BJ's®

3499 W NORVELL BRYANT HWY
LECANTO, FL

OFFERED FOR SALE $25,914,000 5.25% CAP

CONFIDENTIAL OFFERING MEMORANDUM

Atlantic CAPITAL PARTNERS™

EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of this new 20-Year Absolute Net BJ's Wholesale lease in Lecanto, FL. BJ's is scheduled to open in December 2026.

DEPRECIATION

PASSIVE OWNERSHIP & INFLATION HEDGE

TOP GROWTH MARKET

LEASE YEARS	RENT	RETURN
Years 1 - 5	$1,360,472	5.25%
Years 6 - 10	$1,428,495	5.51%
Years 11 - 15	$1,499,920	5.79%
Years 16 - 20	$1,574,916	6.08%
Years 21 - 25 (1st Option)	$1,653,662	6.38%
Years 26 - 30 (2nd Option)	$1,736,345	6.70%
Years 31 - 35 (3rd Option)	$1,823,162	7.04%
Years 36 - 40 (4th Option)	$1,914,320	7.39%
Years 41 - 45 (5th Option)	$2,010,036	7.76%

NOI	$1,360,472
CAP	5.25%
PRICE	$25,914,000

ASSET SNAPSHOT

Tenant	BJ's Wholesale Club
Signator/Guarantor	BJ's Wholesale Club, Inc. (Parent)
Address	3499 W Norvell Bryant Hwy. Lecanto, FL
Building Size (GLA)	106,370 SF + Fueling Station
Land Size	11.57 Acres
Year Built	2026
Lease Type	Absolute Net
Ownership	Fee Simple (Landlord Depreciates)
Rent Commencement Date	Estimated December 15, 2026
Remaining Term	20 Years
Renewal Options	5 X 5 Years
Current Annual Rent	$1,360,472
Rental Increases	5% Every 5 Years

REPRESENTATIVE PHOTO

48,617 PEOPLE IN 5 MILE RADIUS

$111,902 AHHI IN 3 MILE RADIUS

19,400 VPD ON W NORVELL BRYANT HWY

INVESTMENT HIGHLIGHTS

RARE OPPORTUNITY

New construction BJ's Wholesale Club (NYSE: BJ) in tax-free, high-growth state with scheduled rent increases

PASSIVE OWNERSHIP & INFLATION HEDGE

Absolute Net lease with 5% rent increases provides passive ownership and hedge against inflation

STRATEGIC LOCATION

Located at major regional intersection anchored by leading grocers and retailers Target, Walmart, Sprouts Farmers Market

$11+ BILLION MARKET CAP

BJ's Wholesale Club operates 267 clubs and in 2025 saw $4 billion in profit on $21 billion in revenue

INVESTMENT GRADE RATING FROM FITCH

Fitch assigned BJ's an investment grade credit rating of BBB in May of this year with S&P and Moody's expected to follow

