

Perkins

Kissimmee, FL (Orlando MSA)





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Demographics

Fisher James Corp. and ParaSell, Inc. ("Broker") have been retained on an exclusive basis to market the property described herein ("Property"). Broker has been authorized by the Seller of the Property ("Seller") to prepare and distribute the enclosed information ("Material") for the purpose of soliciting offers to purchase from interested parties. More detailed financial, title and tenant lease information may be made available upon request following the mutual execution of a letter of intent or contract to purchase between the Seller and a prospective purchaser. You are invited to review this opportunity and make an offer to purchase based upon your analysis. If your offer results in the Seller choosing to open negotiations with you, you will be asked to provide financial references. The eventual purchaser will be chosen based upon an assessment of price, terms, ability to close the transaction and such other matters as the Seller deems appropriate. The Material is intended solely for the purpose of soliciting expressions of interest from qualified investors for the acquisition of the Property. The Material is not to be copied and/or used for any other purpose or made available to any other person without the express written consent of Broker or Seller. The Material does not purport to be all-inclusive or to contain all of the information that a prospective buyer may require. The information contained in the Material has been obtained from the Seller and other sources and has not been verified by the Seller or its affiliates. The pro forma is delivered only as an accommodation and neither the Seller, Broker, nor any of their respective affiliates, agents, representatives, employees, parents, subsidiaries, members, managers, partners, shareholders, directors, or officers, makes any representation or warranty regarding such pro forma. Purchaser must make its own investigation of the Property and any existing or available financing, and must independently confirm the accuracy of the projections contained in the pro forma.

Seller reserves the right, for any reason, to withdraw the Property from the market. Seller has no obligation, express or implied, to accept any offer. Further, Seller has no obligation to sell the Property unless and until the Seller executes and delivers a signed agreement of purchase and sale on terms acceptable to the Seller, in its sole discretion. By submitting an offer, a purchaser will be deemed to have acknowledged the foregoing and agreed to release Seller and Broker from any liability with respect thereto. Property walk-throughs are to be conducted by appointment only. Contact Broker for additional information.

- Absolute NNN Corporate Lease to Perkins
 - Approximately 4.5 Years Remaining
 - Scheduled Rent Increase in Next Option
 - Zero Landlord Responsibilities
- Upside Potential with Tenant Paying Percentage Rent
 - Additional \$9,328 in Income from Percentage Rent Last Year
- Perkins has Operated at the Site for Over 40 Years
 - Exercised 5-Year Renewal, Showing Their Commitment to the Site
- Signalized Hard-Corner Location
 - Highly Trafficked Intersection with Combined 66,500 ADT
 - Strong Ingress/Egress with Multiple Access Points
 - Prominent Pylon & Monument Signage
- Large 1.89 Acre Lot with Long-Term Redevelopment Potential
- Surrounded by ALDI, Walgreens, Camping World, IHOP, Olive Garden, CVS, Popeyes, Krispy Kreme, and Many National Hotel Chains
- Strong Customer Base Supported by Residential Growth & Major Tourism Demand
 - Kissimmee Benefits from Close Proximity to Orlando, Walt Disney World, Universal Studios, and Countless Other Family Attractions
- Greater Orlando Population Exceeds 2.6 Million
 - Diversified & Expanding Economy with Strong Workforce & Education Base
- Kissimmee Submarket Remains One of Most Active Multifamily Growth Corridors in Central Florida
 - ~3,300+ Multifamily Units Currently Under Construction
 - Broader Multifamily Pipeline Exceeds 5,000 Units Including Planned and Lease-Up Inventory



Established Location

Perkins has Operated at the Site for 40+ Years



High-Traffic, Signalized Hard Corner (66,500 ADT)

Prominent Pylon & Monument Signage



Global Tourism Hub

Attracts 75M+ Visitors Annually



~4 Miles from Walt Disney World

Proximity to Universal Orlando, SeaWorld, & More



143,846 Population within 5 Miles

Annual Growth Rate of ~2.5%



No State Income Tax

in FL



\$4,976,000

6.00% CAP RATE

[View on Map ↗](#)

ANNUAL RENT

Year		Annual Rent	Return
July 1, 2025 – June 30, 2030	(Current)	\$298,552	6.00%
July 1, 2030 – June 30, 2035	(Option 2)	\$322,436	6.48%



