

**Arby's Restaurant
Fully Equipped Drive Thru
2310 N.Federal Hwy
Hollywood, FL 33020**



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Arby's 2310 N. Federal Hwy., Hollywood, FL 33020

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Note: This offering is subject to errors, omissions, withdraw; from market and prior sale.



Letter From Listing Agent

Arby's 2310 N. Federal Hwy., Hollywood, FL 33020

Dear Prospective Purchaser,

Keyes Commercial Realtors is pleased to announce that they have been selected to exclusively represent ownership in the sale of the Former Arby's, located at 2310 N. Federal Hwy., Hollywood, Florida 33020

The Offering Memorandum is being distributed subject to a properly executed Confidentiality Agreement in our possession, and has been prepared by Keyes Commercial Realtors for use by a limited number of parties. This is a Confidential Memorandum intended solely for your own limited use in considering whether to pursue negotiations to acquire the property.

The information contained in the following marketing package, with the exception of such information which is a matter of public record or is provided in sources available to the public is proprietary and strictly confidential. By accepting the Offering Memorandum, you, your agents, employees and/or assigns agree that the information contained herein will be treated with the strictest confidence, and that you, your agents, employees and/or assigns will not photocopy or duplicate it, that you, your agents, employees and/or assigns will hold and treat it in the strictest confidence and will not disclose the Offering Memorandum or any of the contents to any other entity (except to outside advisors retained by you, if necessary for your determination whether or not to make a proposal or offering to purchase) without the prior written authorization of Seller or The Keyes Commercial Realtors, or that you, your agents, employees and/or assigns will not use the Offering Memorandum or any of the contents in any fashion or manner detrimental to the interest of Seller or The Keyes Commercial Realtors

Also note that the property will remain on the market and will be actively marketed, until a final contract is executed by both parties. Therefore, it is recommended that buyers submit their offers in the form of a formal purchase contract. Offers should be accompanied by: a) the buyer's financial statements, b) source of down payment, and c) escrow deposits.

Sincerely,

Carolyn Isacovici
Realtor/Associate



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Salient Facts

Arby's 2310 N. Federal Hwy., Hollywood, FL 33020

Location:

2310 N. Federal Hwy., Hollywood, FL 33020

Building Size:

Adjusted SF : 2,750

Land Size:

23,190 sf or 0.53 Acres

Property Type:

Drive-In Restaurant

Year Built:

1983

Parking:

31 Spaces

Annual Average Daily Traffic Count:

41,000

Offered :

For Lease: NNN Negotiable depending on the terms and the tenant.

Terms:

All Cash or Third Party Financing



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OFFERING TERMS

The prospective purchaser will be selected by the owner in consultation with The Keyes Company on the basis of price, financial strength, timing, level of discretion to invest funds and experience in closing similar transactions.

INFORMATION & PROPERTY TOURS

The Keyes Company will coordinate all communications relating to the Offering Memorandum, the dissemination of additional information requests, tours of the Property and purchase offering. ***We respectfully request that you do not contact either the Owner or the management of the Property.*** Please contact Carolyn Isacovici to schedule a tour or any other request.

OFFER TO PURCHASE

All interested parties must submit documentation of the experience of the purchaser and sources of funds with the offer.

OFFERING INVESTMENT SALE CONTACT

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Property Description and Location

Arby's 2310 N. Federal Hwy., Hollywood, FL 33020

Property Description and Prominent Location

Site

The property totals 0.53 acres. The site, regular in shape, has approximately 321 feet of frontage.

Buildings

The Property is a 2,725 rentable square foot drive-in restaurant facility. The improvements include one, one story building with a total 2,725 square feet of rentable space.

Property was built in 1983.

Interior Finishes

The interior finishes of the retail/office space is summarized as follows:

- Floor Coverings: Tile and carpet over concrete
- Walls: Textured and painted sheetrock
- Ceilings: Suspended ceilings
- Lighting: Standard commercial florescent fixtures

Construction

The construction components include reinforced concrete frames and masonry floors and roofs.

Roof

The property has a flat roof. Roof Material: Built- Up. Roof Frame: Bar Joist & Rigid Frame

Landscaping

The property features combinations of grass and well maintained tropical landscaping with its appropriate irrigating system.

ADA Compliance

All common areas of the Property appear to have handicap accessibility and in compliance to ADA regulations.