DEPRECIATION

Fee simple ownership allows for depreciation boosting after tax returns

TOP GROWTH MARKET

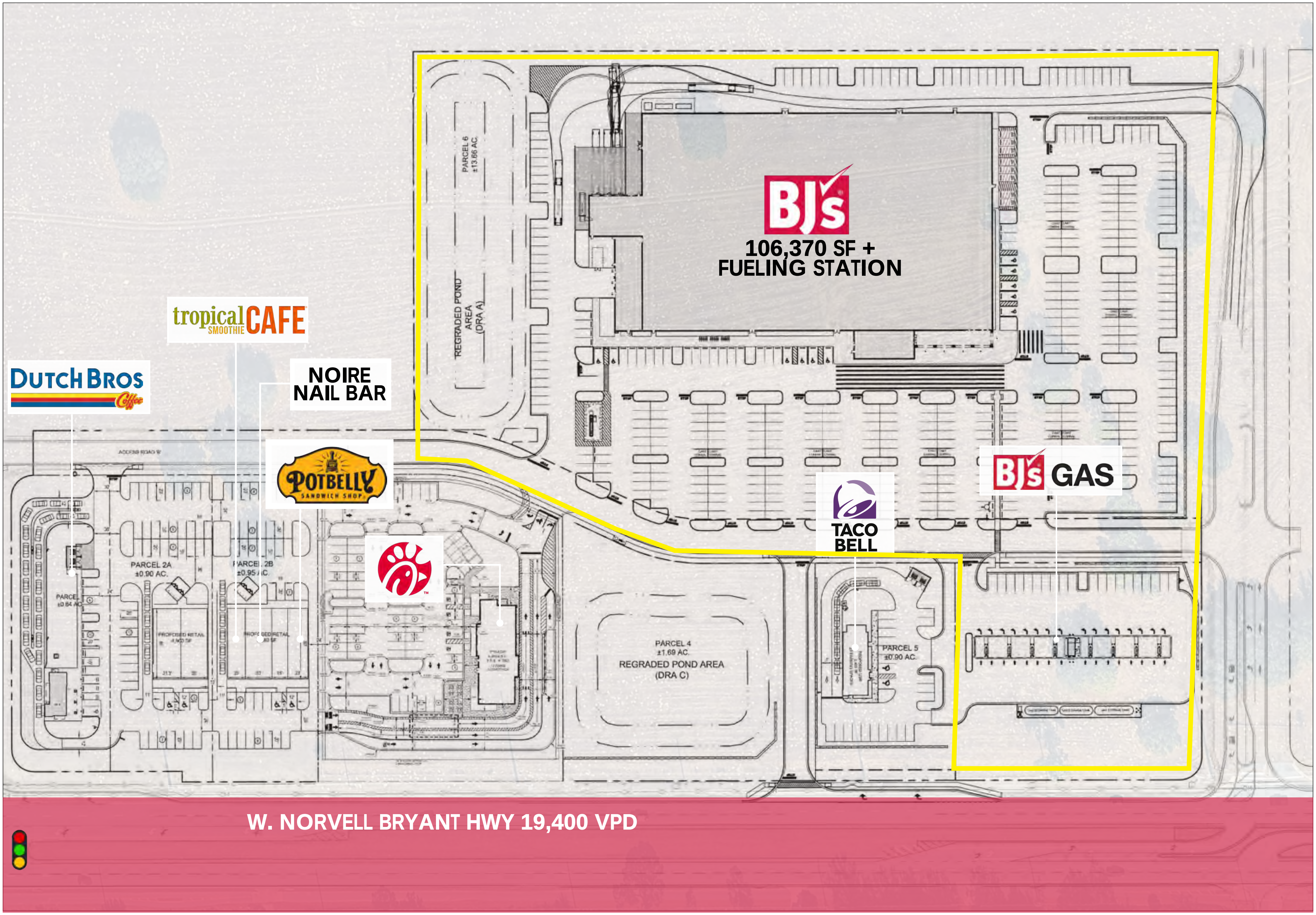
6,300 residential units in development within a 5 mile radius and the recent extension of SR 589 to SR 44 and W. Norvell Bryant Hwy. has connected Lecanto to Tampa and unlocked future growth potential

POSITIVE DEMOGRAPHIC TRENDS

Florida has no state income tax and continually ranks as the top state in the US for population and capital migration