LOCATION	5170 W Irlo Bronson Memorial Hwy, Kissimmee, FL 34746
LOT SIZE	±1.89 acres or ±82,546 square feet
IMPROVEMENTS	±5,833 square foot restaurant building
YEAR BUILT/RENOVATED	1977/2005
PARKING	30 parking spaces
TENANT	Perkins, LLC
GUARANTOR	Corporate Guaranty
PERCENTAGE RENT	7% of all Gross Sales in excess of \$2M* *Tenant paid \$9,328 in percentage rent in 2025, which was not capitalized and additional income for a buyer.
LEASE COMMENCEMENT	June 29, 2005
LEASE EXPIRATION	June 30, 2030
ANNUAL RENT	\$298,552
RENTAL INCREASES	8% every 5 years
RENEWAL OPTIONS	One (1) 5-year option remaining
TAXES	Tenant responsibility
INSURANCE	Tenant responsibility
MAINTENANCE	Tenant responsibility
FINANCING	Delivered free and clear of permanent financing

Perkins



Established, Family-Friendly Brand with 300+ Locations

Perkins American Food Co. was founded in 1958 in Ohio and has grown into a well-established, full-service family dining concept with nearly 300 company-owned and franchised locations across the United States and Canada. The brand is recognized for its approachable, value-oriented dining experience, catering to a broad customer base with a focus on consistency, convenience, and comfort-driven menu offerings.

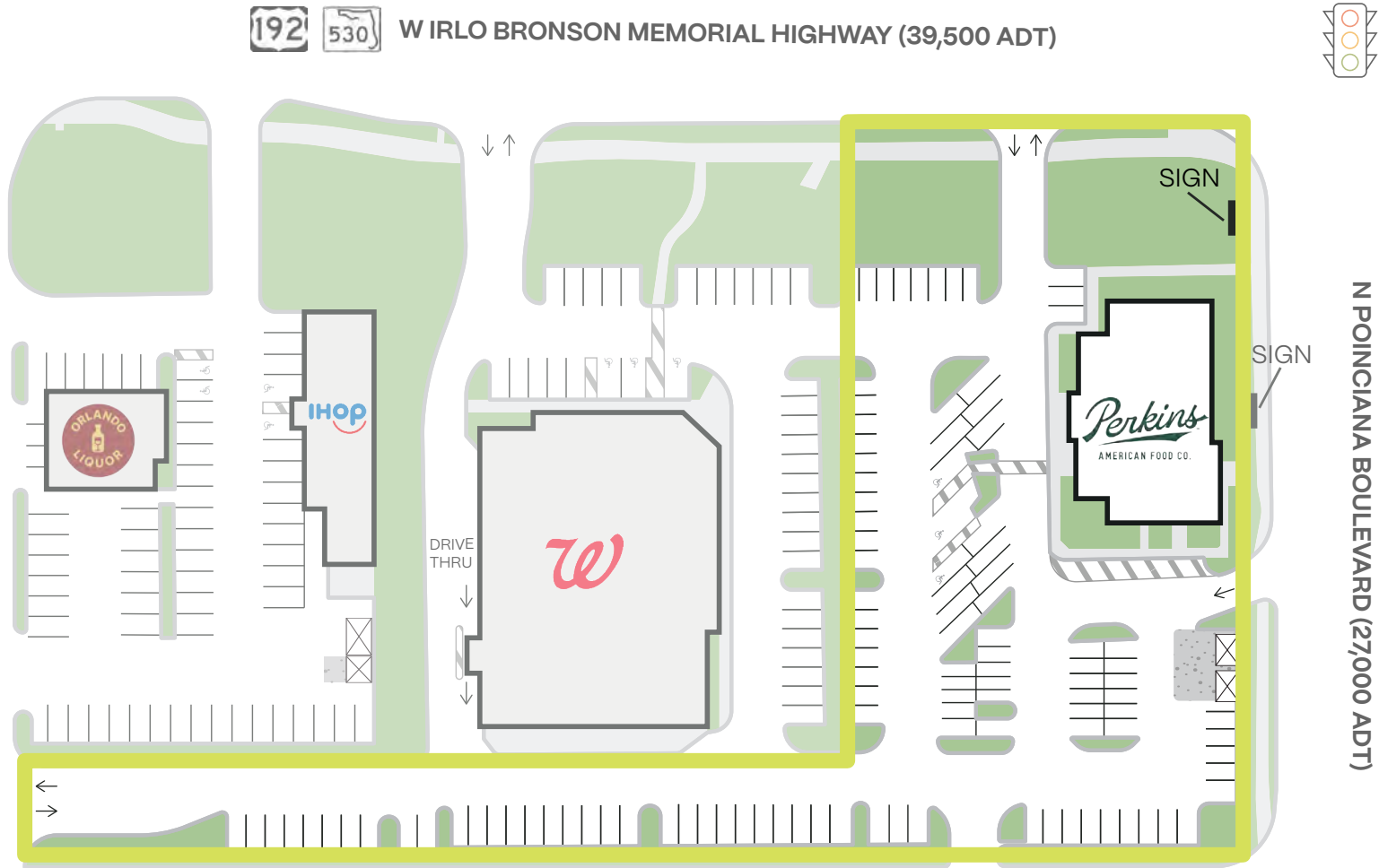
Perkins' business model is anchored by its strong breakfast platform, which drives steady traffic throughout the day. The menu features a wide range of classic American fare, including all-day breakfast, steaks, burgers, sandwiches, soups, salads, and to-go family meals, positioning the brand to capture multiple dayparts and appeal to families, seniors, and value-conscious consumers. A key differentiator is its in-store bakery, which produces fresh pies, cookies, muffins, and pastries daily, contributing both to dine-in sales and incremental take-home purchases.

