

# JIM'N NICK'S

7011 N DAVIS HWY,  
PENSACOLA, FL

\*INCLUDES DRIVE-THRU\*

**OFFERED  
FOR SALE**

**\$4,454,500 | 5.50% CAP**



CONFIDENTIAL  
OFFERING MEMORANDUM

 **Atlantic**  
CAPITAL PARTNERS™

# JIM 'N NICK'S

## EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of a Jim 'N Nick's in Pensacola, FL. Jim 'N Nick's recently signed a 15 year ground lease to which commenced on June 7th, 2024. The Asset is well positioned in a main retail artery in Pensacola, FL and the store is a top performer in the entire company's chain.



**15-YR  
LEASE**



**POSITIONED IN  
RETAIL NODE  
W/ DRIVE-THRU**



**HIGH GROWTH  
MARKET**

LEASE YEARS	TERM	ANNUAL RENT
Current Term	1-5	\$245,000
Rent Escalation	6-10	\$269,500
Rent Escalation	11-15	\$296,450
1st Option Term	16-20	\$326,095
2nd Option Term	21-25	\$358,705
3rd Option Term	26-30	\$394,575
4th Option Term	31-35	\$434,032

<b>NOI</b>	<b>\$245,000</b>
<b>CAP</b>	<b>5.50%</b>
<b>PRICE</b>	<b>\$4,454,500</b>

## ASSET SNAPSHOT

Tenant Name	Jim N' Nicks
Address	7011 North Davis Highway, Pensacola, FL 32504
Building Size (GLA)	4,162 SF (6,296 SF Including Outdoor Covered Patio)
Land Size	1.80 Acres
Year Built	2024
Signatory/Guarantor	Jim N' Nicks (Corporate - 50+ Locations)
Rent Type	NNN Ground Lease
Landlord Responsibilities	None
Rent Commencement Date	6/7/2024
Lease Expiration Date	6/30/2039
Remaining Term	15 Years
Current Annual Rent	\$245,000
Rent Increases	10% Every 5 Years and in Option Periods



 **143,603** PEOPLE  
IN 5 MILE RADIUS

 **\$82,878** AHHI  
IN 1 MILE RADIUS

 **42,500** VPD  
ON N DAVID HWY







### STRONG LEASE FUNDAMENTALS

Fifteen year initial term | 10% rent increase every 5 years and during options periods | Absolute NNN Ground lease with no early termination clause | Three (3) - Five (5) year option periods



### CORPORATE LEASE W/ A GROWING BRAND

Lease signed with Jim 'N Nicks corporate | 50 total locations, with plans to open 30 more in the next 3 years



### GREAT VISIBILITY IN MAJOR COMMERCIAL CORRIDOR

Over 390 linear feet of road frontage on N. Davis Hwy (42.5K VPD) | Over 2.2MSF of retail space located in a 1-mile radius | Outparcel to the University Town Plaza boasting 566k sqft | Anchor tenants include: Academy Sports + Outdoors and JCPenney



### NEW CONSTRUCTION WITH DRIVE-THRU

Newly built Jim 'N Nicks with double drive-through | Jim 'N Nick's allocated nearly \$3 million of their own funds towards upgrades and FF&E | Oversized 1.8 acre parcel providing a great parking ratio and providing future redevelopment upside