REPRESENTATIVE PHOTO

BJ'S SITE PLAN



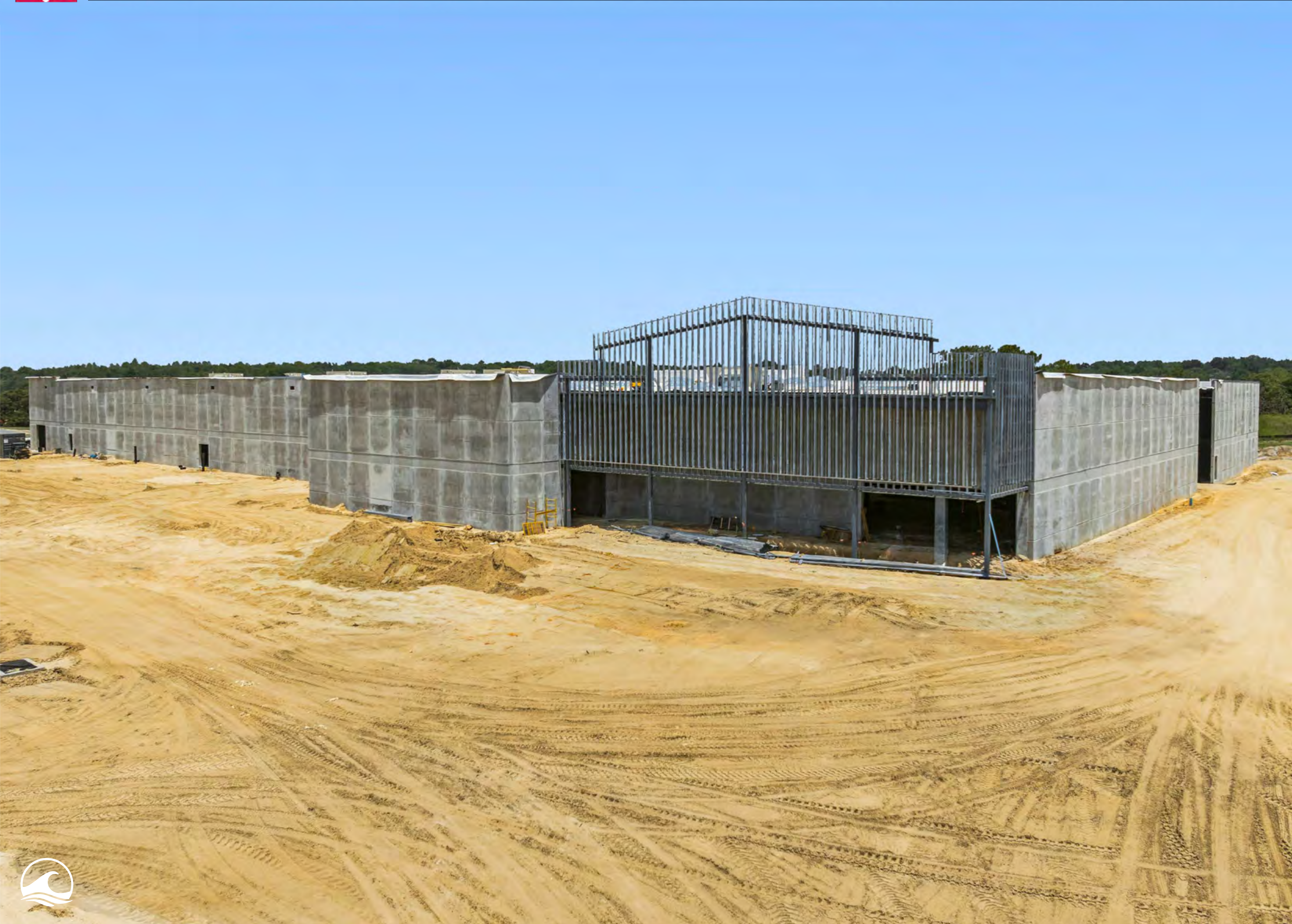
SITE PLAN


FUTURE POWER CENTER
IN PRE-LEASING
DOLLAR TREE
SPROUTS FARMERS MARKET
planet fitness
five BELOW
ULTA BEAUTY
BJ's
106,370 SF +
FUELING STATION
RETAIL
MONUMENT SIGN
DRA
OUTPARCEL
OUTPARCEL
OUTPARCEL
OUTPARCEL
OUTPARCEL
OUTPARCEL
OUTPARCEL
AMERICA'S BEST CONTACTS & EYEGLASSES
Bath & Body Works
DISCOUNT TIRE
CHASE
W. NORVELL BRYANT HWY 19,400 VPD
HEARTLAND
metro diner
LONGHORN STEAKHOUSE
BJ's GAS
MATTRESS Warehouse
DUTCH BROS Coffee
tropical SMOOTHIE CAFE
POTBELLY SANDWICH SHOP
NOIRE
NAIL BAR
TACO BELL
Walmart
HOBBY LOBBY
PETSMART

