

# NNN Lease With Minimal Landlord Responsibilities

2162 Harris Avenue NE, Palm Bay, FL 32905

**Long Term Lease / Annual Escalators / Single Tenant**



## OFFERING SUMMARY

**Sale Price:** \$720,000

**Acreage:** 1.0 Acres

**Facility SF:** 2,420 SF

**Zoning:** City of Palm Bay  
Community Commercial  
(CC)

## PROPERTY OVERVIEW

100% Occupied Single Tenant Stand Alone Restaurant  
2,420 SF Restaurant + 772 SF Outdoor Patio Seating = 3,192 SF Total  
NNN Lease. Expires 1/1/2028. One 5-Year Renewal Option  
Annual CPI Escalator with 3% Floor & 6% Ceiling  
Est. NOI is \$54,000 (Est. 7.5% CAP)  
Piped Underground Gas. Underground Grease Trap. Drive Through Window  
New Roof 2019. 51 Asphalt Paved/Striped Parking Spaces  
Majority of the FF&E Owned by Landlord  
Strategically Located off of Palm Bay Road with est. 30,000 VPD

## LOCATION OVERVIEW

Located in the heart of Palm Bay, which is the largest city in vibrant Brevard County. Property is strategically located just off of Palm Bay Road with close proximity to US1, Babcock Street & Interstate 95, which makes this property easily accessible to the surrounding Employers, Schools, Residential & Beaches that the area has to offer. A few of the surrounding employers include L3Harris, Raytheon, Leonardo DRS & UPS to name a few. Call today for details!



**Michael S. Ullian, President, CCIM, SIOR**

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**Zachary Ullian**

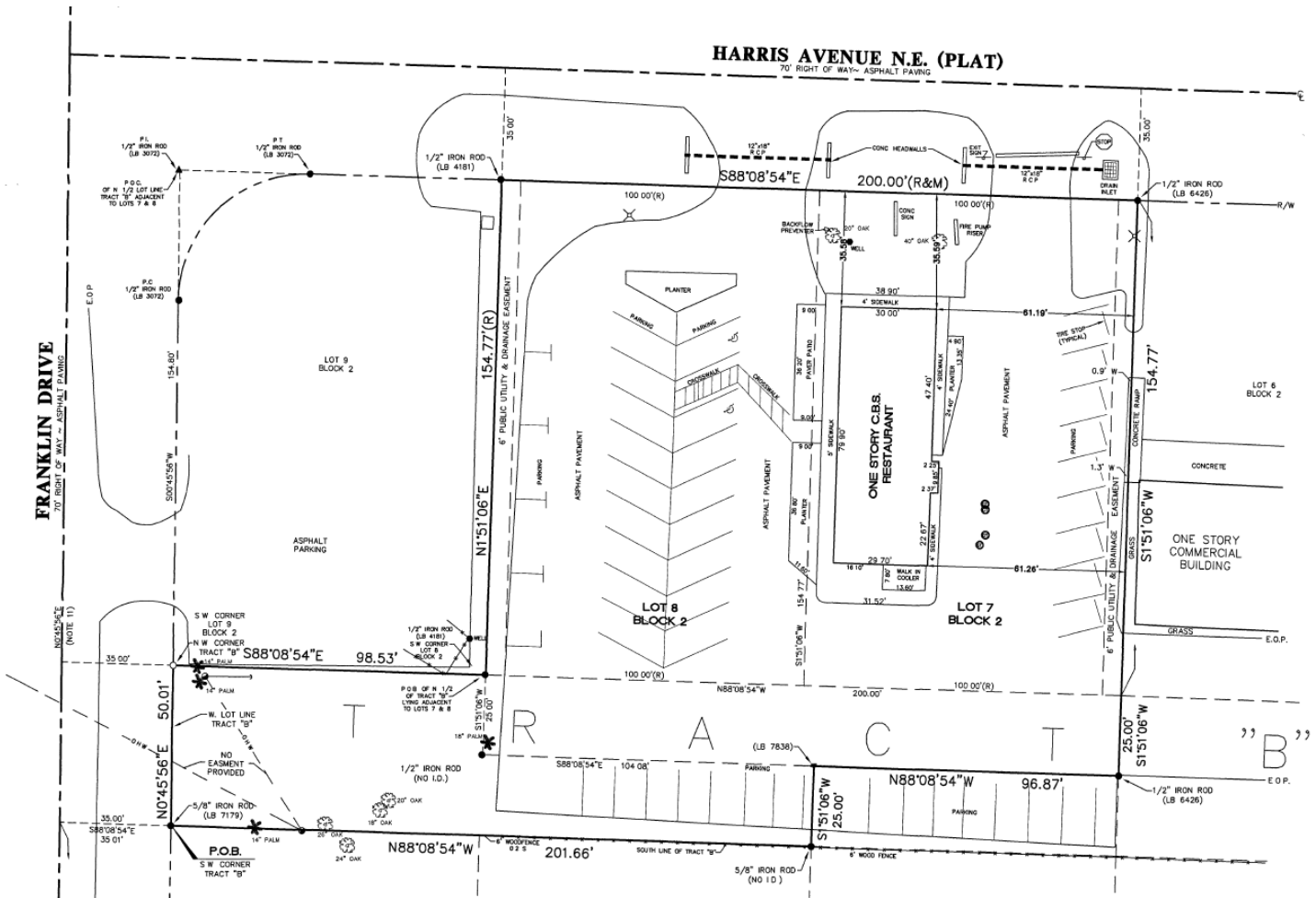
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## Survey



