

# WALMART NEIGHBORHOOD MARKET

185 N Charles Richard Beall Blvd | DeBary, FL  
OFFERING MEMORANDUM



COLLISION CAPITAL

# Walmart Neighborhood Market

## CONTENTS

### 01 Investment Summary

- Offering Summary
- Investment Highlights
- Location Highlights
- Aerial View Map
- Drive Times
- Site Plan
- Property Images

### 02 Tenant Overview

- Lease Summary

### 03 Additional Information

- Corporate Overview

*Exclusively Marketed by:*

#### **Carter Collison**

Collison Capital, LLC  
Director of Acquisitions and Dispositions  
(407) 234-4111  
carter@collisoncap.com  
Florida - BK3199690



<https://collisoncapital.com/>

# OFFERING SUMMARY

PRICE	\$7,368,421
CAP RATE	4.75%
NOI	\$350,000
LANDLORD RESPONSIBILITIES	None
TENANT	Walmart Neighborhood Market
LEASE TYPE	Ground Lease
LEASE TERM REMANING	11 Years

# PROPERTY SUMMARY

ADDRESS	185 N Charles Richard Beall Blvd DeBary, FL 32713
COUNTY	Volusia
BUILDING SF	41,117
LAND ACRES	4.77
YEAR BUILT	2016
PARCEL NUMBER	8027-15-00-0030





## INVESTMENT

### Investment Overview

- ❖ Collison Capital is pleased to present a Walmart Neighborhood Market located at 185 N Charles Richard Beall Blvd in Debary, FL. Built in 2016 and situated on 4.77 acres of land, the Walmart Neighborhood Market is comprised of 41,117 square feet of retail space which includes a drive-thru pharmacy.

The Walmart Neighborhood Market property provides an investor with the opportunity to acquire a well-located asset within the larger Orlando MSA that is leased to an investment grade tenant on its initial term. This Walmart Neighborhood Market is subject to a 20-year absolute triple net (NNN) ground lease with 11 years remaining and 14 5-year options each with 5% rent increases.

### Investment Highlights

- ❖ Ground Lease with over 11 years of remaining of initial term
- ❖ Tenant has an Investment Grade Credit Rating "AA" - S&P/Fitch (NYSE:WMT)
- ❖ Fourteen (14), five-year tenant renewal options w/ 5% increases at each option
- ❖ The Orlando MSA is one of the fastest-growing large metro region in the U.S. and has benefited from large population increases over the past five years



## Submarket Overview

- ❖ The Walmart Neighborhood Market is located less than two miles East of Interstate-4 (I-4), the primarily regional transportation artery connecting Tampa, Orlando, and Florida's East Coast. Interstate-4 has undergone numerous capacity expansions over the last 20 years to facilitate the rapid population growth along this corridor. As a result, the City of DeBary has become a sought-after retail, residential, and office location due to its unique positioning along I-4 and the relatively affordability versus Orlando.

To further alleviate highway congestion, the regional transportation authority began SunRail train service connecting DeBary with downtown Orlando, major employment centers, and tourism areas. The DeBary SunRail station is located on N Charles Beall Blvd, minutes from the Walmart Neighborhood Center, and has spurred significant mixed-use development in the surrounding area.

## DeBary Highlights

- ❖ DeBary, FL is a suburban city located in Volusia County, known for its peaceful atmosphere and family-friendly environment.
- ❖ The property is situated in a prime location along N Charles Richard Beall Blvd, a main thoroughfare in DeBary, providing high visibility and easy access for customers.
- ❖ With the SunRail commuter rail station nearby, the property benefits from increased foot traffic and potential business opportunities from commuters and local residents alike.
- ❖ The area features a mix of residential neighborhoods, schools, and small businesses, contributing to a well-rounded community feel.
- ❖ Nearby amenities include the DeBary Public Library, Gemini Springs Park, and the DeBary Golf & Country Club, offering recreational opportunities for residents and visitors.