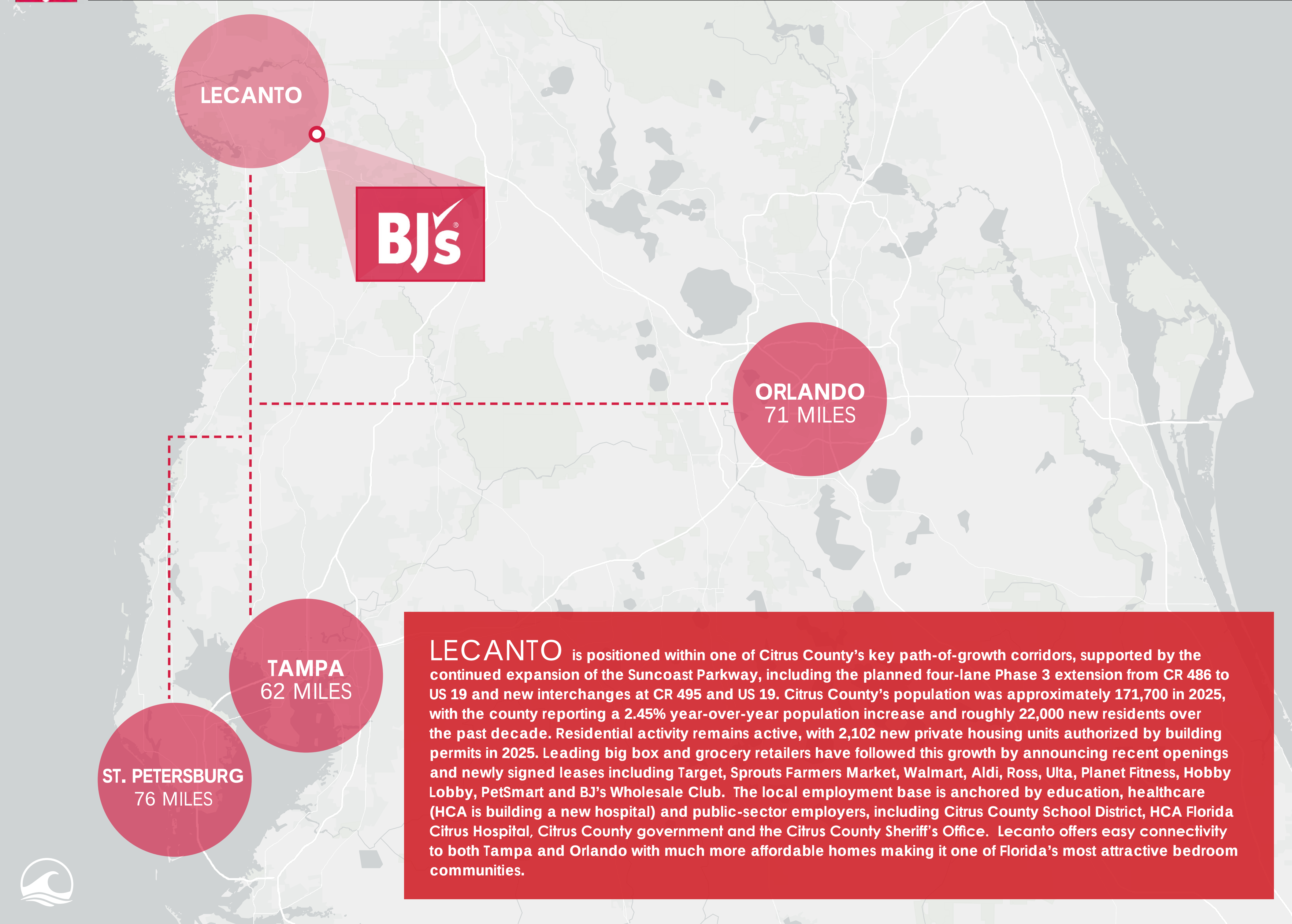
MARKET AERIAL

BJ's WEST AERIAL

CONSTRUCTION STATUS AS OF 7/13/2026



LOCATION OVERVIEW



LECANTO is positioned within one of Citrus County's key path-of-growth corridors, supported by the continued expansion of the Suncoast Parkway, including the planned four-lane Phase 3 extension from CR 486 to US 19 and new interchanges at CR 495 and US 19. Citrus County's population was approximately 171,700 in 2025, with the county reporting a 2.45% year-over-year population increase and roughly 22,000 new residents over the past decade. Residential activity remains active, with 2,102 new private housing units authorized by building permits in 2025. Leading big box and grocery retailers have followed this growth by announcing recent openings and newly signed leases including Target, Sprouts Farmers Market, Walmart, Aldi, Ross, Ulta, Planet Fitness, Hobby Lobby, PetSmart and BJ's Wholesale Club. The local employment base is anchored by education, healthcare (HCA is building a new hospital) and public-sector employers, including Citrus County School District, HCA Florida Citrus Hospital, Citrus County government and the Citrus County Sheriff's Office. Lecanto offers easy connectivity to both Tampa and Orlando with much more affordable homes making it one of Florida's most attractive bedroom communities.

SUNCOAST PARKWAY EXPANSION

The continued expansion of the Suncoast Parkway is a transformative infrastructure investment that will enhance regional connectivity, improve accessibility, and support long-term economic growth. As Phases 2 and 3 advance, the project is expected to unlock new residential and commercial development opportunities, expand the surrounding trade area, and strengthen the property's position within one of Florida's fastest-growing corridors.

STRATEGIC INFRASTRUCTURE

The completed Suncoast Parkway extension to include an interchange at W Norvell Bryant Highway less than 1.5 miles west of the property is a game changer for the long-term growth of the corridor.

