

MATTRESSFIRM[®]

OPTICAL OUTLETS

110 TOWNE CENTER BLVD.
SANFORD, FL

SEMINOLE
TOWNE CENTER
PROPOSED MIXED-USE
REDEVELOPMENT

FLOOR
DECOR
Michael's
Ashley
HOMESTORE

TOWN CENTER BLVD
7,849 VPD

INTERSTATE
4

INTERSTATE-4
130,000 VPD

Bojangles

TEXAS
ROADHOUSE

W STATE RD 46
35,500 VPD

TD

OFFERED
FOR SALE

\$2,523,077 | 6.50% CAP

Atlantic
CAPITAL PARTNERS

CONFIDENTIAL OFFERING MEMORANDUM

MATTRESSFIRM[®]

OPTICAL OUTLETS

EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of 110 Towne Center Blvd. in Sanford, FL. This two-tenant retail center features long-term corporate NNN leases a new roof and HVAC units as of 2022.



**TREMENDOUS
TRAFFIC GENERATION**



**NEW ROOF &
HVAC UNITS**

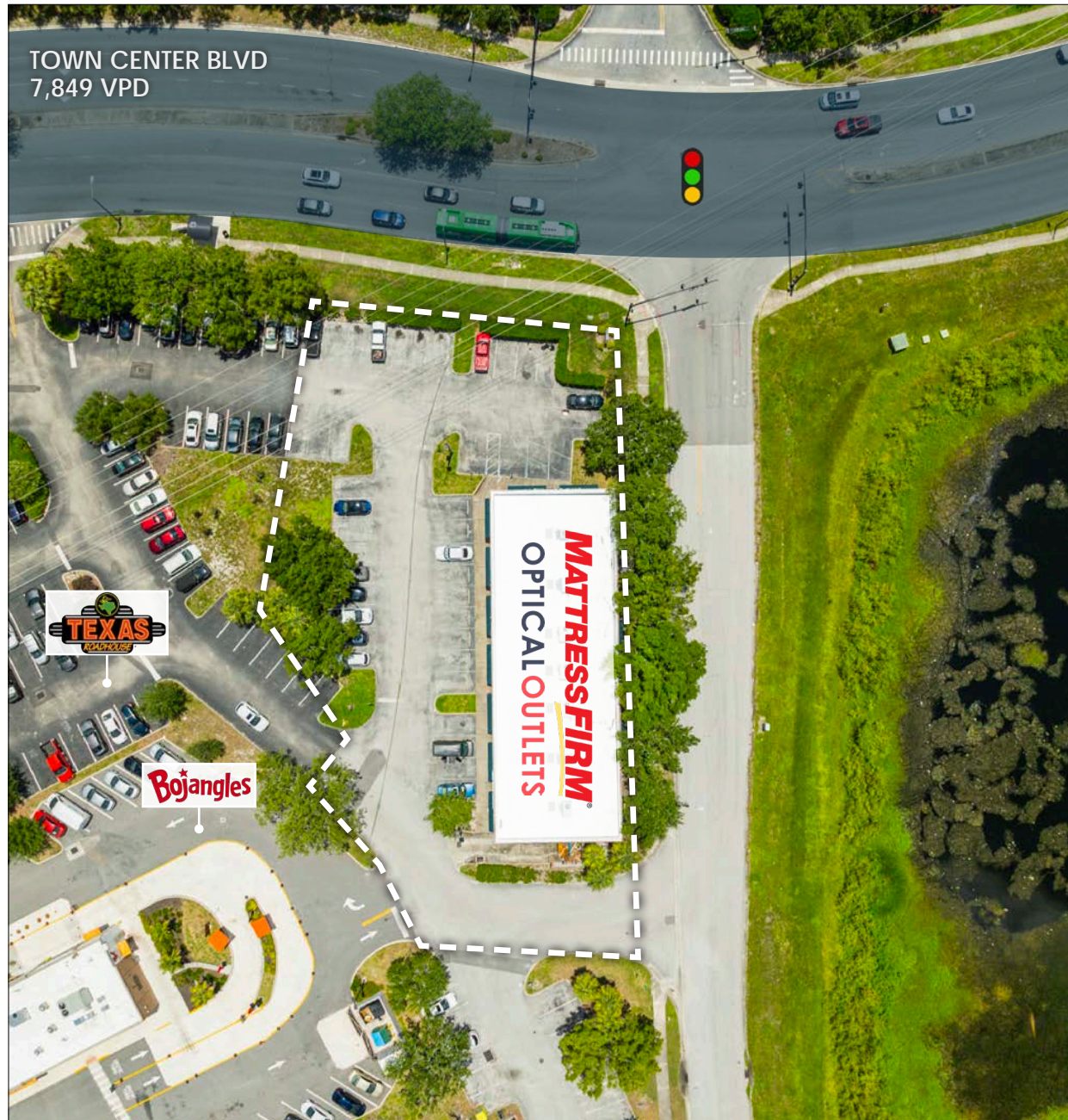
ASSET SNAPSHOT

ADDRESS:	110 Towne Center Blvd. Sanford, FL
BUILDING SIZE (GLA):	7,000 SF
LAND SIZE:	0.90 AC
ZONING:	Planned Development
YEAR BUILT:	1998 (New Roof & HVAC - 2022)
OCCUPANCY:	100%
NOI:	\$164,000
CAP RATE:	6.50%
ASKING PRICE:	\$2,523,077

NOI \$164,000

CAP RATE 6.50%

PRICE \$2,523,077



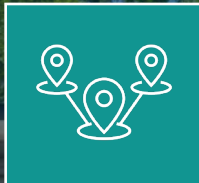
51,440 PEOPLE
IN 3 MILE RADIUS



\$79,825 AHHI
IN 3 MILE RADIUS



35,500 VPD
ON W STATE RD



STRATEGIC LOCATION

Located on the way to and from Seminole Towne Center Mall which is currently in the process of being redeveloped into a super-regional mixed-use project



UNDERLYING FUNDAMENTALS

Full access from signalized intersection with prominent visibility along Towne Center Blvd. and pylon signage fronting SR-46 (35,500 VPD)



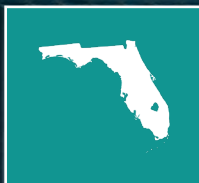
ADDITIONAL TRAFFIC GENERATORS

