



2301 W SAMPLE ROAD
DEERFIELD BEACH, FL



CONFIDENTIAL
OFFERING MEMORANDUM



**OFFERED
FOR SALE**

\$4,820,000 | 4.15% CAP



EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of this new 20 Year Aldi Ground Lease in Deerfield Beach, FL. Aldi is scheduled to open in December 2025.

LEASE YEARS	RENT	RETURN
Years 1 - 5	\$200,000	4.15%
Years 6 - 10	\$215,000	4.46%
Years 11 - 15	\$231,125	4.80%
Years 16 - 20	\$248,459	5.16%
Years 21 - 25 (1st Option)	\$267,094	5.54%
Years 26 - 30 (2nd Option)	\$287,126	5.96%
Years 31 - 35 (3rd Option)	\$308,660	6.40%
Years 36 - 40 (4th Option)	\$331,810	6.89%
Years 41 - 45 (5th Option)	\$356,696	7.40%
Years 46 - 50 (6th Option)	\$383,448	7.96%

NOI	\$200,000
CAP	4.15%
AVG. CAP OVER BASE TERM	4.64%
PRICE	\$4,820,000

ASSET SNAPSHOT

Tenant	Aldi Florida, LLC
Signator/Guarantor	Aldi, Inc. (Parent)
Address	2301 W Sample Rd. Deerfield Beach, FL
Building Size (GLA)	19,209 SF
Land Size	1.85 AC
Year Built	2025
Lease Type	Absolute Net Ground Lease
Rent Commencement Date	February 3, 2025
Remaining Term	19.4 Years
Renewal Options	6 X 5 Years
Current Annual Rent	\$200,000 (\$10.41/SF)
Base Rent Increases	7.50% Every 5 Years




129,219
PEOPLE
IN 3 MILE RADIUS


\$81,072
AHHI
IN 3 MILE RADIUS


97,000
VPD AT
INTERSECTION



LOW RENT GROUND LEASE IN MIAMI MSA

Rare Low Rent Ground Lease (\$10.41/SF) to leading grocer in the Miami MSA



BLUE CHIP GUARANTEE

20-Year Lease is guaranteed by Aldi US parent company, Aldi, Inc. (2,470+ US Locations)



PASSIVE OWNERSHIP

Absolute Net ground lease provides passive ownership for absentee owner



STRATEGIC LOCATION

Super regional location between FL Turnpike & I-95 at one at one of Broward County's busiest intersections (97,000 Combined VPD)



EXCELLENT UNDERLYING FUNDAMENTALS

High-profile location with excellent visibility and full access from signalized intersection shared with Costco



LARGE TENANT INVESTMENT

Brand new construction funded by Aldi



FIXED RENTAL INCREASES

Fixed 7.50% rental increases provide consistent rental growth and hedge against inflation



SUNSHINE STATE

Florida leads the nation in population and capital migration and South Florida continues to be one of the most sought after markets in the US



W SAMPLE RD 55,500 VPD



DEERFIELD BEACH

POMPANO BEACH

POWERLINE RD 42,000 VPD



CHASE

CARmax

COSTCO
WHOLESALE
8/32 FLORIDA
(PLACER.AI)

BankUnited

Wawa

Wendy's

La Colonia
MEDICAL CENTER

W SAMPLE RD 55,500 VPD





IMMEDIATE TRADE AREA

ALDI DEERFIELD BEACH, FL

6



La Colonia
MEDICAL CENTER

PALEO

Wendy's

Wawa



Bedrosians
Tile & Stone

VITAS
Healthcare

CHASE

834

W SAMPLE RD 55,500 VPD

U-HAUL

BURGER
KING

BankUnited

DUNKIN'