DRIVING RESIDENTIAL & COMMERCIAL GROWTH

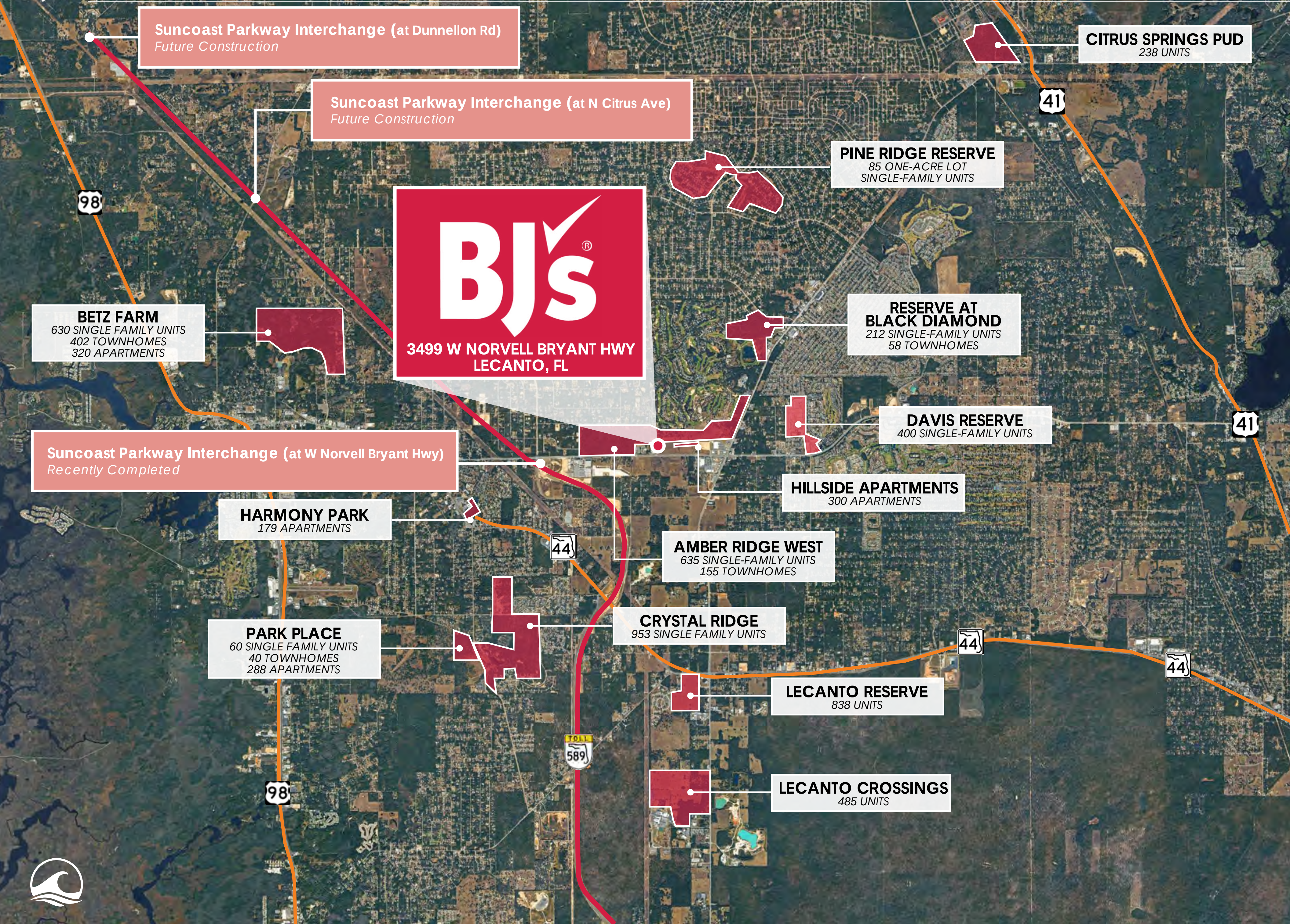
The upcoming Phase 3 extension to CR 495 and CR 488 will enhance connectivity and spur additional residential development, increasing trade area population and tenant sales potential.

BETTER ACCESS & A STRONGER COMMUNITY.