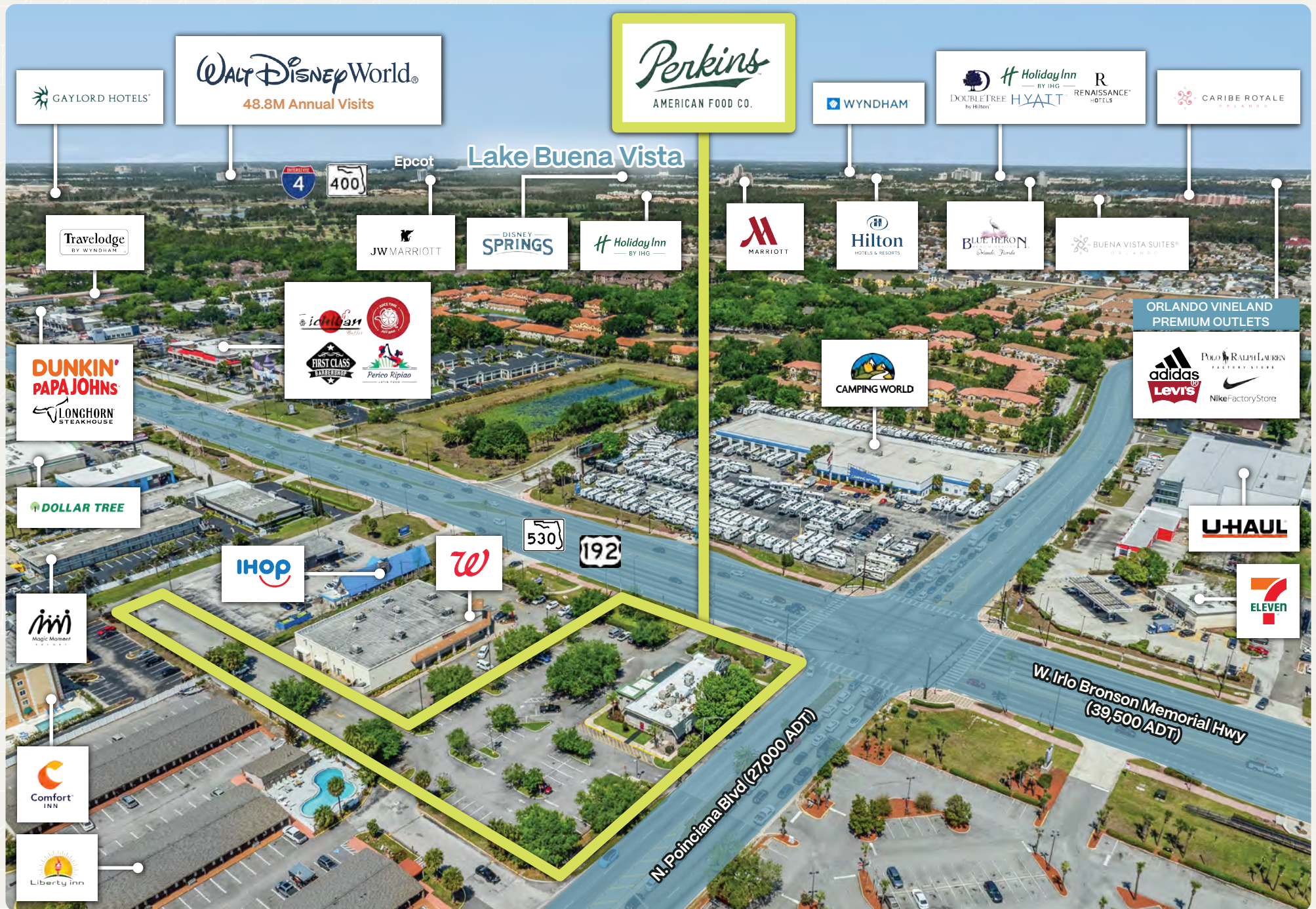
The brand has demonstrated long-term operating stability and adaptability, maintaining a consistent presence in suburban and secondary markets where demand for affordable, sit-down dining remains strong. Its emphasis on friendly service, familiar menu offerings, and accessible price points continues to support repeat customer traffic and durable unit-level performance.