Parking Lot

The parking are consists of asphalt over compacted base. The property has a total of more than 31 parking spaces, a ratio of 10 spaces per 1,000 SF of rentable space.



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Signage

Tenant identification signs are located along the façade of the building.

Doors and Windows

Windows are aluminum frame plate glass in storefronts and tempered safety glass where appropriate. Doors are glass panel with hinged aluminum frames.

Utilities

Electric

FP&L

Water & Sewer

City

Waste

Waste Management

Location

- Located on Federal Hwy in the heart of Hollywood's commercial corridor.
- It has excellent visibility and great parking.
- It is close to shopping, schools, entertainment and the beach.
-



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Investment Highlights

Arby's 2310 N. Federal Hwy., Hollywood, FL 33020

Investment Highlights

Built in 1983

In Excellent Condition

Ideal location for any retail use requiring high visibility and parking.

The Hollywood area is currently experiencing tremendous growth, both for commercial and residential properties.

The ideal location, the demographics, the ease of ingress and egress, the ample parking, all make this property a great investment for either an owner/user, and or an investor.



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Property Pictures

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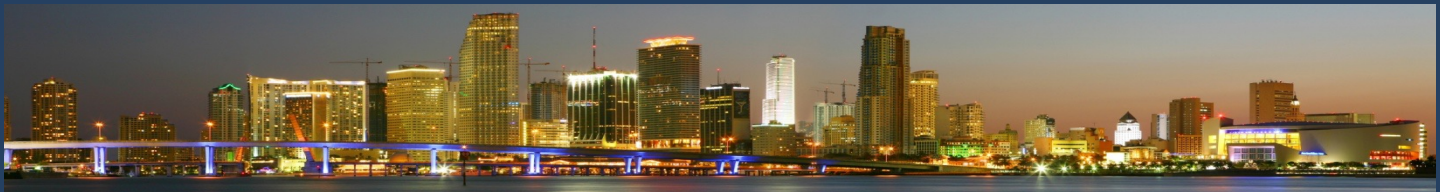


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Financial Analysis

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This property was always leased as a true NNN property. As such, the tenant would be paying all the operating expenses.

Actual

Current Occupied Rentable Space	100%
*Arbys to vacate June 30, 2019	
Current Vacancy	0%
Scheduled Gross Income	\$0
Effective Gross Income	\$0
Operating Expenses	\$24,000 (approximate)
Net Operating Income	
Taxes 2018	\$15,778.33



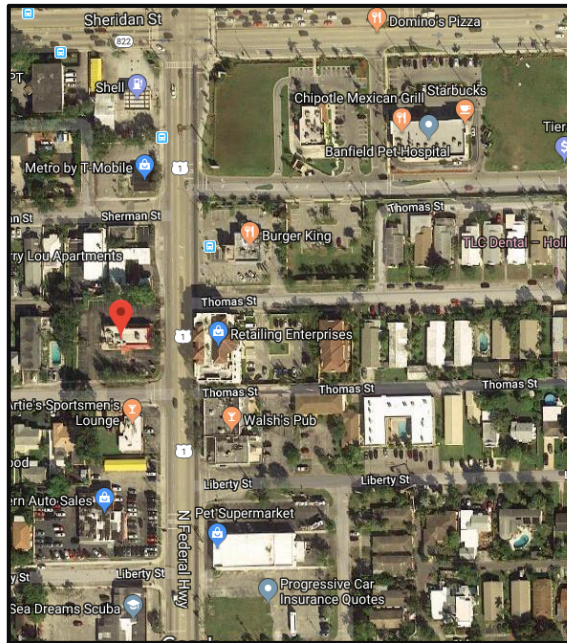
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Aerials

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Demographics

Arby's 2310 N. Federal Hwy., Hollywood, FL 33020

Demographics Data

	1 Mile	3 Miles	5 Miles
Total Households	8,317	47,507	108,421
Total Population	17,761	107,522	250,372
Population White	13,464	77,236	182,081
Population Black	2,657	20,448	44,787
Population Hispanic	3,486	23,630	66,252
Population Asian	441	2,289	4,501
Population Pacific Islander	0	79	102
Population American Indian	85	338	605
Population Other	416	2,794	9,907
Persons Per Household	2.1	2.3	2.3
Average Household Income	\$48,064	\$60,826	\$64,075
Average House Value	\$246,780	\$306,577	\$309,121
Average Age	45.2	42	41.8
Average Age Male	45.3	41.6	40.8
Average Age Female	44.8	42.3	42.5

