

T-Mobile tropical SMOOTHIE CAFE

**OFFERED
FOR SALE**

\$1,940,000 | 7.15% CAP



CONFIDENTIAL
OFFERING MEMORANDUM

 **Atlantic**
CAPITAL PARTNERS™

WAVELAND, MS

EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of a 4,080 SF Multi-Tenant Strip Center in Waveland, MS. The property is fully leased to two tenants: T-Mobile and Tropical Smoothie Cafe, both on net-leases.

Located at 504 US Hwy. 90, the property is secured by two net-leases. T-Mobile and Tropical Smoothie Cafe both signed 10-year leases. Lease terms include favorable renewal options: Both leases include 10% rental increases every 5 years, and (2) 5-year options

ASSET SNAPSHOT

Address	504 US Hwy. 90, Waveland, MS
Building Size (GLA)	4,080 SF
Land Size	1.04 AC
Year Built/Renovated	2023
Tenants	T-Mobile; Tropical Smoothie Cafe
Lease Type(s)	NN
Occupancy	100%
Current NOI	\$138,720

NOI	\$138,720
CAP	7.15%
PRICE	\$1,940,000



 **20,930** PEOPLE
IN 3 MILE RADIUS

 **\$84,209** AHHI
IN 3 MILE RADIUS

 **27,004** VPD
ON HIGHWAY 90





ATTRACTIVE LEASE TERMS

Leased to T-Mobile (S&P: BBB) and Tropical Smoothie with both tenants operating on 10-year net-leases, providing minimal landlord responsibilities



RETAIL HOTSPOT

Located in the primary retail corridor of Waveland | Surrounded by national retailers: Walmart, Lowe's, Walgreens, Dollar Tree, Planet Fitness, Harbor Freight Tools, McDonald's, Arby's, and more



HIGH TRAFFICKED CORRIDOR

Asset is situated along the main retail thoroughfare of Waveland along Highway 90 which sees 27,004 VPD and is shadow anchored by Walmart



IDEAL DEMOGRAPHICS

Located in a densely populated and middle-class area with over 20,000 residents and an average household income of \$84,000 within a 5-mile radius of the site



BRAND-NEW CONSTRUCTION

High quality 4,080 square foot dual tenant retail building that was completed in 2023



SIGNALIZED INTERSECTION

Site is situated on a hard-corner and shares access with the only Walmart Supercenter in Hancock county



T-Mobile
tropical CAFE
SMOOTHIE

HWY 90 (27,004 VPD)



Budget Inn



FAIRFIELD INN & SUITES TOWNEPLACE SUITES®
New 110-Room, \$16M Hotel

HWY 90 (27,004 VPD)



T-Mobile
tropical SMOOTHIE CAFE



T-MOBILE QUICK FACTS

FOUNDED	2001
OWNERSHIP	PUBLIC (NASDAQ: TMUS)
# OF LOCATIONS	75,000+
HEADQUARTERS	BELLEVUE, WA
GUARANTY	CORPORATE

T-Mobile U.S. Inc. (NASDAQ: TMUS) is America's supercharged carrier, delivering an advanced 4G LTE and transformative nationwide 5G network that will offer reliable connectivity for all. T-Mobile's customers benefit from its unmatched combination of value and quality, unwavering obsession with offering them the best possible service experience and indisputable drive for disruption that creates competition and innovation in wireless and beyond. Based in Bellevue, Wash., T-Mobile provides services through its subsidiaries and operates its flagship brands, T-Mobile, Metro by T-Mobile and Sprint.



TROPICAL SMOOTHIE CAFE QUICK FACTS

FOUNDED	1993
OWNERSHIP	PRIVATE
# OF LOCATIONS	1,235
HEADQUARTERS	ATLANTA, GA
GUARANTY	FRANCHISEE (50+ UNITS)

Tropical Smoothie Cafe, founded in 1997, has emerged as a popular destination for health-conscious consumers seeking delicious and nutritious food options. With over 1200 locations across the United States, this fast-casual restaurant chain offers an extensive menu featuring freshly prepared smoothies, wraps, sandwiches, and bowls made with high-quality ingredients. Emphasizing a vibrant atmosphere, Tropical Smoothie Cafe provides customers with a refreshing dining experience that aligns with modern dietary preferences, making it a go-to choice for those craving both flavor and wellness in their meals.

