



(7% CAP RATE) LAKELAND MOBIL GAS STATION FOR SALE (PURE NNN)

(7% CAP RATE) LAKELAND MOBIL W/ GO MARKET C-STORE (20-YEAR NNN LEASE)!

1900 West Main Street, Bartow, FL 33830

CONFIDENTIAL OFFERING MEMORANDUM • JUNE 16, 2025

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1900 West Main Street, Bartow, FL 33830

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This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation.

Grimaldi Commercial Realty has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Grimaldi Commercial Realty has not verified, and will not verify, any of the information contained herein, nor has Grimaldi Commercial Realty conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.

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Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.



PROPERTY INFORMATION

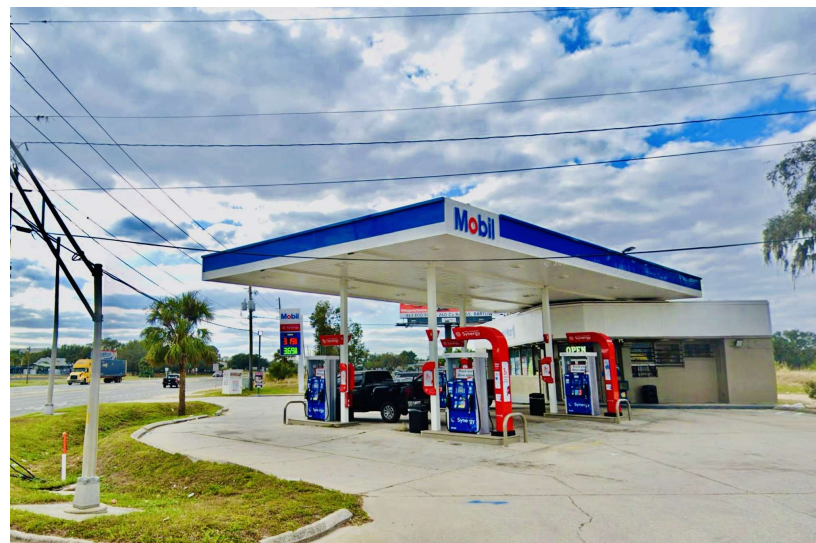




(7% CAP RATE) LAKELAND MOBIL W/ GO MARKET C-STORE (20-YEAR NNN LEASE)!

1900 West Main Street, Bartow, FL 33830

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$2,599,000
Pure NNN Lease:	Yes, 20-Year Lease
Average Cap Rate:	8%
2025 Cap Rate:	7%
2030 Cap Rate:	7.4%
2035 Cap Rate:	8%
2040 Cap Rate:	8.6%
2045 Cap Rate:	9.2%
Year Built:	1988
Building Size:	1,571 SF
Renovated:	2025
Zoning:	CN
Market:	Lakeland
Submarket:	Tampa/Orlando

PROPERTY OVERVIEW

THIS FULLY REMODELED 8-PUMP MOBIL GAS STATION WITH A SIGNATURE "GO MARKET" C-STORE IS LOCATED ON THE BUSY HARD CORNER OF COWN AVE AND STATE ROAD 60 IN LAKELAND, FL! THE PROPERTY SITS ON BUSY STATE RD 60, THE LONGEST HIGHWAY IN FLORIDA!! THIS STATION IS LOCATED JUST MILES FROM DOWNTOWN LAKELAND IN A HIGHLY RESIDENTIAL AREA! GIVEN THE SITE'S AMAZING LOCATION, CUSTOMERS COME FROM ALL DIRECTIONS TO GET GAS AND BUY GOODS AT THE STATION!

THIS ONE-OF-A-KIND INVESTMENT OPPORTUNITY COMES WITH AN 8-PUMP STATION, A FULLY REMODELED "GO MARKET" FOOD MART, A NEW (20-YEAR) PURE NNN LEASE, STRONG HISTORIC SALES, AND A VERY SUCCESSFUL OPERATOR WHO HAS BEEN IN THE BUSINESS FOR OVER 35 YEARS & OPERATES/OWNES OVER 50 SITES IN FLORIDA!

CURRENTLY, THE PROPERTY HAS A NEW 20-YEAR PURE NNN LEASE IN PLACE. THE LEASE WILL BE SIGNED AT CLOSING & RUN FOR A FULL 20-YEAR TERM. THE RENTAL RATE STARTS AT \$15,000 (PER MONTH) IN 2025 & WILL INCREASE BY 7.5% EVERY 5 YEARS UNTIL THE END OF THE 20-YEAR TERM. THE TENANT ALSO HAS (2) FIVE-YEAR OPTIONS TO EXTEND AFTER THE EXPIRATION OF THE INITIAL LEASE TERM. THIS GIVES THE BUYER LOCKED-IN SECURITY & FANTASTIC RENTAL INCOME FOR THE NEXT 20+ YEARS. THE LEASE IS FULLY GUARANTEED & BACKED BY A MOBIL GAS AGREEMENT THROUGHOUT THE LEASE.