Override Values



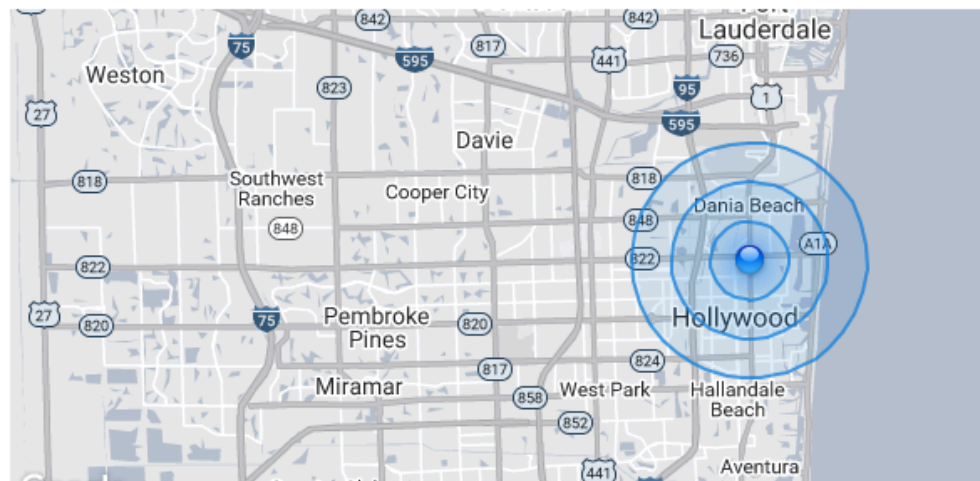
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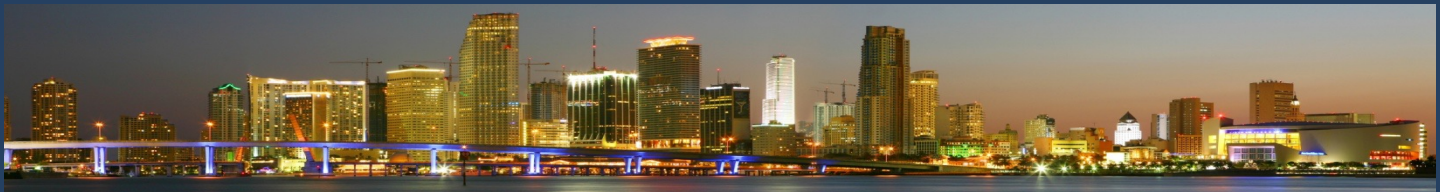
Demographics Data

	1 Mile	2 Miles	3 Miles
Total Households	8,317	25,205	47,507
Total Population	17,761	57,306	107,522
Population White	13,464	39,674	77,236
Population Black	2,657	11,511	20,448
Population Hispanic	3,486	12,171	23,630
Population Asian	441	1,309	2,289
Population Pacific Islander	0	38	79
Population American Indian	85	297	338
Population Other	416	1,463	2,794
Persons Per Household	2.1	2.3	2.3
Average Household Income	\$48,064	\$54,692	\$60,826
Average House Value	\$246,780	\$271,352	\$306,577
Average Age	45.2	41.7	42
Average Age Male	45.3	42	41.6
Average Age Female	44.8	41.2	42.3



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Conclusion

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Conclusion

- 2310 N. Federal Hwy is a well positioned, fully equipped, drive in restaurant facility, with good demographics.
 - The 0.53 acre corner lot has has more than 321' of frontage, assuring excellent visibility.
 - The drive thru lane adds tremendous value to this property.
 - Easy ingress/egress and its location on N. Federal Hwy, contribute to make this a highly desirable property.
 - The demographics are ideal for a fast food restaurant.
 - The site has high visibility and more than 300 feet of frontage.
 - There is ample parking with more than 30 parking spaces
 - It is an ideal site for any business requiring high visibility and ample parking'
- Any fast food restaurant, bank, or retail user could easily use this site. The ideal corner location, the 0.53 acre site, the high visibility and the high traffic count, all insure that this property would be sought after by many users. A bank could use the drive thru lane. Any retail user will find that the ample parking, ease of access and great visibility make this an excellent site.



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Contact

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Presented by:

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