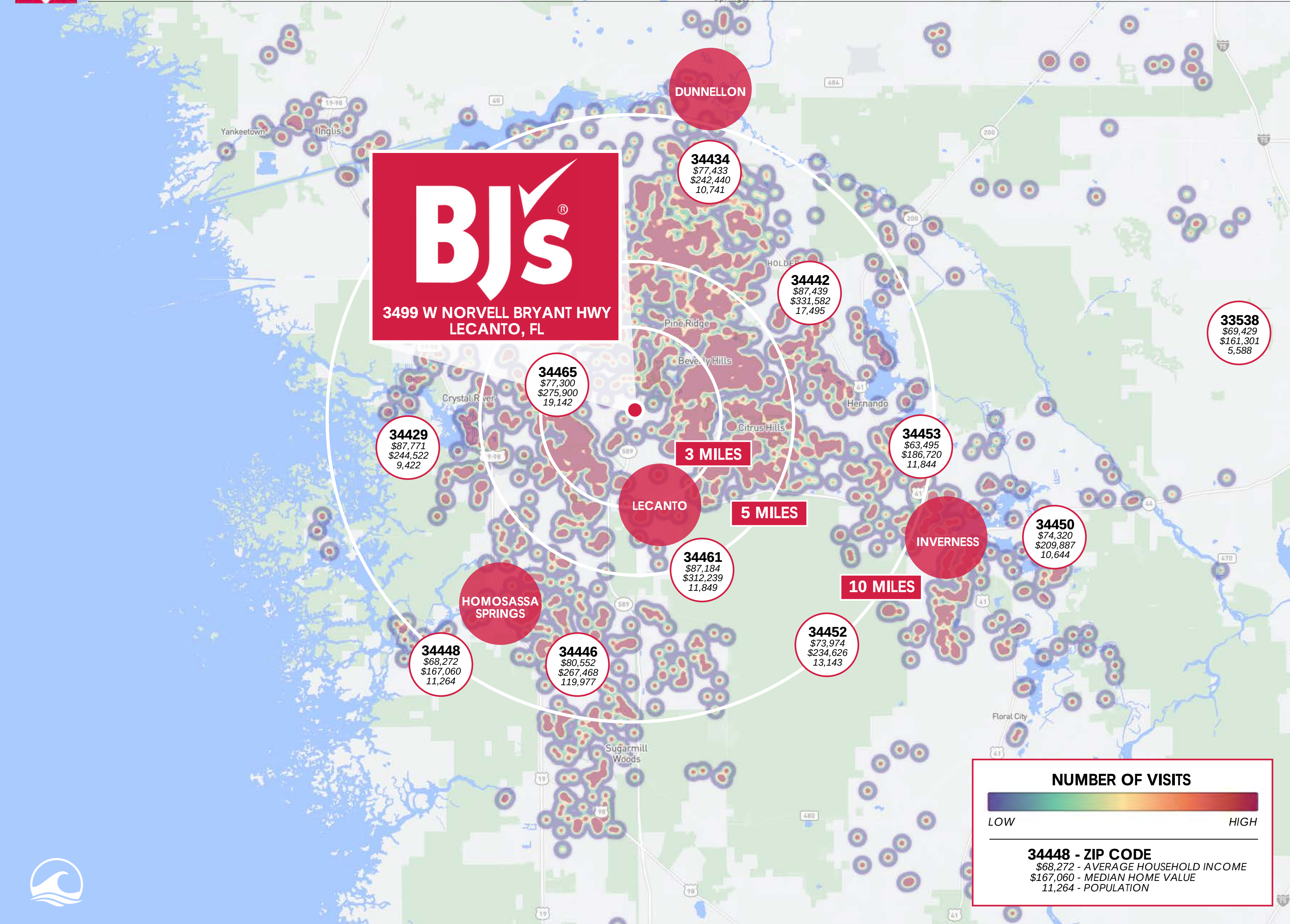
These improvements will provide residents and businesses with better access to key destinations, supporting a more connected and prosperous community.