ORANGE CITY

WEST VOLUSIA

**Kohl's** **ROSS**  
DRESS FOR LESS™

**Michael's** **ULTA**  
BEAUTY

**five BEL'W** **ALDI**

**petco** **Planet Smoothie**

Bath & Body Works™

UNIVERSITY HIGH SCHOOL

**HARBOR FREIGHT**  
Quality Tools at Remarkably Low Prices

**Wendy's**

**Bravo**

CROWN CENTRE PLAZA

**Publix** **Trulieve**

The UPS Store **A Bealls**  
Florida

**CVS pharmacy**

**TARGET**

**THE HOME DEPOT**

ORANGE CITY MARKETPLACE

**OLLIE'S** **JAKE'S**  
GOOD STORY CHEF™ ESPRESSO BAR

**Starbucks** **planet fitness** **pop shelf**

**Walgreens**

ENTERPRISE RD

**LOWE'S**

**Walmart**

SAXON CROSSING

**HOBBY LOBBY** **Pet Super market**

**Hear USA** **TIRES PLUS**  
TOTAL CAR CARE

**FLOOR & WALL** **Applebee's**

**ACE Hardware**

**Advent Health**  
Fish Memorial

**Chevron** **7 ELEVEN**

DeBary Endodontics

DeBary Country Club

Glen Abbey Golf Club

**Walmart**  
Neighborhood Market

DELTONA

**Winn-Dixie** **Subway** **Dunkin'**

**O'Leary's**

**D+A** **DeBary Elementary**

**O'Reilly AUTO PARTS**

**Auto Zone**

Community Park

**Walgreens**

**DOLLAR GENERAL**

DEBARY

**Hampton Inn**

Gemini Springs Park

**SUBJECT PROPERTY**  
**185 N CHARLES RICHARDBEALL BLVD**  
DEBARY, FL

Konomac Lake

**SunRail**

400

Mullet Lake

1

**Debary Station**  
3.96 miles | 7.8 minutes

2

**Amtrak Auto Train Station**  
9.66 miles | 18.3 minutes

3

**Sanford Airport**  
10.11 miles | 20.1 minutes

4

**Florida Hospital Fish Memorial**  
2.49 miles | 6.7 minutes

5

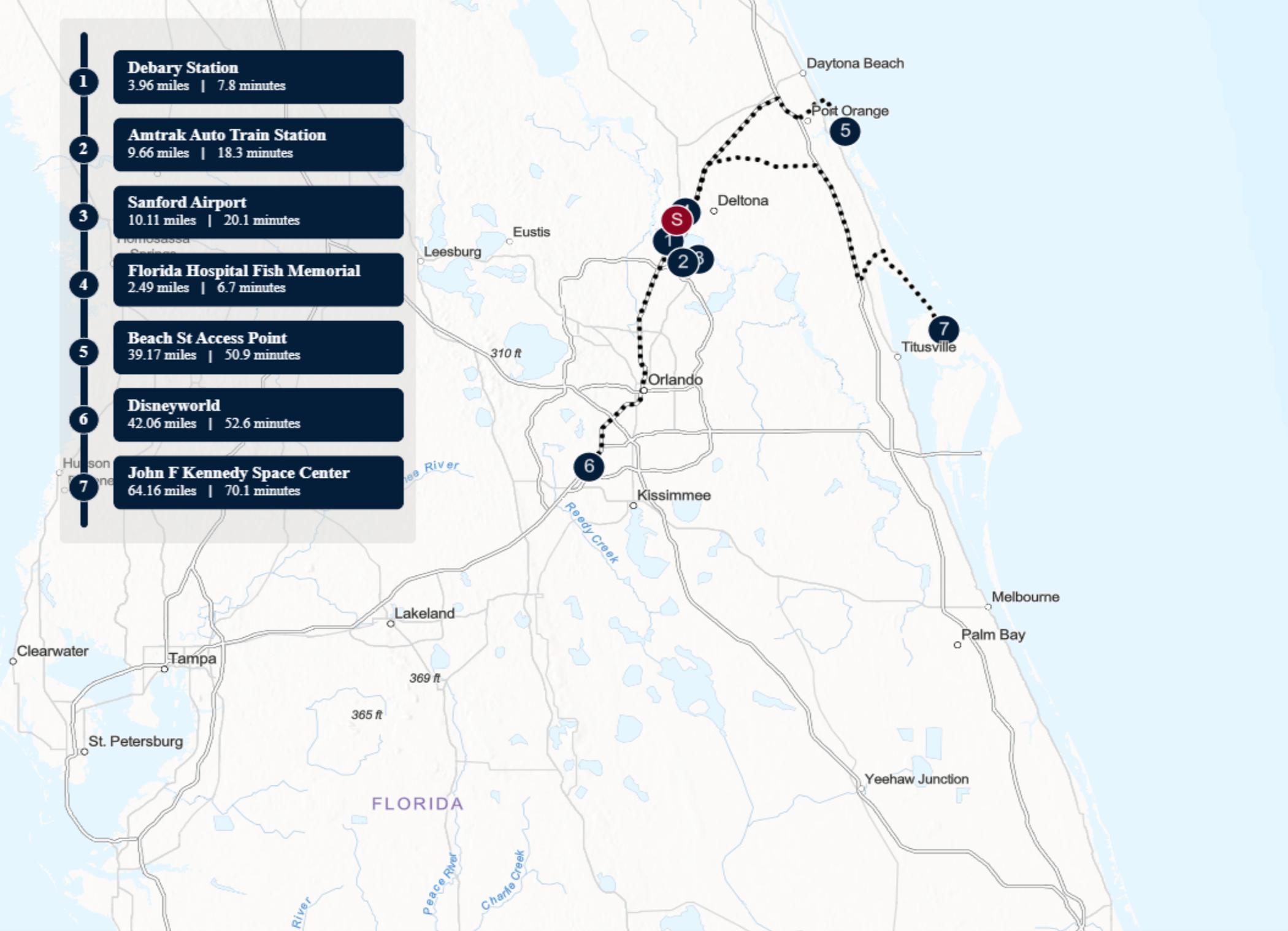
**Beach St Access Point**  
39.17 miles | 50.9 minutes