### NEARBY ECONOMIC DRIVERS

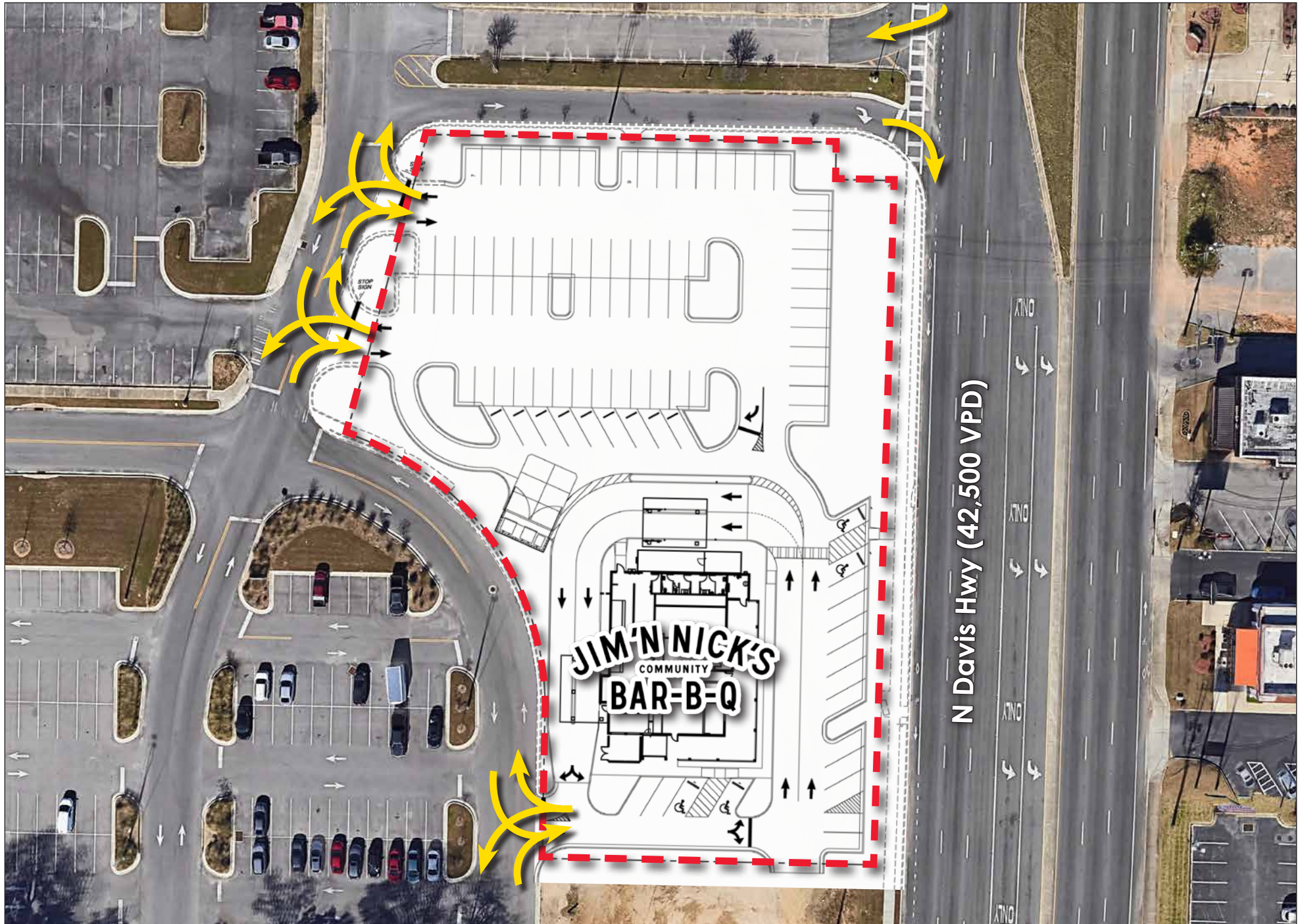
Site is less than 3 miles to Baptist Health Care Center which employs over 6,500 | The facility is a \$650 Million dollar complex that includes a 10-story 268 bed hospital | Approximately 3.5 miles to Pensacola International Airport