SUNCOAST PARKWAY EXPANSION PHASE 2 & 3

RESIDENTIAL GROWTH



TRADE AREA MAP

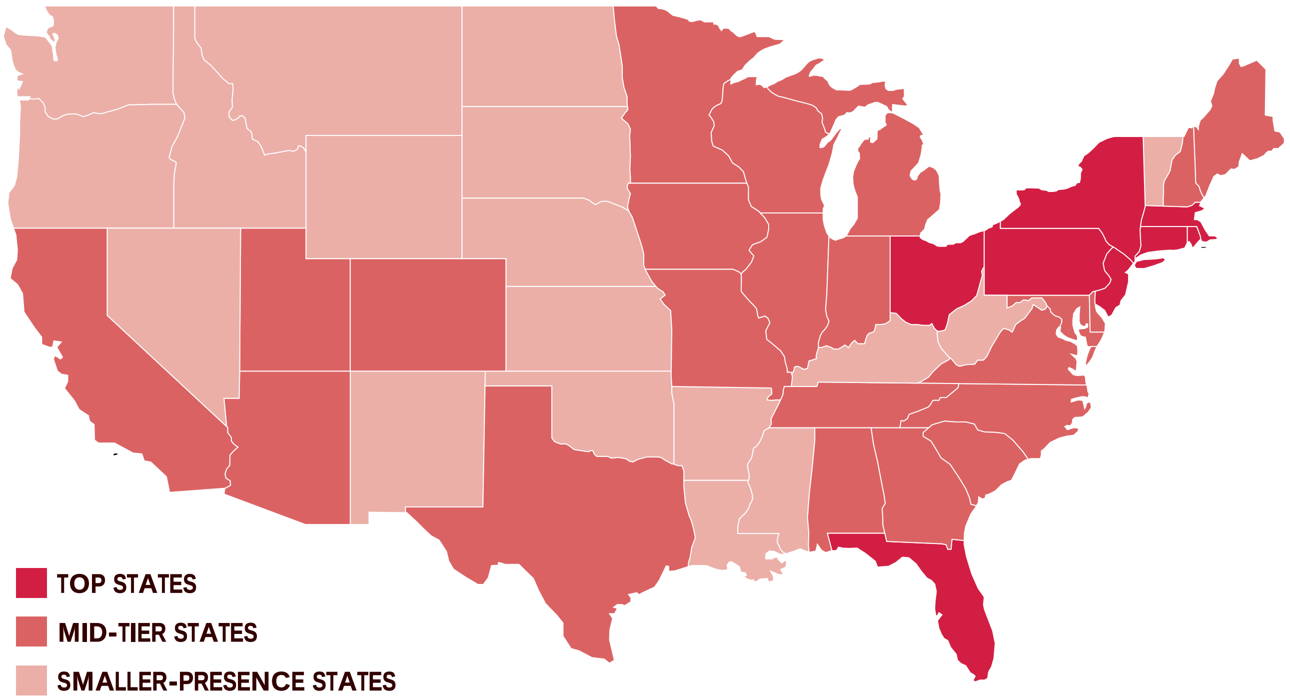


BJ'S QUICK FACTS

Founded:	1984
Headquarters:	Marlborough, Massachusetts
Ownership:	Public
Revenue (2025):	$20.96 Billion
Gross Profit (2025):	$4.0 Billion
Stock Symbol:	NYSE: BJ
Credit Rating:	Fitch: BBB
# of Locations:	267 Clubs + 204 Gas Stations

Since opening its first warehouse club in New England in 1984, BJ's Wholesale has grown into one of the country's leading wholesale clubs with over 8,000,000 members (14% growth the last 2 years), 267 large-format, high-volume stores and 204 gas stations across 21 states. BJ's offers groceries, general merchandise, liquor sales, tire service and sales and gasoline sales. As a result of their recent operational success, BJ's is aggressively expanding into new markets, building new stores and was recently rated investment grade (BBB) by Fitch.

READ MORE



$20.96B
2025 REVENUE

267 CLUBS & 204 GAS STATIONS
TOTAL LOCATIONS

$11+ BILLION
MARKET CAP

34,000+
TOTAL EMPLOYEES

1984
FOUNDED

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LECANTO, FL

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$25,914,000
5.25% CAP

Exclusively Offered By
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CAPITAL PARTNERS™

PRIMARY DEAL CONTACTS

PATRICK WAGOR
Partner
561.427.6151
pwagor@atlanticretail.com

NATIONAL TEAM

DAVID HOPPE
Head of Net Lease Sales
980.498.3293
dhoppe@atlanticretail.com

ERIC SUFFOLETTO
Managing Director & Partner
508.272.0585
esuffoletto@atlanticretail.com

ZACK HILGENDORF
Senior Vice President
847.722.0865
zhilgendorf@atlanticretail.com

NICK HILGENDORF
Senior Associate
847.414.4749
nhilgendorf@atlanticretail.com

BEN OLMSTEAD
Senior Associate
980.498.3296
bolmstead@atlanticretail.com