



JIMMY JOHN'S & SUNHONEY HAIR CO.

6923 State Road 70 E, Bradenton, FL 34203

BRAND NEW LEASES | TWO-TENANT NNN STRIP CENTER | ±60,500 VPD



MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES



INTERACTIVE OFFERING MEMORANDUM

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JIMMY JOHN'S & SUNHONEY HAIR CO.

6923 State Road 70 E, Bradenton, FL 34203

EXCLUSIVELY LISTED BY



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\$1,902,083

List Price



±0.81 AC

Lot Size



±60,500

Vehicles Per Day



NNN

Lease Type

PROPERTY OVERVIEW

LEASE HIGHLIGHTS

- **LONG-TERM STABILITY** – Jimmy John's will be executing a brand-new 10-year lease, underscoring their long-term commitment to the location. Additionally, the hair salon will be signing a new 5-year lease, further enhancing income stability.
- **LONG TERM OPERATIONS** – Jimmy John's has been operating at this location since 2015, demonstrating strong historical performance and long-standing customer demand.
- **SCHEDULED RENT INCREASES** – Both leases include 2% annual rental increases, with additional increases at each renewal option, providing built-in income growth and a reliable hedge against inflation.
- **TRUE PASSIVE INCOME** – Both tenants operate under NNN leases, with taxes, insurance, and CAM fully passed through to the tenants, offering a hands-off, management-free investment.

LOCATION HIGHLIGHTS

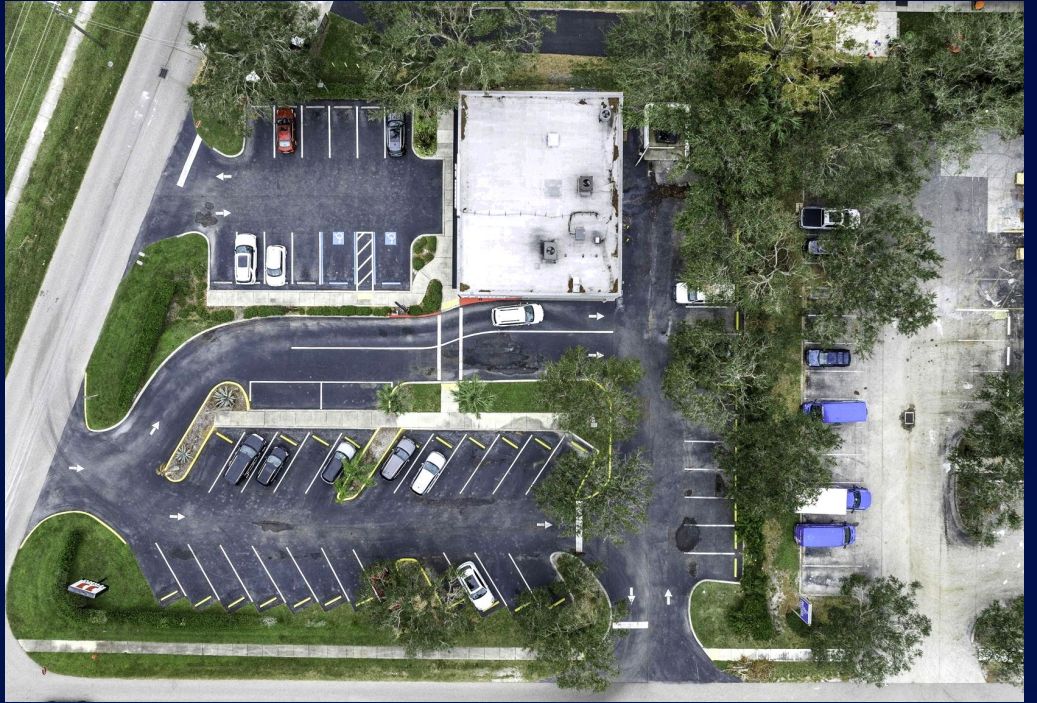
- **STRONG RETAIL SYNERGY** – Neighboring top national brands like Chick-fil-A, Dairy Queen, McDonald's, Zaxby's, Lowe's, and more, reinforcing the area's high demand.
- **STRATEGIC LOCATION** – Situated on State Rd 70 (±60,500 VPD), just ±0.7 miles from Manatee Technical College and Braden River High School, providing a steady flow of customers.
- **AFFLUENT AREA** – The area has an average household income of approximately \$108,887 within a 3-mile radius, indicating a strong consumer base with disposable income.
- **HIGH VISIBILITY AND ACCESSIBILITY** – The property features ±170 feet of frontage along the heavily traveled State Road 70 and benefits from a convenient frontage road, providing direct access from the signalized intersection, Creekwood Blvd & SR-70.
- **END CAP DRIVE-THRU** – Highly desirable drive-thru end cap enhances customer convenience and supports strong tenant performance, driving long-term investment value.



