



# OFFERING MEMORANDUM

3749 PAT THOMAS PKWY, QUINCY, FL 32351



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# EXECUTIVE SUMMARY

This is a net-leased investment opportunity offering a stable and long-term income stream. The tenant is responsible for taxes, insurance, roof, and structure, minimizing landlord responsibilities. The asset is a Mobil, freestanding building strategically located in Quincy, FL.

		PROPERTY INFORMATION	
<b>Building Name</b>	Mobil	Tenant:	Mobil
<b>Street Address</b>	3749 Pat Thomas Pkwy Quincy, FL 32351	Net Operating Income:	\$92,400
<b>County</b>	Gadsden	Cap Rate:	7.50%
<b>Building Size</b>	1,856 SF	Lease Type:	NNN
<b>Lot Size</b>	43,560 SF	Term Remaining:	17 Years
<b>Year Built</b>	1982	Lease Commencement Date:	December 22nd, 2022
		Lease Expiration Date:	December 21st, 2042
		Option Periods:	2 (5) Year Options
		Rent Increase:	\$350 Every Year
		Taxes and Insurance:	Tenant Responsibility
		Roof and Structure:	Tenant Responsibility



# INVESTMENT SUMMARY

## PROPERTY DESCRIPTION

La Rosa Commercial Real Estate is proud to present a compelling retail investment opportunity located in Quincy, Florida. This 1,876 SF Mobil property, comprised of two separately metered units, offers an excellent opportunity for investors or owner-users seeking versatility and long-term value.

Constructed in 1982 and zoned RR (Rural Residential), the property allows for a wide range of commercial uses. Strategically located in a well-trafficked area of Quincy, it benefits from excellent visibility and accessibility, making it ideal for retail, service, or mixed-use businesses looking to establish a footprint in this growing market.

Net Operating Income (NOI):	\$92,400
Lease Type:	NNN (Triple Net)
Renovated	2022
Lease Term Remaining:	17 Years
Building Size:	1,876 SF
Lot Size:	43,560 SF
Year Built:	1982
Option Periods:	Two (2) 5-Year Options
Rent Increase:	\$350 annually
Taxes & Insurance:	Tenant Responsibility
Roof & Structure:	Tenant Responsibility
Tenant Type:	Mobil (Relocatable)

## PROPERTY HIGHLIGHTS

### **3749 Pat Thomas Pkwy, Quincy, FL 32351**

- Building Size: 1,876SF
- Zoning: RR – Rural Residential (supports a variety of commercial and retail uses)
- Year Built: 1982 | Features a modern design with updated interior and exterior enhancements, providing a turnkey retail environment
- Lease Structure: Absolute Triple Net (NNN) – Zero Landlord responsibilities
- Location: Strategically positioned in the vibrant commercial corridor of Quincy, FL
- Proximity: Immediate access to Interstate 10, offering regional connectivity and consistent traffic flow

### **Demographics (5-Mile Radius):**

- Population: 12,000+ residents
- Average Household Income (3-Mile Radius): \$53,000+
- Traffic Counts: Over 5,000 vehicles per day on Pat Thomas Parkway (FL-267), enhancing visibility and exposure



# LOCATION SUMMARY

## Location Overview: Quincy, Florida

Quincy, Florida, is a historic and culturally rich community located just 25 minutes northwest of Tallahassee, the state's capital. Known for its Southern charm, tree-lined streets, and well-preserved antebellum architecture, Quincy offers a unique blend of small-town atmosphere and strategic regional access. Its historic downtown district features a curated mix of local businesses, including boutiques, restaurants, and cafes, contributing to a welcoming and walkable environment.

As one of Florida's oldest cities, Quincy has maintained its architectural heritage while embracing modern amenities, making it attractive to residents, visitors, and businesses alike. The city's historic homes and civic buildings reflect a deep-rooted Southern legacy, offering visual and cultural appeal that enhances the area's sense of place.

Surrounded by North Florida's rolling hills, forests, and natural beauty, Quincy also offers easy access to recreational opportunities. Nearby Lake Talquin provides a scenic backdrop for fishing, boating, and outdoor leisure, while local parks and nature reserves invite exploration and relaxation.