THE PROPERTY CURRENTLY BOASTS AN IN-PLACE CAP RATE OF 7%. WITH THE RENTAL INCREASES EVERY 5 YEARS BUILT INTO THE CURRENT LEASE, THIS NUMBER WILL ONLY GROW! BY 2030, THE BUYER WILL EASILY SURPASS A CAP RATE OF 7.5% & THIS WILL RISE, 5 YEARS LATER TO A 8% CAP RATE. BY THE FINAL YEARS OF THE ORIGINAL LEASE, THE CAP RATE WILL SURPASS 9.2%, AN AMAZING RETURN FOR AN NNN ASSET THAT IS HANDS-OFF FOR THE BUYER.

SECTION 1 • PROPERTY INFORMATION



(7% CAP RATE) LAKELAND MOBIL W/ GO MARKET C-STORE (20-YEAR NNN LEASE)!

1900 West Main Street, Bartow, FL 33830

PROPERTY DESCRIPTION



PROPERTY DESCRIPTION

THIS IS CURRENTLY THE ONLY PURE NNN GAS STATION FOR SALE IN THE LAKELAND MARKET, WITH VERY LIMITED INVENTORY AVAILABLE. THE SITE DOES FANTASTIC SALES, AND WITH THE RECENT UPGRADES AND STRONG TENANTS IN PLACE TO RUN OPERATIONS, THOSE NUMBERS SHOULD ONLY IMPROVE GOING FORWARD.

THIS IS THE PERFECT INVESTMENT OPPORTUNITY FOR SOMEONE LOOKING TO LOCK IN STRONG LONG-TERM INCOME (\$180,000) MINIMUM PER YEAR WITH A STRONG AND PROVEN TENANT. THE OPERATOR (TENANT) HAS MANY OTHER GAS STATIONS IN THE SURROUNDING AREA AND HAS BEEN RUNNING AND OPERATING GAS STATIONS FOR OVER 35 YEARS. THEY ARE SEASONED PROFESSIONALS WHO HAVE A STRONG TRACK RECORD AND A PROVEN BUSINESS MODEL THAT HAS BEEN WORKING FOR YEARS!

ONE MAJOR ADVANTAGE FOR AN INVESTOR IS HOW EASY THIS ASSET IS TO MANAGE. DUE TO THE FACT THAT THE TENANT IS RESPONSIBLE FOR ALL EXPENSES, INCLUDING BUT NOT LIMITED TO ALL PROPERTY REPAIRS, MAINTENANCE, UTILITIES, ALL OTHER CAM CHARGES, PROPERTY TAXES, AND INSURANCE AT THE PROPERTY. THIS ASSET IS VERY EASY TO MANAGE AND MAINTAIN FOR A BUYER WHO LIVES IN THE AREA OR EVEN AN OUT-OF-STATE INVESTOR! IT IS VIRTUALLY IMPOSSIBLE TO FIND ANY PURE NNN CITGO GAS STATIONS IN THE FLORIDA MARKET PRODUCING A (7%-9.2%) CAP RATE LOCKED IN FOR THE NEXT 20 YEARS ANYWHERE ELSE.

THIS OPPORTUNITY WILL NOT LAST LONG, AS THE SECURITY OF THE TENANT IN PLACE, AND THE RENTAL UPSIDE IS IMPOSSIBLE TO FIND ANYWHERE IN THIS MARKET. THE RECENT UPGRADES AND RENOVATIONS ONLY ADD TO THE VALUE-ADD NATURE OF THIS AMAZING ASSET!

SECTION 1 • PROPERTY INFORMATION



FINANCIAL ANALYSIS





(7% CAP RATE) LAKELAND MOBIL W/ GO MARKET C-STORE (20-YEAR NNN LEASE)!

1900 West Main Street, Bartow, FL 33830

RENT ROLL*

Rent Roll	LAKELAND MOBIL PURE NNN GAS STATION FOR SALE
Date	5/22/25
Property Name	(7% CAP RATE) LAKELAND MOBIL GAS STATION W/ GO MARET C-STORE (20-YEAR NNN LEASE)!
Address	1900 W Main Street Bartow, FL!
Rental Bump:	7.5% RENTAL INCREASES EVERY 5 YEARS!