6

**Disneyworld**  
42.06 miles | 52.6 minutes

7

**John F Kennedy Space Center**  
64.16 miles | 70.1 minutes



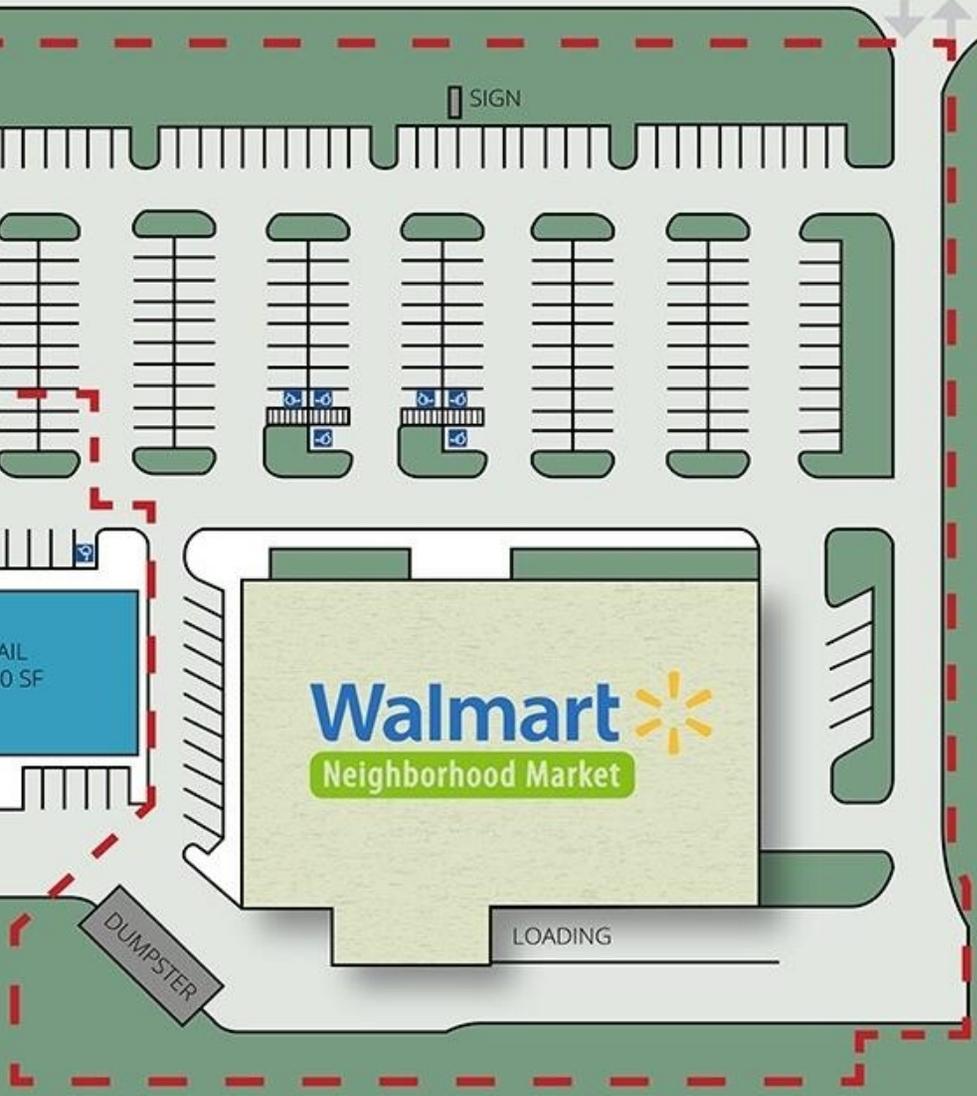
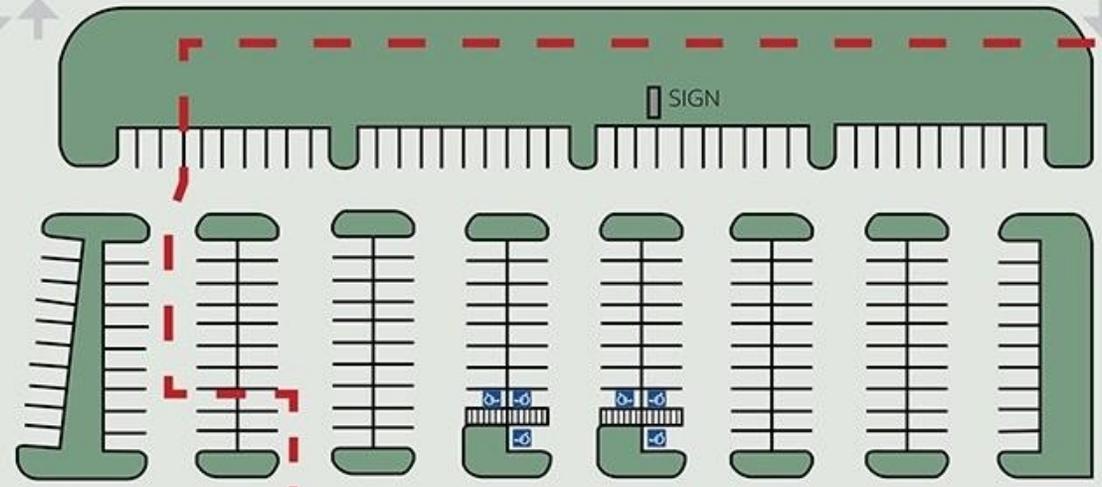


N CHARLES RICHARD BEALL BLVD

OUTPARCEL 1  
1.38 ACRES

OUTPARCEL 2  
0.95 ACRES

W PINE MEADOW DR







## LEASE ABSTRACT

TENANT	Walmart Neighborhood Market
GUARANTOR	Walmart (NYSE:WMT)
EXPIRATION DATE	12/6/2036
LEASE TERM REMAINING	11 Years
RENEWAL OPTIONS	14 - 5 Years
CURRENT RENT	\$350,000