Quincy's community is vibrant and active, with year-round events such as local festivals, markets, and cultural gatherings that foster a strong sense of community and pride. With a growing population, accessible infrastructure, and proximity to major transportation corridors like I-10, Quincy stands out as an ideal location for commercial investment, offering both quality of life and economic potential.

# TENANT PROFILE

The tenant operates within a Mobil building structure, offering a highly adaptable and cost-efficient business model. This setup reflects the tenant's strategic approach to minimizing overhead while maximizing operational flexibility—an increasingly valuable characteristic in today's dynamic retail, service environments and 40 multiple UNH operator.

The tenant is fully responsible for all aspects of property maintenance, including structural upkeep, interior and exterior repairs, utilities, and site management. This Absolute Triple Net (NNN) lease structure ensures zero landlord responsibilities, providing investors with a truly passive income stream.

The tenant's commitment to self-managing the property highlights strong operational discipline and financial stability. Their ability to maintain a clean, functional, and customer-ready environment reinforces their dedication to service quality and long-term viability.

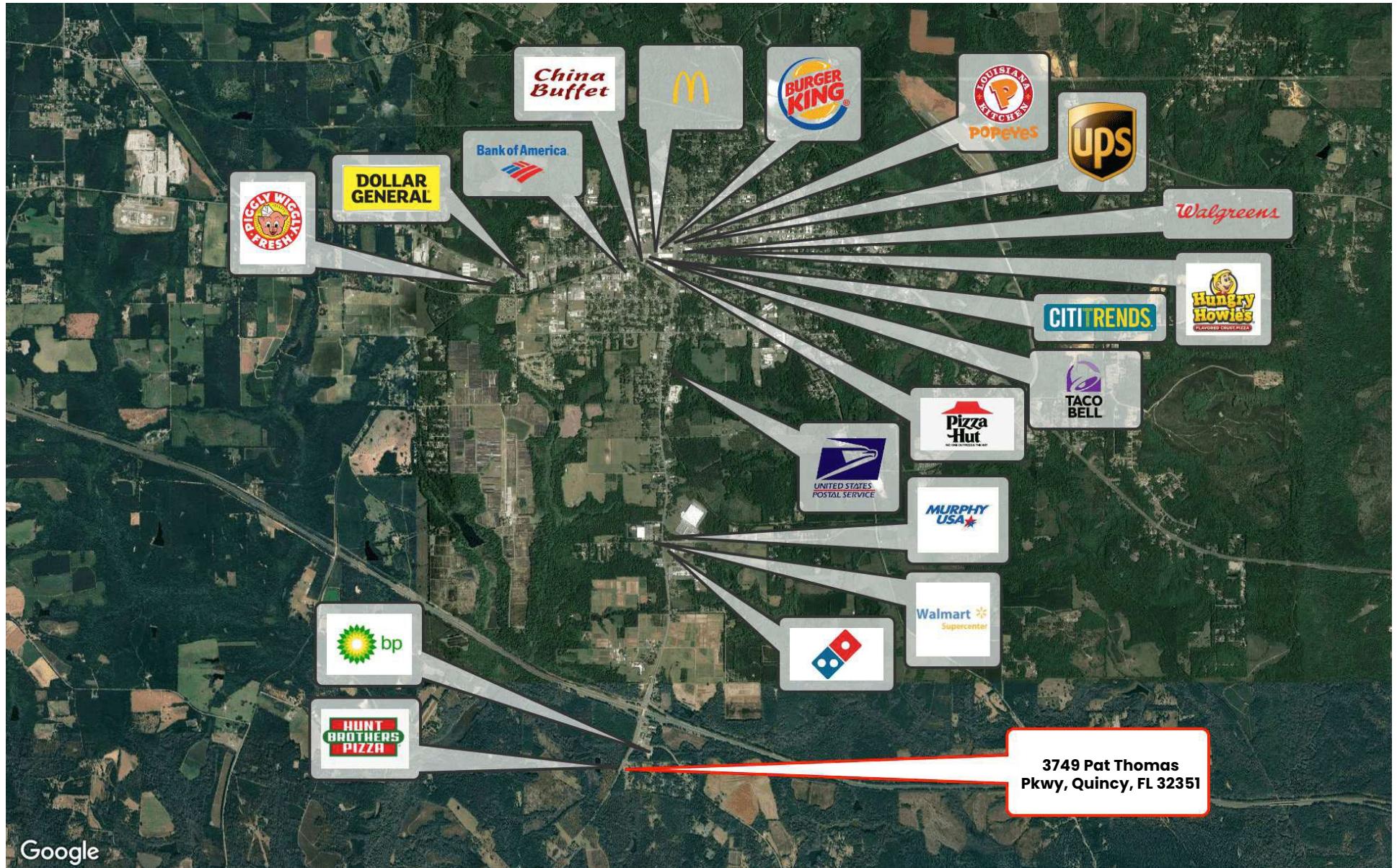
With a proven presence in the Quincy area and a business model tailored to both mobility and efficiency, the tenant represents a stable, low-risk occupant with a long-term outlook. Their presence enhances the property's investment appeal, offering predictable cash flow with minimal management oversight.