INTERIOR PHOTOS



EXTERIOR PHOTOS



FINANCIAL SUMMARY



NNN

Lease Types



\$1,902,083

List Price



6.00%

Cap Rate



Lease Terms

10 & 5 Years

PROPERTY SUMMARY

Property Street 6923 State Road 70 E

City, State Zip Bradenton, FL 34203

Tenant names Jimmy John's & Sunhoney Hair Co.

Total Tenants 2

Current Occupancy 100%

GLA ±3,013 SF

Year Built / Renovated 1996 / 2015

Rental Increase 2% Annual



FINANCIAL SUMMARY - JIMMY JOHN'S



TENANT SUMMARY

Tenant Trade Name Jimmy Johns

Lease Term ±10 Years

Lease Type NNN

SF ±1,940

% of GLA 64.61%

Options 3 x 5 Years

Rental Increases 2% Annually

ANNUALIZED OPERATING DATA

DATE	MONTHLY RENT	ANNUAL RENT	INCREASES
Year 1	\$7,275	\$87,300	-
Year 2	\$7,421	\$89,046	2%
Year 3	\$7,569	\$90,827	2%
Year 4	\$7,720	\$92,643	2%
Year 5	\$7,875	\$94,496	2%
Year 6	\$8,032	\$96,386	2%
Year 7	\$8,193	\$98,314	2%
Year 8	\$8,357	\$100,280	2%
Year 9	\$8,524	\$102,286	2%
Year 10	\$8,694	\$104,332	2%

FINANCIAL SUMMARY - SUNHONEY HAIR CO.

TENANT SUMMARY

Tenant Trade Name Sunhoney Hair Co.

Lease Term ±5 Years

Lease Type NNN

SF ±1,073

% of GLA 35.64%

Options 2 x 5 Years

Rental Increases 2% Annually

ANNUALIZED OPERATING DATA

DATE	MONTHLY RENT	ANNUAL RENT	INCREASES
Year 1	\$2,235	\$26,820	-
Year 2	\$2,279	\$27,356	2%
Year 3	\$2,324	\$27,903	2%
Year 4	\$2,370	\$28,461	2%
Year 5	\$2,417	\$29,030	2%



RENT ROLL

UNIT	TENANT	LEASE EXPIRATION	RECOVERY	MONTHLY RENT	ANNUAL RENT	RENT PSF	SF	% OF GLA	OPTION(S)
1	Hair Salon	5 Years	NNN	\$2,235	\$26,825	\$25.00	1,073	35.64%	2 x 5 Years
2	Jimmy John's	10 Years	NNN	\$7,275	\$87,300	\$45.00	1,940	64.61%	3 x 5 Years
OCCUPIED TOTAL	2 SUITES			\$9,510	\$114,125		3,013		
TOTAL (100%)	2 SUITES			\$9,510	\$114,125		3,013		



TENANT OVERVIEW

Jimmy John's is a fast-casual sandwich chain known for its focus on speed and simplicity. Founded in 1983 in Charleston, Illinois, the brand has grown significantly, with over 2,600 locations across the United States. Jimmy John's specializes in freshly made sandwiches using high-quality ingredients, offering a limited but focused menu. Its signature "Freaky Fast" delivery service has helped set it apart in the competitive quick-service restaurant space, appealing to time-conscious customers looking for a quick and consistent meal option.