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**SIOR**  
 Individual Members  
 Michael S. Ullian  
 Adam Rathbun

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## Landlord Owned FF&E

### Inventory

A/O 12-5-22

Exhibit 'B'

December 1, 2022

<u>ITEM</u>	<u>On Hand</u>	<u>Item</u>	<u>On Hand</u>
Tables with Bases	29	Chairs	87
High Chair	16	Sugar Caddies	32+
Salt & Pepper Shakers	56+	Jelly Caddie	24
Saucers/Coffee Cups	100/90	Red Plastic Baskets	90
6 inch Plates	115	10 inch Plates	78
4 ounce Fruit Dish	70	2 Handle Bowl	47
Soup Bowl	18	Oval Plates	60
Casserole Dish	16	Glass Salad Plate	50
White Salad Bowls	8	Assorted Pots & Pans	16
Assorted Metal Inserts	40	Assorted Plastic Inserts	100+
Mixing Bowls	9	Sheet Pans	10
Baking Pans	4	Muffin Pans	14
Serving Utensils	20	Tongs	7
Rubber Spatulas	7	Burger Turners	8
Steak Weights	3	Metal Whisks	7
Assorted Ladles	14	Assorted Ice Cream Scoops	8
Sugar & Flour Bins with Lids	1 ea.	Scoops	2
Garbage Cans	4	Soup Wells	2
Casters	4	Bus Tubs	6
Silverware Cylinders	10	Dish Racks	8
Shelving	11	Floor Mats	4
12 Quart Mixer & Attachments	1	Silverware Bins	2
Eating Utensils	≈ 1100	Plastic Drink Glasses	263
Water Pitchers	31	Ice Scoops	3
Vacuums	2	Brooms/Dust Pan	3/1
Mop Handle	2	Mop Bucket & Wringer	1 ea
Microwaves	2	Syrup Dispensers	11
Scale	1	Coffee Pots	9



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## Landlord Owned FF&E Cont.

<u>ITEM</u>	<u>On Hand</u>	<u>Item</u>	<u>On Hand</u>
Glass Display Refrigerator	1	2 Door Reach In	1
Ice Bin	1	Ice Machine & Bin	1 EA
Large Flat Top Gas Griddle & 2 Eye Burners	1	4 Drawer Under Griddle Cooler	1
2 Deep Fat Gas Fryers w/Baskets	2	6 Burner Gas Range & Oven	1
2 Door Sandwich Unit + EXTRA COMPRESSOR	1 EA	JTech Paging System	1
Utility Carts	3	Upright Freezer	1
Conveyor Belt Toaster	2	Prep Tables	2
Convection Oven	1	2 Compartment Sink	1
Stainless Counters/Dish Washing area	2	Walk-In Cooler	1
Walk-In Freezer	1	Gas Hot Water Heater	1
Alarm System	1	Fire Sprinkler System	1
Suppression System	1	Exhaust Hoods	2
Fire Extinguishers	3	Cash Register	1
5 Ton Air Conditioners	3	Ceiling Fans	9
Window Blinds	11		



