROSS
DRESS FOR LESS

petco

VIERA/MELBOURNE, FLORIDA

GEOGRAPHY

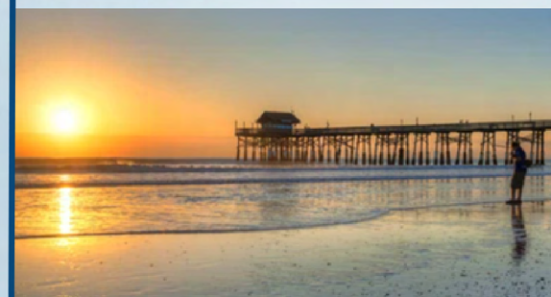
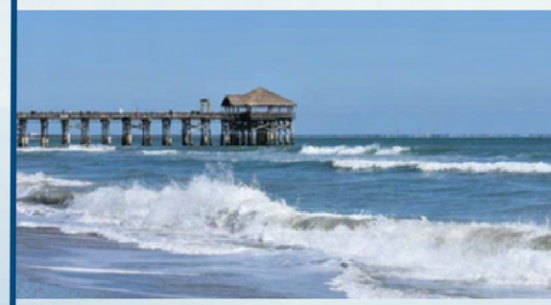
- Interstate 95 (I-95) is the main Interstate Highway of Florida's Atlantic Coast
- Viera has 4 convenient interstate interchanges
- 3 International Airports within a 1 hour drive
- Centrally located Government Services

POPULATION

- Top 20 Best Selling Master Planned communities in the country
- 11th most populated zip code (32940) in Florida
- Population 30,500 with an expected 50% growth by 2050
- 800+ businesses & 10,000 employees
- 20% increase offering an additional 1000 jobs by 2050
- 3.5 million square feet of commercial space
- \$200M+ in roadway infrastructure investment

SPACE COAST

- More than 500 manufacturing firms
- 10th in Hi-Tech GDP concentration
- Bordered by 72 miles of Atlantic Coastline
- Adorned by 20,000 acres of freshwater
- A landscape full of diverse recreational activities
- The hub of a blossoming commercial space industry



	1-MILE	3-MILES	5-MILES
INCOME			
Mean Household Income (in '20 inflation adjusted \$)	\$89,506	\$96,578	\$107,153
Households	\$ 1,563	\$14,991	\$26,873
POPULATION			
Population 16 years & Over	3,107	29,841	54,659
AGE			
20-39	808	6,900	12,007
40-69	1,573	14,272	27,506
70 & over	498	6,993	12,331
HOUSEHOLDS			
Family Households	1,097	9,794	18,259
HOUSING UNIT VALUE			
\$300,000 to \$399,999	238	2,610	4,832
\$400,000 to \$499,999	150	1,272	2,872
\$500,000 or more	177	1,522	3,072



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