TENANT	GUARANTEE	SF	RENT COMMENCEMENT DATE	LEASE TERM	RENT PSF	ANNUAL RENT	RENT INCREASES	RE TAX, CAM, INS & REIMBURSEMENTS	ADMIN/MGMT FEES	CAM CAPS	RENEWAL OPTIONS
T-Mobile	Corporate	2,520	August 13, 2023	10 Years	\$34.00	\$85,680	10% Every 5 Years	Taxes, insurance, repairs/maintenance, & parking	5% of CAM	5% Non-Cumulative Cap on Controllables	2 x 5 Years
Tropical Smoothie Cafe	Franchisee (50+ Units)	1,560	December 15, 2024	10 Years	\$34.00	\$53,040	10% Every 5 Years	Taxes, insurance, repairs/maintenance, & parking	10% of CAM	5% Cumulative Cap on Controllables	2 x 5 Years
CENTER TOTAL / AVERAGE		4,080			\$34.00	\$138,720					
CURRENT VACANT		0									
TOTAL		4,080									

CASH FLOW		
INCOME		PSF
Base Rent	\$138,720	\$34.00
Expense Recovery	\$24,480	\$6.00
EXPENSES		
CAM	\$9,588	\$2.35
Insurance	\$4,692	\$1.15
RE Taxes	\$10,200	\$2.50
Total Expenses	\$24,480	\$6.00
NET OPERATING INCOME	138,720	\$34.00



1 MILES

3,720
PEOPLE

\$75,849
AHHI

1,499
TOTAL
EMPLOYEES

3 MILES

15,548
PEOPLE

\$80,476
AHHI

5,404
TOTAL
EMPLOYEES

5 MILES

20,930
PEOPLE

\$84,209
AHHI

11,227
TOTAL
EMPLOYEES



MOBILE
84 MILES
1:45 DRIVE

WAVELAND

NEW ORLEANS

48 MILES
1:30 DRIVE

Waveland, MS

Waveland, Mississippi, is a small coastal city located in Hancock County along the Gulf of Mexico. Known for its charming, laid-back atmosphere, Waveland is often called "The Hospitality City." It features beautiful beaches, a close-knit community, and a rich history.

Waveland is part of the Mississippi Gulf Coast, offering easy access to outdoor activities like fishing, boating, and beachcombing. It is also close to attractions like Buccaneer State Park, which provides opportunities for camping and water park fun, and the lively arts and dining scenes of nearby Bay St. Louis.

Overall, Waveland combines coastal beauty with a spirit of perseverance, making it a serene and inspiring place to visit or live.

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Exclusively Offered By



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This Offering Memorandum has been prepared by Atlantic Capital Partners ("ACP") for use by a limited number of prospective investors of T-Mobile/Tropical Smoothie Cafe - Waveland, MS (the "Property") and is not to be used for any other purpose or made available to any other person without the express written consent of the owner of the Property and ACP. All information contained herein has been obtained from sources other than ACP, and neither Owner nor ACP, nor their respective equity holders, officers, employees and agents makes any representations or warranties, expressed or implied, as to the accuracy or completeness of the information contained herein. Further, the Offering Memorandum does not constitute a representation that no change in the business or affairs of the Property or the Owner has occurred since the date of the preparation of the Offering Memorandum. This Offering Memorandum is the property of Owner and Atlantic Capital Partners and may be used only by prospective investors approved by Owner and Atlantic Capital Partners. All analysis and verification of the information contained in the Offering Memorandum is solely the responsibility of the recipient. ACP and Owner and their respective officers, directors, employees, equity holders and agents expressly disclaim any and all liability that may be based upon or relate to the use of the information contained in this offering Memorandum.