

FORTUNE 100 TENANT
NNN LEASE | 7.40% CAP



MAYHUGH
COMMERCIAL ADVISORS

PFG Performance
Food Group

FOWLER ST

EVANS AVE

FOR SALE

2546 FRANKLIN ST | FORT MYERS, FL 33901

INDUSTRIAL BUILDING FOR SALE
WITH FORTUNE 100 TENANT NNN LEASE

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EXECUTIVE SUMMARY

Unique Two-Story Industrial Building for sale in Ft. Myers.

A unique opportunity to own a one-of-a-kind, two-story industrial building in Ft. Myers. This expansive 5,454 sq. ft. facility features five large bay doors and a fully asphalted, gated lot situated on 0.85 acres. Conveniently located between Franklin and Dora St., the property offers drive-through access from both streets, ensuring easy maneuverability. Well-maintained and functional, this building provides both warehouse and office spaces in a prime location. **Call us today to arrange a tour.**

OFFERING HIGHLIGHTS

PRICE	\$1,960,000
NET OPERATING INCOME	\$144,980
CAP RATE	7.40% cap rate (increasing 3% annually)



PROPERTY OVERVIEW

ADDRESS	2546 Franklin St Fort Myers, FL 33901
YEAR BUILT	1977
ZONING	LI/CI
LAND SIZE	0.85 acres

TENANT OVERVIEW



Performance Food Group (PFG) is a leading food and foodservice distribution company in North America delivering over 300,000 products to more than 300,000 customer locations across the United States and Canada. Founded in 1885 and headquartered in Richmond, Virginia, PFG operates through three segments—Foodservice, Vistar, and Convenience—each catering to distinct customer needs, including independent restaurants, national chains, vending, concessions, and convenience stores. With a workforce exceeding 30,000 associates in over 150 locations, PFG is committed to building strong relationships and ensuring customer success. The company emphasizes corporate responsibility by sourcing quality products, improving operational efficiency, fighting hunger through substantial food donations, and implementing sustainable practices to reduce its environmental footprint.

TENANT	Performance Food Group (PFG)
LEASE COMMENCEMENT	November 1, 2024
LEASE END DATE	October 31, 2029
RENEWAL OPTION	5 years at market rate

[CLICK HERE TO VIEW WEBSITE](#)

PERFORMANCE FOOD GROUP IN THE NEWS

PERFORMANCE FOOD GROUP COMPLETES \$2.1 BILLION ACQUISITION OF CHENEY BROS., EXPANDING SOUTHEASTERN U.S. PRESENCE

Performance Food Group Company (PFG) has finalized its acquisition of Cheney Bros., Inc., a prominent foodservice distributor based in Riviera Beach, Florida. This \$2.1 billion cash transaction enhances PFG's footprint in the Southeastern United States, adding five distribution centers across Florida and North Carolina. Cheney Bros., generating approximately \$3.2 billion in annual revenue with a workforce of about 3,600 employees, serves a diverse clientele, including independent restaurants, hotel chains, and institutional groups. PFG anticipates achieving around \$50 million in annual run-rate cost synergies within three fiscal years post-acquisition. The company has also updated its fiscal year 2025 outlook, projecting net sales between \$62.5 billion and \$63.5 billion, and adjusted EBITDA ranging from \$1.7 billion to \$1.8 billion.

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RENT SCHEDULE

CURRENT RENT SCHEDULE

Term	Monthly Base Rent	Annual Base Rent
November 1 st , 2024 - October 31 st , 2025	\$11,500.00	\$138,000.00
November 1 st , 2025 - October 31 st , 2026	\$11,845.00	\$142,140.00
November 1 st , 2026 - October 31 st , 2027	\$12,200.00	\$146,404.00
November 1 st , 2027 - October 31 st , 2028	\$12,566.00	\$150,796.00
November 1 st , 2028 - October 31 st , 2029	\$12,943.00	\$155,319.00

LEASE ABSTRACT

TENANT:	Performance Food Group
LEASE TYPE:	NNN
LEASE COMMENCEMENT DATE:	November 1st, 2024
LEASE EXPIRATION DATE:	October 31st, 2029
OPTIONS:	One 5-year Option
PROPERTY TYPE:	Net Lease Industrial Warehouse w/Secure Yard
LANDLORD RESPONSIBILITIES:	None
TENANT RESPONSIBILITIES:	All