Now a subsidiary of Inspire Brands (which also owns Arby's, Dunkin', and Buffalo Wild Wings), Jimmy John's benefits from the backing of a major multi-brand operator with extensive operational resources. The brand targets high-traffic locations near college campuses, office parks, and urban centers, which support steady lunch demand. With strong franchisee support and a recognizable national presence, Jimmy John's continues to be a stable tenant in retail and quick-service real estate portfolios.

HEADQUARTERS Champaign, IL	YEAR FOUNDED 1983	# OF LOCATIONS 2,600+
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 **MANATEE TECHNICAL COLLEGE**
5,176 STUDENTS

 **BRADEN RIVER HIGH SCHOOL**
1,774 STUDENTS

**SUBJECT
PROPERTY**



 **TARA ELEMENTARY SCHOOL**
559 STUDENTS



 **LAKWOOD RANCH HIGH SCHOOL**
2,435 STUDENTS



 **BRADEN RIVER ELEMENTARY**
568 STUDENTS



75 ± 118,000 VPD

70 ± 60,500 VPD



53RD AVE E ± 60,500 VPD

SUBJECT
PROPERTY



 **MANATEE TECHNICAL COLLEGE**
5,176 STUDENTS

 **PAPA JOHN'S**

 **ExtraSpace**
Storage

 **RaceTrac**

 **BEEF 'O' BRADY'S**
GOOD FOOD, GOOD SPORTS

 **BRADEN RIVER HIGH SCHOOL**
1,774 STUDENTS

 **TARA**
GOLF & COUNTRY CLUB

 **SCOOTER'S**
COFFEE

 **SYNOVUS**

 **ZAXBY'S**

 **COAST 2 COAST**
CARWASH & DETAILING
"LET IT SHINE"

 **SURTERRA**

53RD AVE E ± 60,500 VPD

**SUBJECT
PROPERTY**



MARKET OVERVIEW

Bradenton, Florida, located on the stunning Gulf Coast, is a growing city known for its scenic views, warm climate, and rich cultural heritage. Nestled between Tampa and Sarasota, Bradenton boasts easy access to some of Florida’s most beautiful beaches, including the nearby Anna Maria Island and Siesta Key. The city's geography offers a unique blend of lush natural settings along the Manatee River and urban amenities, making it a popular destination for both residents and tourists. Its waterfront parks and marinas add to the city's appeal, providing scenic locations for outdoor activities such as boating, fishing, and birdwatching.

Bradenton is steeped in history, with points of interest like the historic Manatee Village and the De Soto National Memorial, which commemorate the area’s Native American roots and its early Spanish settlers. The Village of the Arts, a neighborhood filled with colorful cottages housing art galleries, studios, and eateries, is one of Bradenton's cultural gems and represents its dedication to fostering creativity and community spirit. The Bishop Museum of Science and Nature, featuring a planetarium and an exhibit on local wildlife, is another popular attraction for families and science enthusiasts.

The city’s economic landscape is diverse, with industries spanning healthcare, education, tourism, and retail, offering a balanced job market. Bradenton's neighborhoods vary from quiet suburban communities to bustling urban areas, catering to a range of lifestyles. The area has a family-friendly atmosphere with well-regarded schools, parks, and recreational facilities, making it a desirable place to live. In recent years, Bradenton has seen a rise in new developments and infrastructure projects, contributing to its steady growth while retaining its small-town charm and appeal.



DEMOGRAPHICS			
POPULATION	1-MILE	3-MILE	5-MILE
Five-Year Projection	7,213	49,890	160,725
Current Year Estimate	6,132	42,609	137,489
2020 Census	5,439	39,100	126,966
Growth Current Year-Five-Year	3.50%	3.40%	3.40%
Growth 2020-Current Year	3.20%	2.20%	2.10%
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
Five-Year Projection	3,293	21,901	67,716
Current Year Estimate	2,816	18,853	58,360
2020 Census	2,518	17,629	54,867
Growth Current Year-Five-Year	1.20%	2.10%	2.10%
Growth 2020-Current Year	3.40%	3.20%	3.20%
INCOME	1-MILE	3-MILE	5-MILE
Average Household Income	\$101,851	\$108,887	\$105,743

TAMPA-ST. PETERSBURG-CLEARWATER, FL MSA

Tampa is the largest city in Hillsborough County and a major anchor of the Tampa–St. Petersburg–Clearwater Metropolitan Statistical Area. With a population of over 3.2 million people in the metro area, it is the second-largest metropolitan region in Florida and among the top 20 in the United States. The area is a prominent hub for finance, healthcare, tourism, and defense, and is home to several major companies, including Raymond James Financial and Tech Data. Known for its vibrant blend of modern city life and Gulf Coast charm, the region offers world-class attractions, a rich cultural scene, and thriving communities.