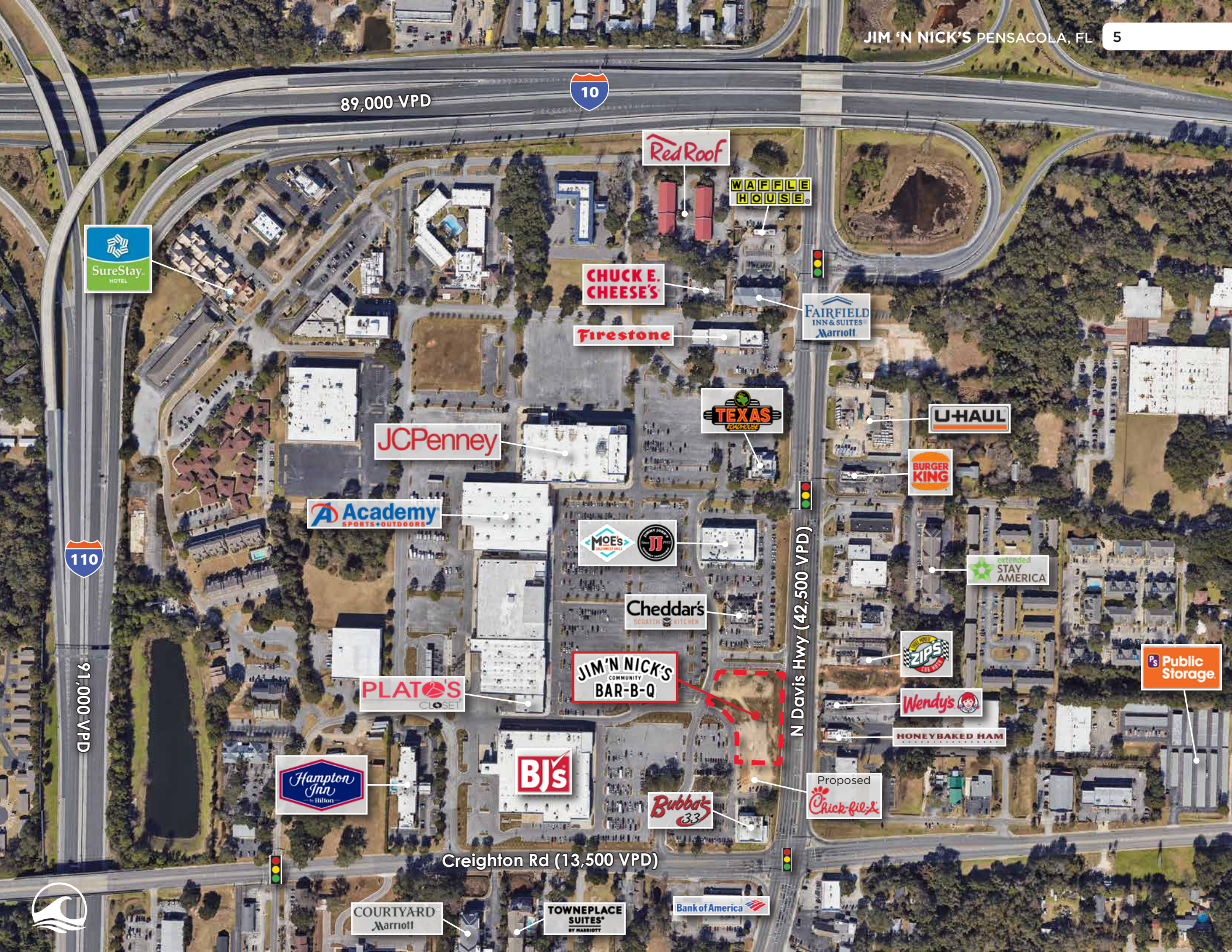
### MAJOR VACATION MARKET

In 2023 Pensacola had over 2.5 Million visitors with an economic impact of over \$2 Billion | Direct tourism spending exceeded \$1.317B in 2023 | The city is ranked in the top 100 cities for cost of doing business per (Forbes.com)









89,000 VPD



91,000 VPD

N Davis Hwy (42,500 VPD)

Creighton Rd (13,500 VPD)







89,000 VPD



**BJS** JCPenney  
Academy

**JIM 'N NICK'S**  
COMMUNITY  
BAR-B-Q

Winn-Dixie  
Center

Walmart  
Supercenter

Creighton Rd (13,500 VPD)

TJ-maxx  
JOANN  
DOLLAR GENERAL

Ashley Pet  
Super market  
DOLLAR TREE



PETSMART  
Party City  
bealls  
OUTLET

Booker T Washington  
High School  
1,733 Students

91,000 VPD

BIGLOTS!  
HOBBY LOBBY  
AMERICAN FREIGHT  
FURNITURE-MATRESS

Sams  
Ashley  
BARNES & NOBLE

FRESH  
petco  
Marshall's  
five  
Total Wine  
BEL'W  
ULTRA

N 9th Ave (29,000 VPD)