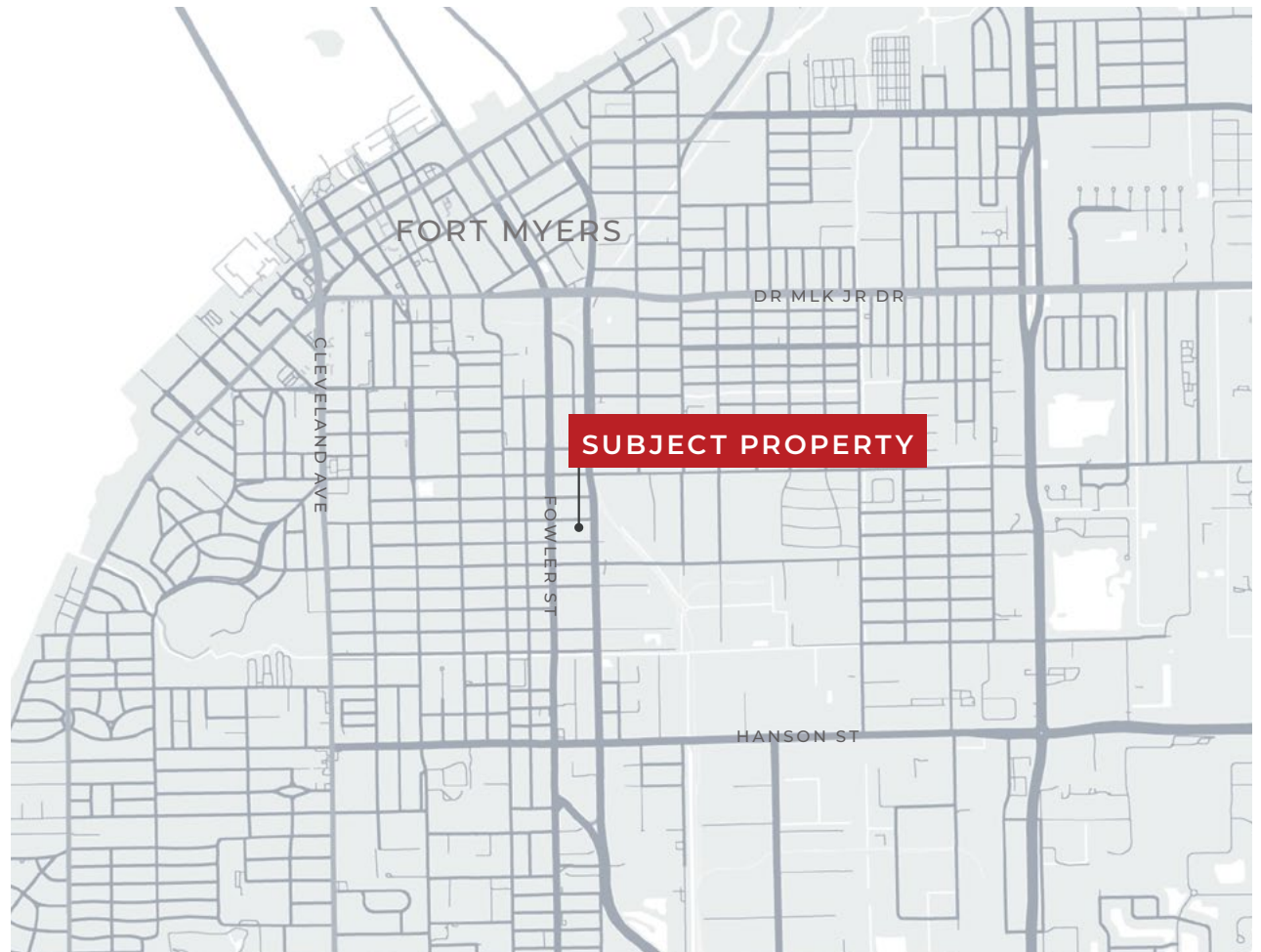
LOCATION OVERVIEW

Prime Location in the Heart of Fort Myers.

2546 Franklin St is strategically positioned in a well-connected commercial and industrial hub of Fort Myers, FL. Just minutes from downtown, this location offers seamless access to major roadways, including US-41 and I-75, ensuring convenient connectivity for businesses and clients alike.

The surrounding area features a mix of industrial, office, and service-oriented businesses, making it an ideal setting for companies looking to establish a presence in a thriving commercial district. Nearby, the historic downtown Fort Myers River District provides an array of dining, retail, and entertainment options, enhancing the appeal of the location for employees and visitors.

With close proximity to major distribution routes, professional services, and essential amenities, 2546 Franklin St offers a strategic advantage for businesses seeking functionality, accessibility, and a dynamic business environment.



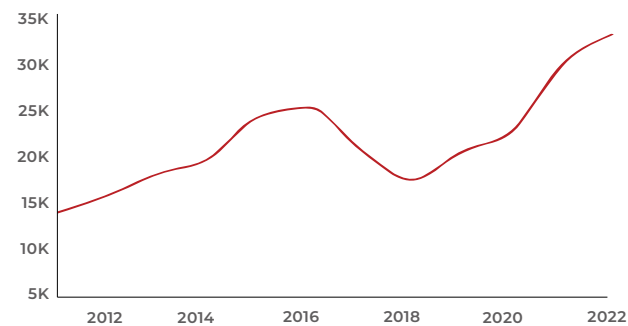
MARKET OVERVIEW

A Thriving Hub of Growth and Opportunity in SWFL

Nestled along the scenic Caloosahatchee River, Fort Myers is a dynamic and rapidly expanding city that serves as a vital economic and cultural center in Southwest Florida. With easy access to major transportation arteries such as Interstate 75 and US-41, Fort Myers offers unmatched connectivity for both residents and visitors, making it an ideal location for businesses and investors alike.