Referred to as the "Sunshine City," the Tampa Bay area is home to the Tampa Bay Buccaneers of the NFL, the Tampa Bay Lightning of the NHL, and the Tampa Bay Rays of Major League Baseball. Cultural and entertainment options abound, with popular destinations including the Salvador Dalí Museum in St. Petersburg, the Tampa Museum of Art, and Busch Gardens. The area's beautiful beaches, like Clearwater Beach and St. Pete Beach, draw millions of visitors each year and contribute to its strong tourism sector.

The Tampa Bay region reflects Florida's diverse and dynamic economic landscape. The economy encompasses defense and aerospace, financial services, healthcare, information technology, and maritime trade, thanks in part to the presence of MacDill Air Force Base and Port Tampa Bay. The healthcare sector is robust, supported by leading institutions like Tampa General Hospital and BayCare Health System. The region's universities, such as the University of South Florida, drive innovation and research across various disciplines. With a growing population, pro-business climate, and high quality of life, the Tampa–St. Petersburg–Clearwater area continues to thrive as a major economic and cultural powerhouse in the Southeast.





ECONOMY

The Tampa-St. Petersburg-Clearwater Metropolitan Statistical Area (MSA) has a diverse and growing economy, with tourism serving as a major driver. Clearwater Beach, St. Pete Beach, and other coastal attractions draw millions of visitors annually, supporting local businesses such as hotels, restaurants, and recreational services. The hospitality industry provides a significant number of jobs across the region, with tourism-related spending contributing heavily to the local economy.

Beyond tourism, healthcare is a key economic sector, with major hospitals and medical facilities throughout the MSA, particularly in areas with large retirement populations. The region is also experiencing growth in technology and innovation, with Tampa and St. Petersburg emerging as hubs for startups and established tech firms. Local government initiatives aimed at attracting businesses have created a favorable environment for economic expansion. Additionally, the area's strategic location with access to major highways, ports, and airports strengthens its appeal for businesses and residents alike, making it one of Florida's most dynamic metro areas.

TOURISM

Tourism is a cornerstone of the Tampa-St. Petersburg-Clearwater MSA, drawing millions of visitors each year to its world-renowned beaches, cultural attractions, and entertainment venues. Clearwater Beach and St. Pete Beach consistently rank among the best in the country, attracting tourists with their white sand, clear waters, and waterfront resorts. The area's warm climate and outdoor activities, including boating, fishing, and water sports, further boost its appeal. Major attractions such as Busch Gardens Tampa Bay, the Florida Aquarium, and the Clearwater Marine Aquarium provide additional draws for visitors of all ages. Sports tourism is also significant, with spring training for Major League Baseball teams like the New York Yankees, Philadelphia Phillies, and Toronto Blue Jays bringing in fans from across the country.

Beyond its natural beauty and entertainment offerings, the region thrives as a cultural and event destination. St. Petersburg is home to the Salvador Dalí Museum, the Museum of Fine Arts, and a vibrant arts scene that attracts visitors year-round. Music festivals, food and wine events, and seasonal celebrations further contribute to the area's tourism economy. The presence of major cruise terminals and Tampa International Airport enhances accessibility, making it easy for domestic and international travelers to visit. Tourism's economic impact extends beyond hotels and attractions, benefiting restaurants, retail stores, and transportation services. With ongoing investments in infrastructure and development, the region continues to grow as one of Florida's top destinations.

\$26.7 MILLION

ANNUAL VISITORS

\$11.2 BILLION

DIRECT SPENDING FROM TOURISM



CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 6923 State Road 70 E, Bradenton, FL 34203 ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services™. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.

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hair co.

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