YEAR		MONTHLY RENT	TOTAL ANNUAL RENT
2025	1	\$15,000	\$180,000
2026	2	\$15,000	\$180,000
2027	3	\$15,000	\$180,000
2028	4	\$15,000	\$180,000
2029	5	\$15,000	\$180,000
2030	6	\$16,125	\$193,500
2031	7	\$16,125	\$193,500
2032	8	\$16,125	\$193,500
2033	9	\$16,125	\$193,500
2034	10	\$16,125	\$193,500
2035	11	\$17,334	\$208,013
2036	12	\$17,334	\$208,008
2037	13	\$17,334	\$208,008
2038	14	\$17,334	\$208,008
2039	15	\$17,334	\$208,008
2040	16	\$18,634	\$223,613
2041	17	\$18,634	\$223,608
2042	18	\$18,634	\$223,608
2043	19	\$18,634	\$223,608
2044	20	\$18,634	\$223,608
2045	21	\$20,032	\$240,384

** Lease is Pure NNN, tenants pay for all expenses at the property.

SECTION 2 • FINANCIAL ANALYSIS



1900 West Main Street, Bartow, FL 33830

INCOME STATEMENT*

INCOME STATEMENT

Property Name: **(7% CAP RATE)! LAKELAND MOBIL GAS STATION (PURE NNN) FOR SALE!**

Purchase Price:	\$2,599,000
2025 CAP RATE:	7.0%
2030 CAP RATE:	7.4%
2035 CAP RATE:	8.0%
2040 CAP RATE:	8.6%
2045 CAP RATE:	9.2%

	2025	2030	2035	2040	2045
INCOME					
RENT	\$180,000	\$193,500	\$208,013	\$223,613	\$240,384
POTENTIAL GROSS INCOME	\$180,000	\$193,500	\$208,013	\$223,613	\$240,384
EFFECTIVE GROSS INCOME	\$180,000	\$193,500	\$208,013	\$223,613	\$240,384
EXPENSES - (PURE NNN- TENANT IS RESPONSIBLE FOR ALL EXPENSES)					
UTILITIES (WATER/SEWER)	\$0	\$0	\$0	\$0	\$0
REPAIRS AND MAINTENANCE	\$0	\$0	\$0	\$0	\$0
INSURANCE	\$0	\$0	\$0	\$0	\$0
PROPERTY TAX	\$0	\$0	\$0	\$0	\$0
OPERATING EXPENSES	\$0	\$0	\$0	\$0	\$0
NET OPERATING INCOME (NOI)	\$180,000	\$193,500	\$208,013	\$223,613	\$240,384
CASH FLOW FROM OPERATIONS	\$180,000	\$193,500	\$208,013	\$223,613	\$240,384
NCF AFTER DEBT SERVICE	\$180,000	\$193,500	\$208,013	\$223,613	\$240,384
RETURNS AND CAP RATE					
PURCHASE PRICE	(\$2,599,000)				
CASH FLOW FROM OPERATIONS	\$180,000	\$193,500	\$208,013	\$223,613	\$240,384
TOTAL UNLEAVERED CASH FLOW	(\$2,599,000)	\$180,000	\$193,500	\$208,013	\$223,613
FREE AND CLEAR CAP RATE	8%	7%	7.5%	8%	8.6%

** LEASE IS PURE NNN, TENANT IS RESPONSIBLE FOR ALL EXPENSES AT THE PROPERTY.



(7% CAP RATE) LAKELAND MOBIL W/ GO MARKET C-STORE (20-YEAR NNN LEASE)!

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COMPLETE HIGHLIGHTS

SALE HIGHLIGHTS

- NEW 8-PUMP MOBIL GAS STATION WITH SIGNATURE "GO MARKET" C-STORE IN LAKELAND, FL! LOCATED DIRECTLY ON STATE ROAD 60!
- HIGH TRAFFIC ON STATE ROAD 60, A MAJOR HIGHWAY WITH EXCELLENT VISIBILITY THAT STRETCHES 161 MILES ACROSS THE STATE OF FL!
- 7% CAP RATE IN 2025!
- 7.5% CAP RATE IN 2030!
- 8% CAP RATE IN 2035!
- 8.6% CAP RATE IN 2040!
- 9.2% CAP RATE IN 2045!
- ABSOLUTE PURE NNN LEASE STRUCTURE IN PLACE, ELIMINATING ALL LANDLORD RESPONSIBILITIES!
- 20-YEAR PURE NNN LEASE WITH TWO 5-YEAR OPTIONS!
- 7.5% RENTAL INCREASES EVERY 5 YEARS THROUGHOUT THE TERM OF THE LEASE!
- RECENT SITE RENOVATIONS INCLUDE NEW HVAC, TANKS, PUMPS, FRONT CANOPY, SIGNAGE, W PAINT, AND A NEWLY RENOVATED INSIDE STORE WITH MANY INTERIOR UPDATES!
- STRONG TENANT IN PLACE WITH OVER 35 YEARS OF GAS STATION OPERATION EXPERIENCE AND EXTREMELY STRONG FINANCIALS!