The population growth and rising demand for residential and commercial services have created a fertile ground for investment boasting a diverse demographic, with a blend of families, young professionals, and retirees, many of whom contribute to the city's robust economy. The city's strategic location, coupled with its flourishing development, makes it a prime area for those looking to tap into a market with high growth potential and a vibrant, affluent consumer base.

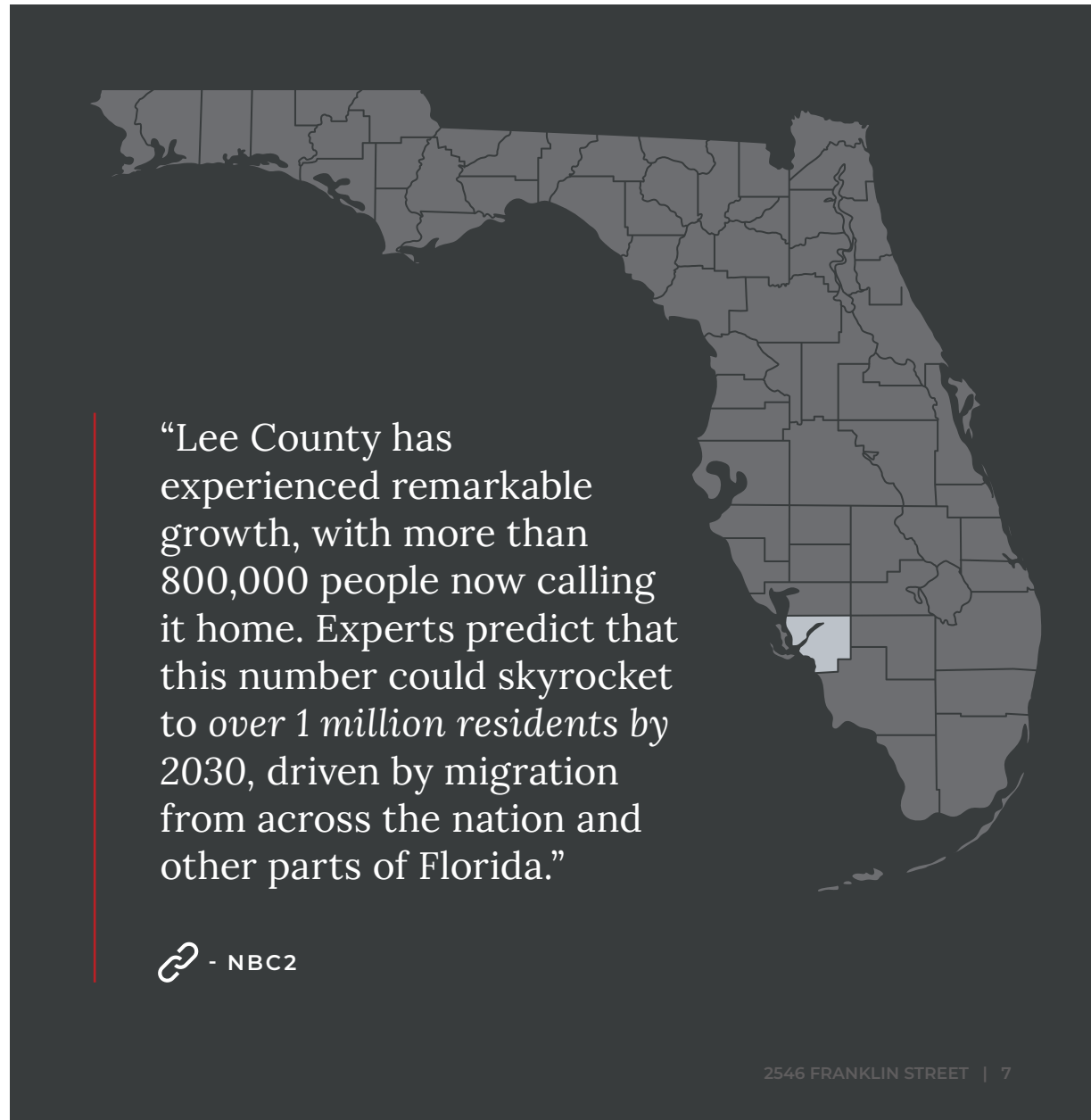
LEE COUNTY, FLORIDA NET MIGRATION



Source: beautifydata.com

“Lee County has experienced remarkable growth, with more than 800,000 people now calling it home. Experts predict that this number could skyrocket to over 1 million residents by 2030, driven by migration from across the nation and other parts of Florida.”

 - NBC2



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