Site shares drive aisles with and benefits from traffic generated by Texas Roadhouse, IHOP and Bojangles



EXCELLENT TENANT MIX

Rent is secured by Mattress Firm (2,300 locations) and Optical Outlets (50+ locations) both with long-term corporate leases



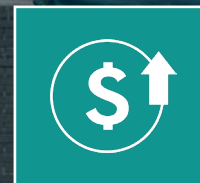
TOP FLORIDA GROWTH MARKET

Orlando is the fastest-growing large region in the US and Florida owners benefit from no state income tax and a business friendly political climate



RECENT CAPITAL EXPENDITURES

The building received a new roof in 2022 and 3 new HVAC units in 2023



INFLATION HEDGE

Fixed rental increases provides hedge against inflation



DEPRECIATION

Fee simple ownership allows for depreciation boosting after tax returns

TENANT	GUARANTEE	SQUARE FOOTAGE	% OF TOTAL SF	RENT COMMENCEMENT DATE	LEASE EXPIRATION	REMAINING LEASE TERM	ANNUAL RENT	RENT PSF	RENT INCREASES	EXPENSE REIMBURSEMENTS	RENEWAL OPTIONS
Mattress Firm	Mattress Firm Inc. (Corporate)	5,000 SF	71.4%	4/16/1999	9/30/2029	4.3 Years	\$110,000	\$22.00	N/A	CAM, Taxes, Insurance and 15% Admin Fee on CAM	None
Optical Outlets	Optical Outlets Visual Services Management, LLC (Corporate)	2,000 SF	28.6%	9/2/2025	6/30/2035	10 Years *	\$54,000	\$27.00	10% Every 5 Years	CAM, Taxes and Insurance	2, 5-Year

TOTAL	7,000 SF	100%	6.2 Years	\$164,000	\$24.50
--------------	-----------------	-------------	------------------	------------------	----------------

*Tenant has the right to terminate in month 72 if sales fall below \$875,000 and must reimburse landlord for unamortized brokerage fees