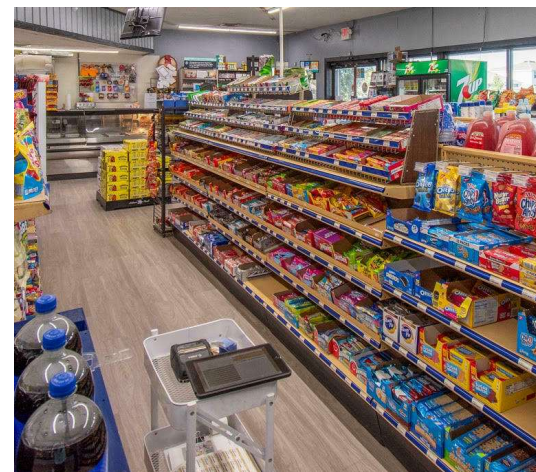
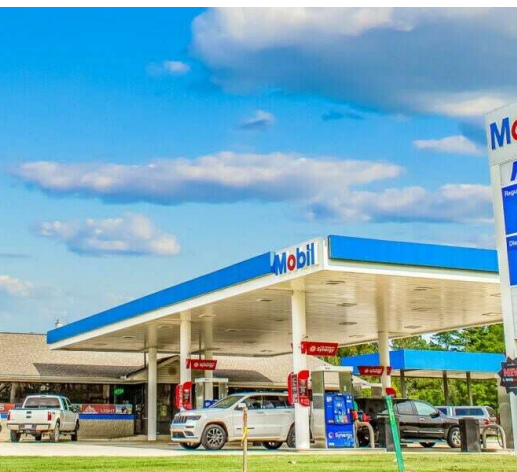
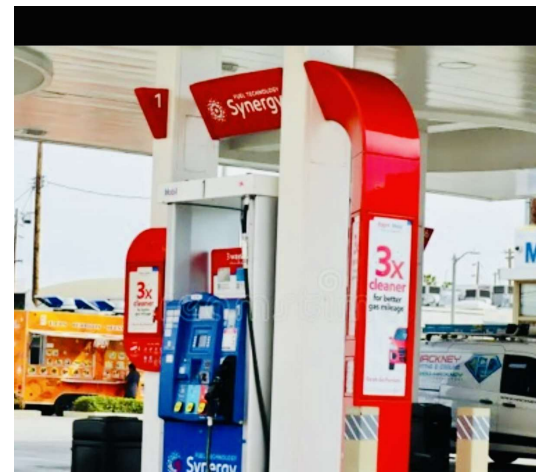
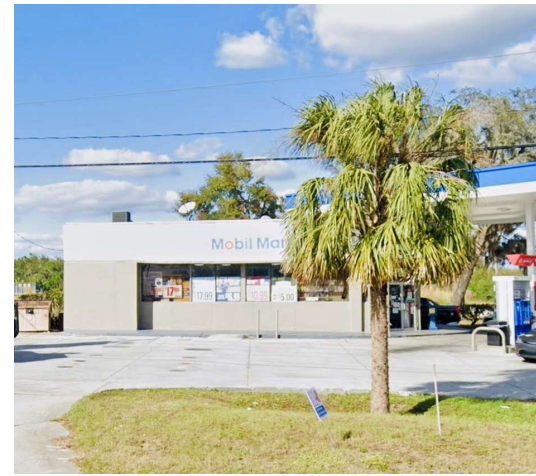
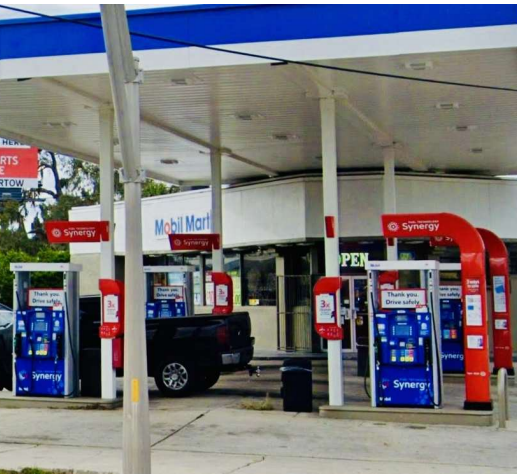
SECTION 2 • FINANCIAL ANALYSIS



(7% CAP RATE) LAKELAND MOBIL W/ GO MARKET C-STORE (20-YEAR NNN LEASE)!