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## Interior Photos



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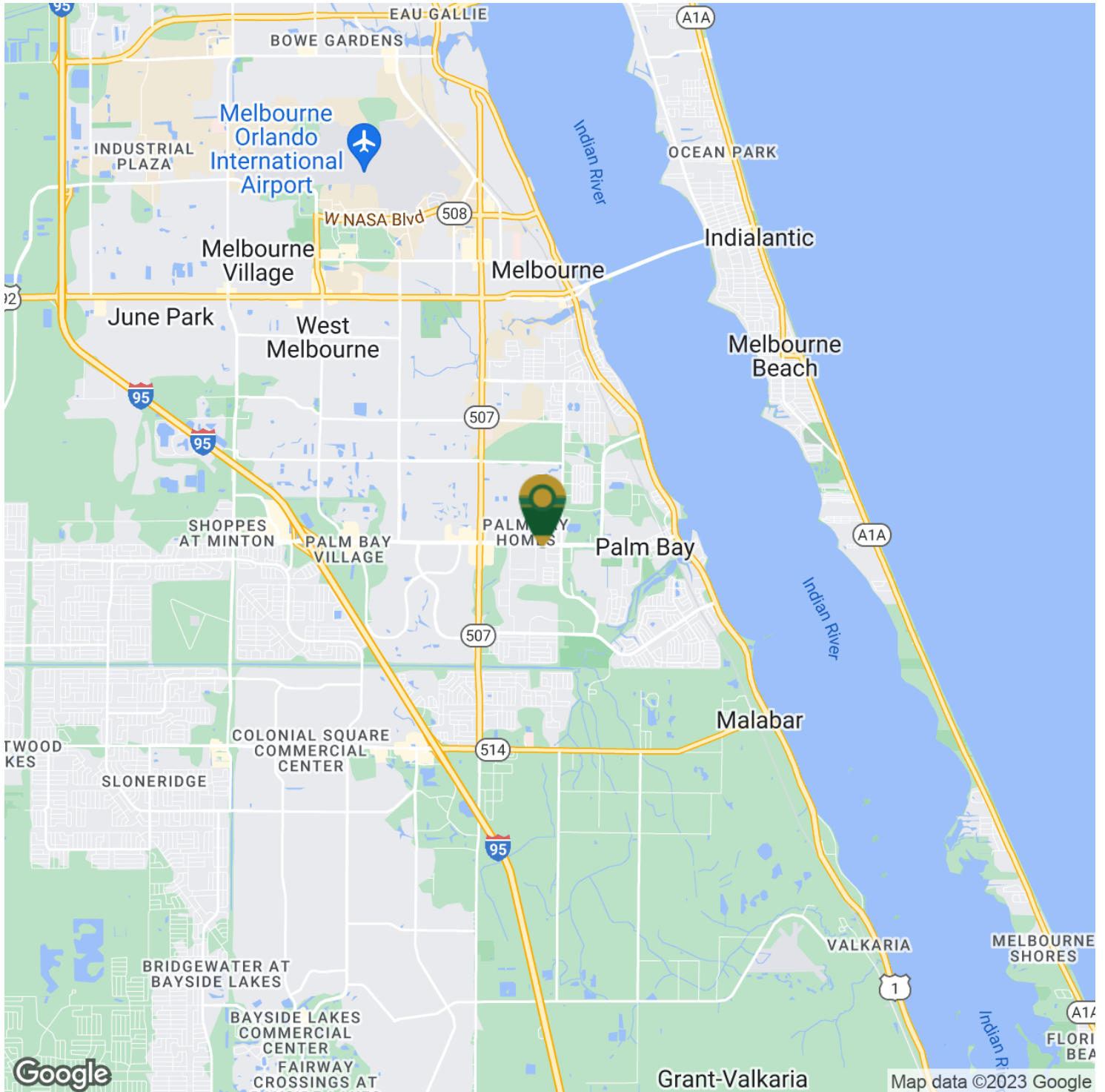
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The information provided is subject to change without notice. The Ullian Realty Corporation assumes no responsibility for any errors, omissions, or changes.

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## Location Map



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