ROOMS  
TO GO

LOWE'S

Pensacola State  
College  
7,981 Students

N Davis Hwy (42,500 VPD)

THE HOME  
DEPOT

Ascension Hospital  
559 Beds

belk Dillard's DICK'S  
ROSS WORLD MARKET BEST BUY  
Dress for Less Burlington

Pensacola Christian  
College  
4,882 Students

Pensacola Int'l  
Airport

Brent Ln (35,500 VPD)

amc

Publix

Baptist Hospital  
268 Beds | 6,500 Employees

Winn-Dixie  
Target  
Michaels





JIM 'N NICK'S

JIM 'N NICK'S PENSACOLA, FL

7

PENSACOLA

JIM 'N NICK'S  
COMMUNITY  
BAR-B-Q

TALLAHASSEE

175 MILES  
2:45 DRIVE

JACKSONVILLE

330 MILES  
5:00 DRIVE

## Pensacola, FL

Pensacola, located in the westernmost part of the Florida Panhandle, is a vibrant coastal city known for its rich history, beautiful beaches, and military significance. It's the county seat of Escambia County and boasts a mix of Southern charm, modern attractions, and maritime heritage.

The city is home to Pensacola Naval Air Station, one of the oldest and most important military installations in the U.S., and the Blue Angels, the U.S. Navy's precision flight demonstration team. This gives Pensacola a strong military presence and a connection to aviation history.

Pensacola is also renowned for its pristine beaches. The area features white sand beaches and turquoise waters, such as Pensacola Beach and Navarre Beach, making it a popular spot for beachgoers. The vibrant downtown area offers shopping, dining, and cultural activities.

The city has a laid-back, welcoming atmosphere, with a mix of outdoor recreation options, local festivals, and a rich arts scene. Pensacola is a great destination for history buffs, military history enthusiasts, beach lovers, and anyone seeking a mix of culture and relaxation.

1 MILES

6,605  
PEOPLE

\$63,277  
AHHI

9,424  
TOTAL  
EMPLOYEES

3 MILES

64,129  
PEOPLE

\$78,371  
AHHI

55,374  
TOTAL  
EMPLOYEES

5 MILES

143,603  
PEOPLE

\$82,878  
AHHI

88,885  
TOTAL  
EMPLOYEES

ORLANDO

375 MILES  
6:20 DRIVE

TAMPA

335 MILES  
6:30 DRIVE

## TENANT SUMMARY

Jim 'N Nicks Community Bar-B-Q is a casual dining restaurant chain founded in 1985 by insurance executive Jim Pihakis and his son, Nick. A typical new Jim 'N Nick's location seats 215 diners in 5,500 square feet and costs around \$3 million to construct. Yearly revenues average over \$4 million. Up to 40 percent of revenues come from take-out and catering orders. In 2014 Jim 'N Nicks joined with New York's dinosaur Barbecue under a single "Good Smoke" holding company in order to negotiate jointly with suppliers, insurers, and other contract partners. The collective's centralized purchasing and accounting operations were located in Dallas, TX. In July 2017 Jim 'N Nick's was acquired by the Roark Capital Group of Atlanta, GA. COO Brian Lyman was named president of the company.

### JIM 'N NICK'S QUICK FACTS

<b>Founded:</b>	1985
<b>Ownership:</b>	Private
<b># of Locations:</b>	50
<b>Headquarters:</b>	Birmingham, AL
<b>Guaranty:</b>	Corporate







# OFFERED FOR SALE

\$4,454,500 | 5.50% CAP

# JIM'N NICK'S

7011 N DAVIS HWY,  
PENSACOLA, FL

Exclusively Offered By



## PRIMARY DEAL CONTACTS

### DAVID HOPPE

Head of Net Lease Sales

980.498.3293

dhoppe@atlanticretail.com

### BEN OLMSTEAD

Senior Analyst

980.498.3296

bolmstead@atlanticretail.com

### BOR:

Patrick Wagor

Atlantic Capital Partners

West Palm Beach, FL

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