For more information, visit www.perkinsrestaurants.com.

Diverse Menu Offering All-Day Breakfast, Classic American Fare, & In-Store Bakery









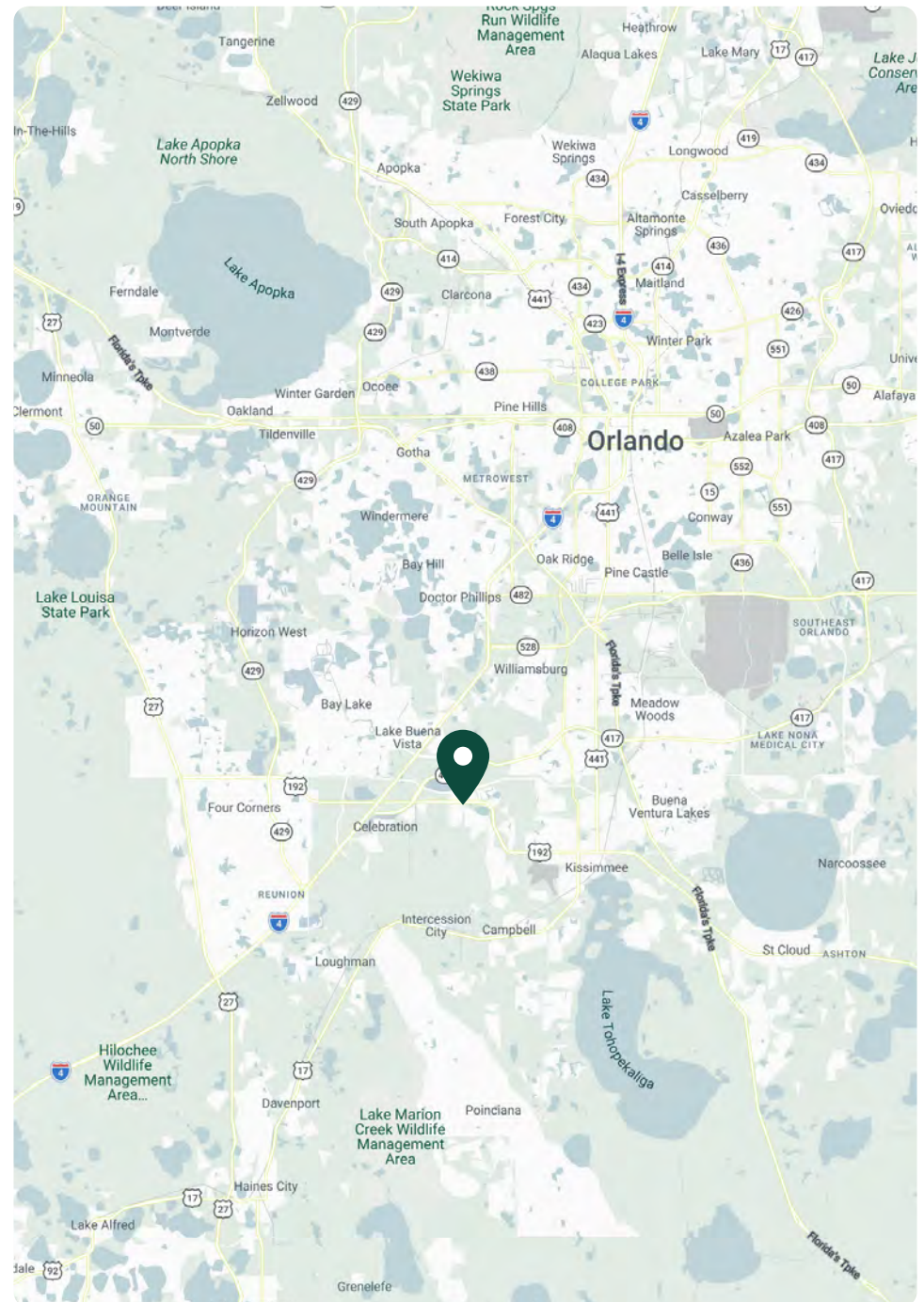


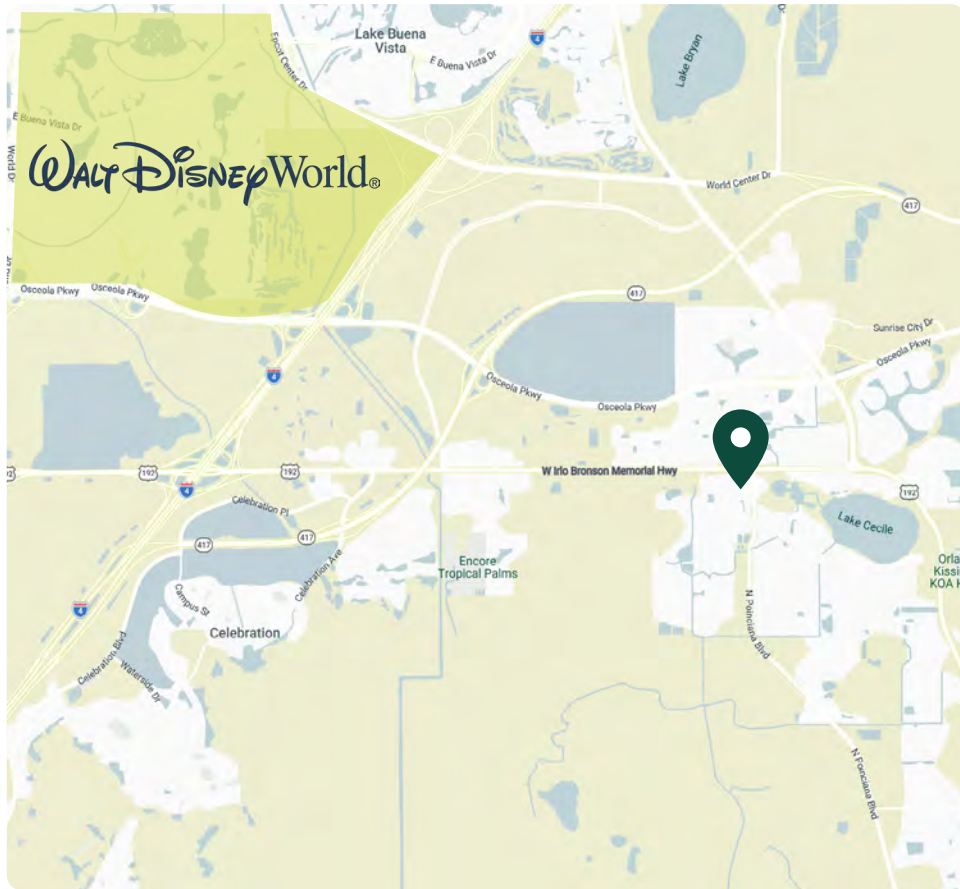
Kissimmee (population approximately 80,000) is the largest city in and the county seat of Osceola County and a principal city within the Orlando–Kissimmee–Sanford Metropolitan Statistical Area, which has a population of over 2.6 million. The Orlando MSA is one of the largest and fastest-growing metropolitan areas in the southeastern United States, supported by sustained population growth.

Orlando (population approximately 320,000) is widely recognized as the “Theme Park Capital of the World” and is home to many of the most-visited theme parks in the United States, including Walt Disney World, Universal Orlando Resort, and SeaWorld. The region remains one of the top tourist destinations globally, attracting more than 75 million visitors annually and generating an economic impact exceeding \$70 billion per year.

In addition to its dominant tourism industry, the Orlando region benefits from a highly diversified economy, including technology, advanced manufacturing, healthcare, aviation, aerospace and defense, life sciences, and entertainment. Orlando is a national leader in defense simulation, modeling, and training, supporting all branches of the U.S. military and generating billions of dollars annually in related contracts. The region also continues to see strong growth in advanced manufacturing and technology sectors, supported by a highly skilled and expanding workforce.