Mobil

COSTCO
WHOLESALE

CARMAX

845





REGIONAL MAP



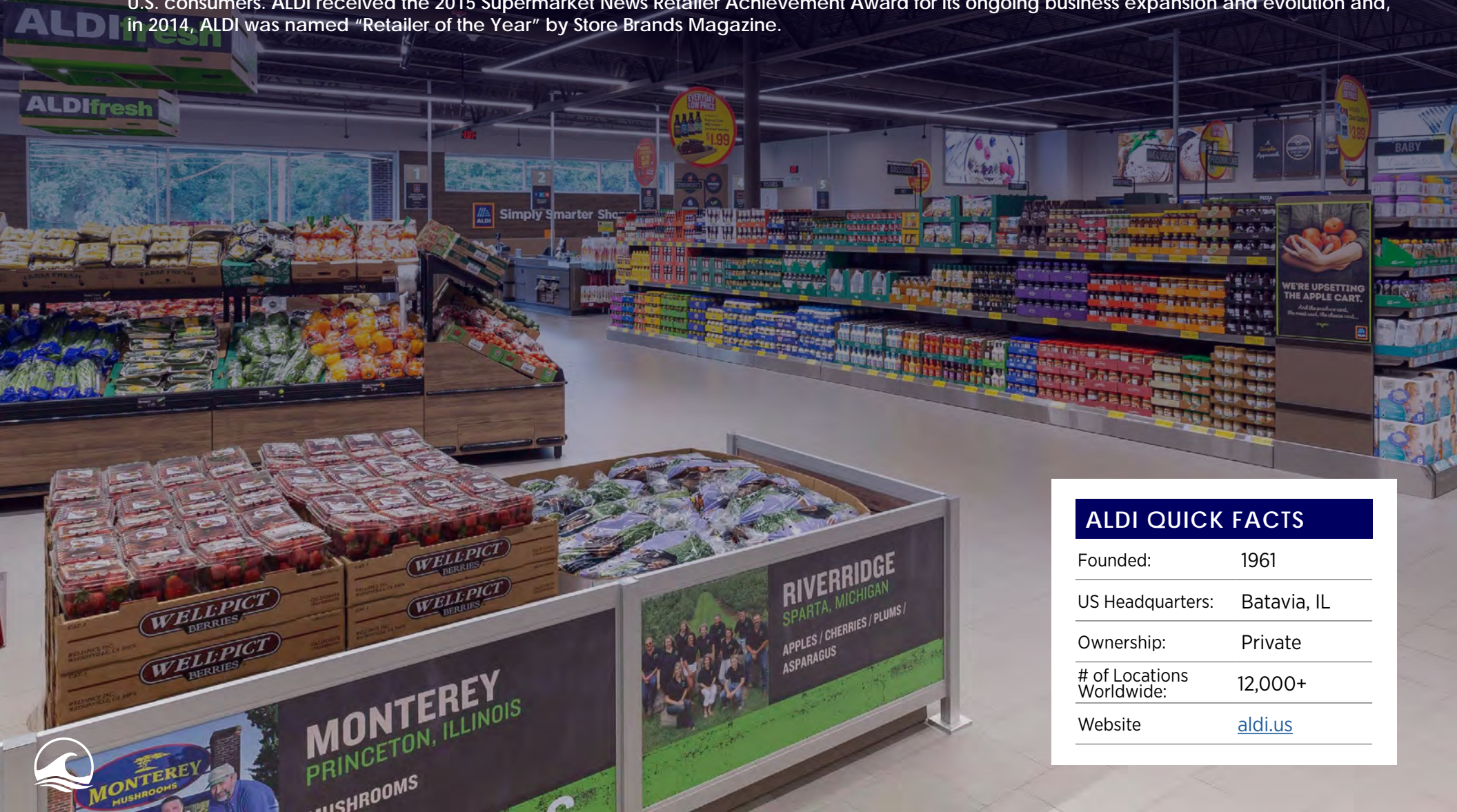


TENANT SUMMARY

ALDI is the common brand of two leading global discount supermarket chains that boast over 10,000 stores in over 18 countries that span the globe from the United States all the way to Australia. ALDI — operationally split between Aldi Nord (known as Trader Joe's in the U.S.) and Aldi Süd (known as ALDI in the U.S.)—have an estimated combined turnover of more than \$59 billion annually.

Founded by the Albrecht family in Germany in 1961, ALDI's first U.S. flagship supermarket opened in Iowa in 1976. Since then, the ALDI empire has grown to over 1,700 stores in 35 states, and the Company recently announced a \$3.4 billion capital investment to expand to 2,500 stores nationwide by the end of 2022. With this growth, ALDI will be the third largest grocery store by count in the U.S., serving 100 million customers monthly. As of August 2017, ALDI has established a new partnership with Instacart to provide grocery delivery services in Atlanta, Dallas and Los Angeles, with the potential for future expansion.

The chain has been named the value leader among U.S. grocery stores for the seventh year running according to an independent survey of U.S. consumers. ALDI received the 2015 Supermarket News Retailer Achievement Award for its ongoing business expansion and evolution and, in 2014, ALDI was named "Retailer of the Year" by Store Brands Magazine.



ALDI QUICK FACTS

Founded:	1961
US Headquarters:	Batavia, IL
Ownership:	Private
# of Locations Worldwide:	12,000+
Website	aldi.us



The Miami-Fort Lauderdale-West Palm Beach MSA, Florida's largest and the nation's 6th-largest metro area, is home to approximately 6.45 million people and added over 43,000 new residents between 2022 and 2023. With a GDP exceeding \$530 billion, the region thrives on a diverse economy driven by international trade, tourism, finance, real estate, logistics, and a growing tech sector—bolstered by strong ties to Latin America and a population that is nearly 58% foreign-born. Miami International Airport (MIA) anchors the region's global connectivity, serving 56 million passengers and 3 million tons of cargo annually, while generating over \$33 billion in business revenue. PortMiami—the world's busiest cruise port—moves 7.4 million tons of cargo and serves over 7 million cruise passengers yearly, contributing \$43 billion to the state's economy. Nearby Port Everglades adds another \$33 billion in economic impact, handling both cruise and energy-related cargo. Together, these critical transportation hubs position the Miami MSA as a leading gateway for global commerce and a magnet for tourism and population growth.



6.45 MILLION
RESIDENTS



CRUISE
CAPITAL



\$22.8 BILLION
VISITOR SPENDING





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Exclusively Offered By



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