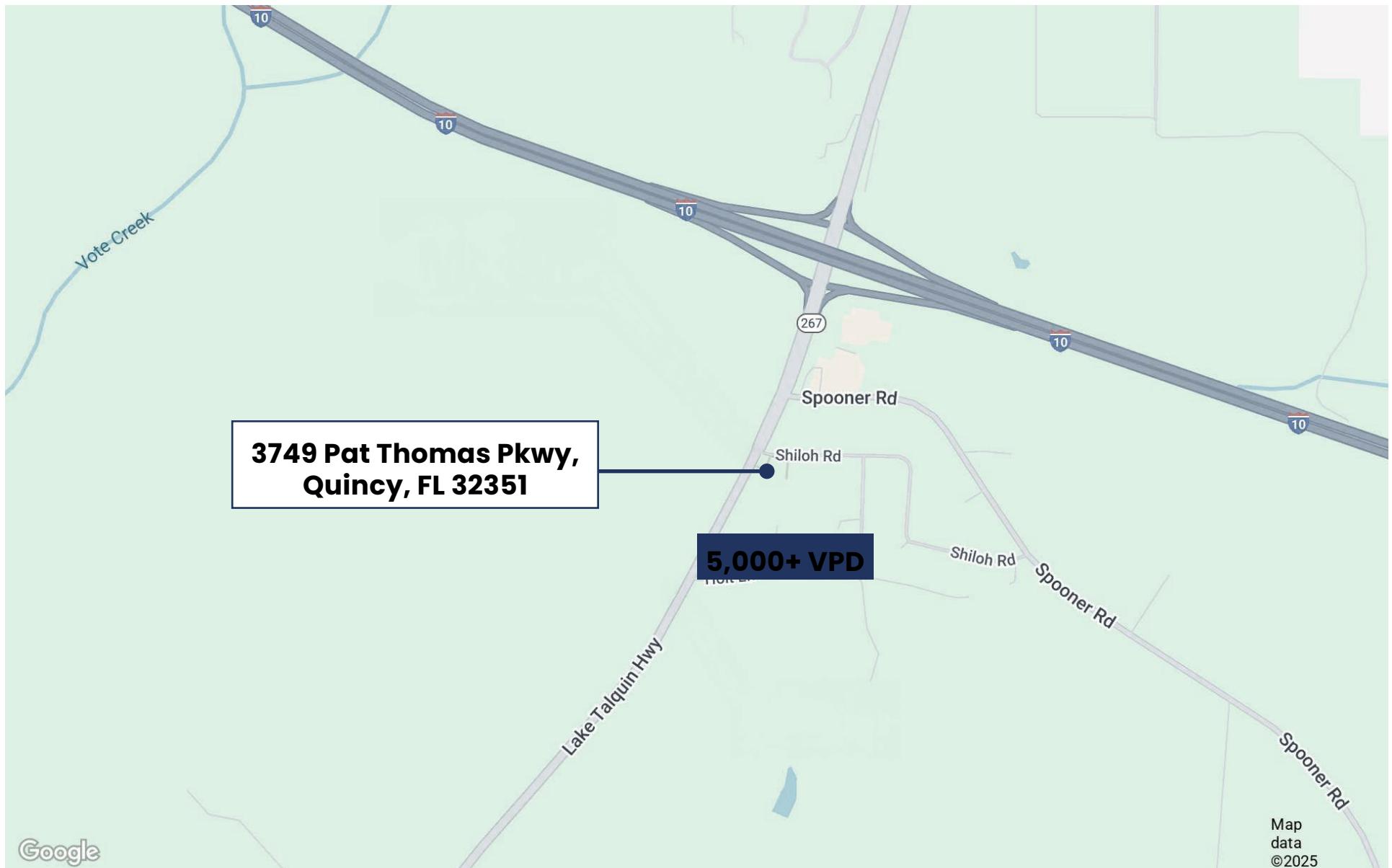
# AERIAL MAP



# RETAILER MAP

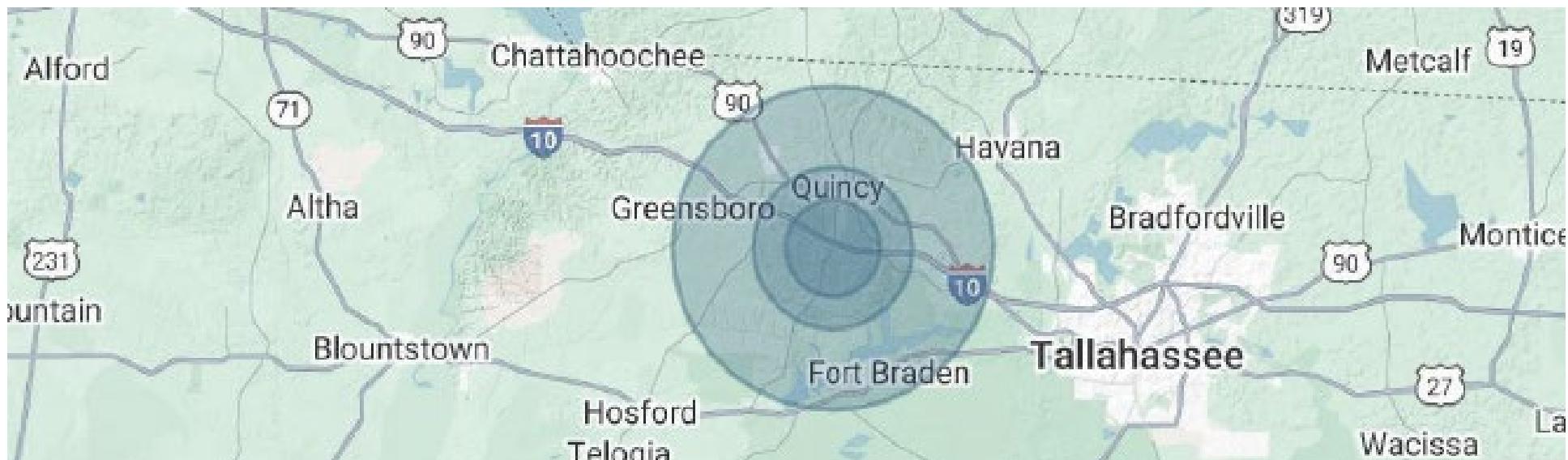


# PARCEL & TRAFFIC COUNT



# DEMOGRAPHIC OVERVIEW

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	2,276	12,257	28,088
Average Age	41	40	42
Average Age (Male)	39	38	40
Average Age (Female)	44	42	43
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	811	4,520	10,662
# of Persons per HH	2.8	2.7	2.6
Average HH Income	\$53,945	\$53,570	\$63,487
Average House Value	\$163,081	\$147,018	\$188,970





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