The Orlando metro benefits from a large and well-educated labor pool, with more than 500,000 students within a 100-mile radius. Overall, the Orlando–Kissimmee–Sanford MSA has a gross domestic product exceeding \$180 billion, reflecting continued economic expansion and long-term growth across multiple industries.





The subject property is located at the high-traffic, signalized hard corner of W. Irlo Bronson Memorial Highway / US-192 and N. Poinciana Boulevard (66,500 combined ADT). The site benefits from excellent visibility, strong ingress and egress, and multiple access points, positioning it within a thriving, high-traffic retail corridor that serves both local residents and the region’s substantial tourist population. This established location has demonstrated consistent performance within a dense, infill corridor characterized by strong barriers to entry.

The surrounding area features a robust mix of national retailers, restaurants, and hospitality uses. Nearby tenants include ALDI, Walgreens, Camping World, IHOP, Olive Garden, CVS, Popeyes, Krispy Kreme, Del Taco, Little Caesars, LongHorn Steakhouse, Cracker Barrel, and numerous others. The immediate area is also heavily supported by a dense concentration of national hotel brands and resorts, including Radisson, Comfort Inn, Embassy Suites, Magic Moment Resort, Fantasy World Resort, Baymont by Wyndham, Holiday Inn Express, Star Island Resort by Wyndham, Club Wyndham, and many more. Additional nearby retail anchors include Walmart Supercenter, Target, Sam’s Club, Burlington, and Marshalls.

The property is situated within one of Central Florida’s most active tourism corridors, benefiting from constant visitor traffic throughout the year. The property’s location places it in direct proximity to Orlando’s world-renowned attractions, including Walt Disney World (less than 4 miles), Universal Orlando Resort (approximately 11 miles), and SeaWorld (approximately 7.5 miles). Additional nearby attractions include ESPN Wide World of Sports Complex, Old Town, Fun Spot America, Medieval Times, Pirates Cove Adventure Golf, Lake Buena Vista Factory Stores, Falcon’s Fire Golf Course, Celebration Golf Club, and Kissimmee Gateway Airport. These destinations, combined with the area’s extensive hospitality infrastructure, drive sustained daily traffic and support a strong customer base.

The site is further supported by a growing residential population, with more than 150,000 residents within a five-mile radius and an annual population growth rate of approximately 2.5%. The property also benefits from excellent regional connectivity, located approximately 18 miles from Downtown Orlando and 17 miles from Orlando International Airport (MCO), one of the busiest airports in the United States and the busiest in Florida, serving nearly 60 million passengers annually.

Nearby Shopping Centers & Retailers	Visit Data (per Placer.ai)
Walt Disney World Resorts	48.8M Annual Visits
Sunrise City Plaza	3.5M Annual Visits
Publix	991,200 Annual Visits
T.J. Maxx	330,600 Annual Visits
Starbucks	310,900 Annual Visits
Miller’s Ale House	268,700 Annual Visits
Poinciana Place	705,900 Annual Visits
Burlington	202,800 Annual Visits
Ross Dress for Less	154,000 Annual Visits

528,218



2025 Total Population

\$479,480



Average Home Value

\$109,388



Average Household Income

📍 5170 W Irlo Bronson Memorial Hwy, Kissimmee, FL



Tourism Summary

Tourism Visitation	75M+ Visitors Annually to the region
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Population Summary

	3 Mile	5 Miles	10 Miles
2020 Total Population	37,295	119,646	449,868
2025 Total Population	47,884	143,846	528,218
2030 Total Population	53,910	159,595	590,469
2025–2030 Annual Population Growth Rate	2.40%	2.10%	2.25%

Household Summary

2025 Total Households	16,501	51,120	182,146
2025–2030 Annual Total Households Growth Rate	2.23%	2.00%	2.21%
2025 Average Household Income	\$94,513	\$100,540	\$109,388
2025 Average Home Value	\$430,295	\$465,325	\$479,480

Major Employers in Kissimmee	# of Employees
Osceola County School District	8,135
Walmart Stores	3,800
AdventHealth System	3,580
Walt Disney Company	3,565
Publix Supermarkets	2,215
HCA Florida Osceola Hospital	2,000
Gaylord Palms	1,600
McLane Suneast	1,559
Osceola County Government	1,479
Darden Restaurants	1,009



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