TOWN CENTER BLVD 7,849 VPD





MATTRESSFIRM
OPTICAL OUTLETS





MATTRESSFIRM
OPTICAL OUTLETS



MATTRESSFIRM
OPTICAL OUTLETS

W STATE RD 46 35,500 VPD

INTEGRA CROSSINGS
348 UNITS

LOFTS AT SAVANNAH PARK
138 UNITS

INTERSTATE-4
130,000 VPD

SEMINOLE TOWNE CENTER
PROPOSED MIXED-USE
REDEVELOPMENT

GATEWAY PLAZA
FLOOR DECOR planet fitness
Ashley HOMESTORE Michaels

Walmart

BEST BUY

SEMINOLE EXPRESSWAY 37,900 VPD

ALLURE ON PARKWAY
290 UNITS

CHEVROLET

MARKETPLACE AT SEMINOLE TOWNE CENTER
petco SHOE CARNIVAL
GOETZ PLUS KIRKLAND'S
WORLD MARKET OLD NAVY
Marshall's Party City
ROSS DRESS FOR LESS
ULTA BEAUTY SUPER TARGET

COLONIAL TOWN PARK
Publix
CHASE
RUTH'S CHRIS STEAK HOUSE
AmStar CINEMAS

sam's club

TOYOTA

KOHL'S

SOLARA
272 UNITS

VINTAGE LAKE MARY APTS
310 UNITS

1 MILE
10,357
PEOPLE
\$73,395
AHHI

3 MILES
51,440
PEOPLE
\$79,825
AHHI

5 MILES
135,419
PEOPLE
\$77,244
AHHI



MATTRESS FIRM

Mattress Firm, founded by Steve Fendrich, Harry Roberts, and Paul Stork in 1986, has grown into the largest specialty mattress retailer in the U.S. with over 2,300 neighborhood stores across most states. Under its parent, Somnigroup International, Mattress Firm offers leading mattress brands and same-day delivery, focusing on personalized in-store service and value through its extensive physical retail footprint.

MATTRESS FIRM QUICK FACTS

FOUNDED:	1986
OWNERSHIP:	Private
# OF LOCATIONS:	2,300+
HEADQUARTERS:	Houston, TX
WESBITE:	mattressfirm.com



OPTICAL OUTLETS





Optical Outlets was founded in 1987 and is headquartered in Gainesville, Florida. It operates as a regional optical retail chain, providing eyewear and vision care services. With 50+ locations, the chain serves local markets in Florida and adjacent states and remains privately owned, emphasizing accessible eye care and optical merchandise.

OPTICAL OUTLETS QUICK FACTS

FOUNDED:	1987
OWNERSHIP:	Private
# OF LOCATIONS:	50+
HEADQUARTERS:	Gainesville, FL
WESBITE:	opticaloutlets.com

Sanford is part of the Orlando-Kissimmee-Sanford Metro Area which the 4th largest Metro Area in the Southeastern United States with a population of over 2,500,000. Metro Orlando grew by 540,000 residents (25% growth) from 2010 to 2020, making it one of the fastest-growing markets in the Nation. Orlando led the Nation in job growth from 2015-2019 and has become a diverse economy with growth in the aerospace, defense, education, health sciences, biotech, professional services, construction, and technology sectors.

Orlando is home to the busiest airport in the State of Florida (58 million passengers annually), and the largest University in the Country, the University of Central Florida, which boasts an enrollment of nearly 70,000 students. Orlando is the theme park capital of the World and continues to be the #1 tourist destination in the United States with a record 74,000,000 visitors in 2023. Tourism contributes over \$58 Billion to the local economy, annually. Due to its diverse economy, year-round sunshine, and relatively low cost of living, Orlando is poised to continue its growth and has established itself as one of the most dynamic cities in the Nation.

	DEMOGRAPHICS	3 MILE
	POPULATION	54,562
	TOTAL EMPLOYEES	50,993
	AVERAGE HH INCOME	\$127,441
	VPD ALONG W STATE RD 46	35,500



MATTRESSFIRM[®]

OPTICAL OUTLETS

110 TOWNE CENTER BLVD.
SANFORD, FL

OFFERED FOR SALE

\$2,523,077 | 6.50% CAP

SEMINOLE
TOWNE CENTER
PROPOSED MIXED-USE
REDEVELOPMENT

Exclusively Offered By



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

Associate

847.414.4749

nhilgendorf@atlanticretail.com

BEN OLMSTEAD

Associate

980.498.3296

bolmstead@atlanticretail.com

This Offering Memorandum has been prepared by Atlantic Capital Partners ("ACP") for use by a limited number of prospective investors of Mattress Firm & Optical Outlets - Sanford, FL (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.