## RENT SCHEDULE

YEARS 1-11	\$350,000/Year	\$29,167/Month
OPTION 1	\$367,500/Year	\$30,625/Month
OPTION 2	\$385,875/Year	\$32,156/Month
OPTION 3	\$405,169/Year	\$33,764/Month
OPTION 4	\$425,427/Year	\$35,452/Month
OPTION 5	\$446,699/Year	\$37,225/Month
OPTION 6	\$469,033/Year	\$39,086/Month
OPTION 7	\$492,485/Year	\$41,040/Month
OPTION 8	\$517,109/Year	\$43,092/Month
OPTION 9	\$542,965/Year	\$45,247/Month
OPTION 10	\$570,113/Year	\$47,509/Month
OPTION 11	\$598,619/Year	\$49,885/Month
OPTION 12	\$628,550/Year	\$52,379/Month
OPTION 13	\$659,977/Year	\$54,998/Month
OPTION 14	\$692,976/Year	\$57,748/Month

## LEASE STRUCTURE

LEASE TYPE	Ground Lease
ROOF	Tenant
STRUCTURE	Tenant
HVAC	Tenant
CAM	Tenant
PARKING	Tenant
PROPERTY TAXES	Tenant
UTILITIES	Tenant
INSURANCE	Tenant



## WALMART'S STORY

Originally founded as a single variety shop in 1950 by Sam Walton, Walmart has since grown to over 10,750 retail outlets globally and operations in 19 countries. Each week, Walmart serves approximately 270 million customers across Walmart U.S., Walmart International, and Sam's Club businesses that collectively focus on providing a broad assortment of quality merchandise at everyday low prices. Headquartered in Bentonville, Arkansas, the company reported total revenues of \$681 billion in 2025 and has a market cap (9/30/25) of over \$824 billion, making Walmart the largest brick and mortar retailer in the world. Walmart continues to invest in their omni-channel capabilities through a combination of stores, eCommerce sites, and service offerings, including Walmart+, a monthly subscription service that includes unlimited complimentary shipping, free delivery from store, fuel discounts, mobile scan and go, and additional member benefits.

## HIGHLIGHTS

- **Global Leader** - Walmart is the world's largest retailer and the biggest private employer globally
- **Vast Footprint** - The company operates approximately 10,750 stores and clubs in 19 countries, with over 270 million customers visiting weekly
- **High Revenue** – Walmart's annual revenue exceeded \$648 billion in fiscal year 2024, showcasing its immense financial scale
- **Technology Integration** - Stores are designed to feel like part of the neighborhood, fostering a sense of familiarity and community
- **Pharmacy Services** – Many Neighborhood Markets include a full-service pharmacy, adding to their role as a one-stop shop for daily needs.
- **Competitive Strategy** - Neighborhood Markets compete with other grocery stores and dollar stores by offering a blend of affordability and convenience

Market Summary > Walmart Inc

103.34 USD

+102.82 (19,773.08%) ↑ all time

Sep 30, 10:28 AM EDT • Disclaimer

1D | 5D | 1M | 6M | YTD | 1Y | 5Y | Max



Open	103.00	Mkt cap	820.41B	52-wk high	106.11
High	103.23	P/E ratio	38.92	52-wk low	78.98
Low	102.72	Div yield	0.91%	Qtrly Div Amt	0.23

# Walmart

## Neighborhood Market



### CONCEPT

The **Walmart Neighborhood Market** concept is a smaller-footprint, community-focused grocery store format designed for quick, convenient trips to purchase fresh produce, groceries, and household essentials, often including a pharmacy. Launched in 1998, and now totaling over 675+ stores in the United States, Walmart Neighborhood Markets aim to be a convenient, local alternative to large Supercenters, emphasizing affordability, daily needs, and fresh food selections in urban and suburban markets. Walmart recently introduced expanded self-checkout, larger pharmacy/medical areas, drive-thru pickup windows and upgraded exterior signage at its WNM locations further cementing the company's financial commitment to this store format.

### KEY ASPECTS

- **Smaller Footprint** - The stores have a much smaller physical size compared to Supercenters, making them easier to integrate into urban and suburban communities.
- **Grocery – Focused** - The primary focus is on groceries, produce, and household goods, providing a local supermarket experience.
- **Gas Stations** – The majority of the Neighborhood Market stores have a gas station with a store creating a one stop shop experience for customers/drivers.
- **Convenience** – The concept is built around quick in-and-out shopping for daily needs and forgotten items, offering a convenient alternative to large stores.
- **Community Connection** - Stores are designed to feel like part of the neighborhood, fostering a sense of familiarity and community.

# Walmart Neighborhood Market

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