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ADDITIONAL PHOTOS



SECTION 2 • FINANCIAL ANALYSIS



LOCATION INFORMATION

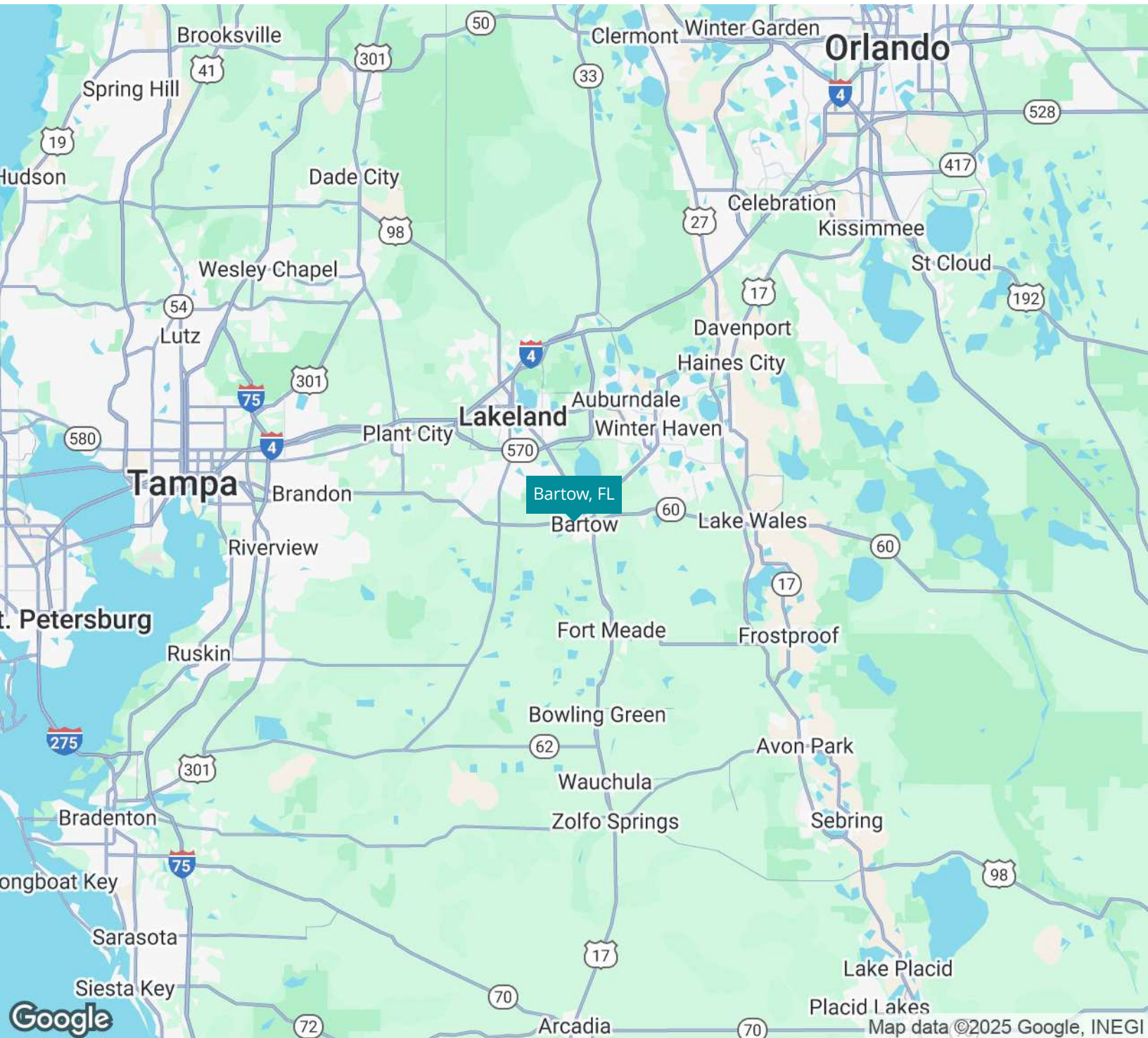




(7% CAP RATE) LAKELAND MOBIL W/ GO MARKET C-STORE (20-YEAR NNN LEASE)!

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REGIONAL MAP



SECTION 3 • LOCATION INFORMATION

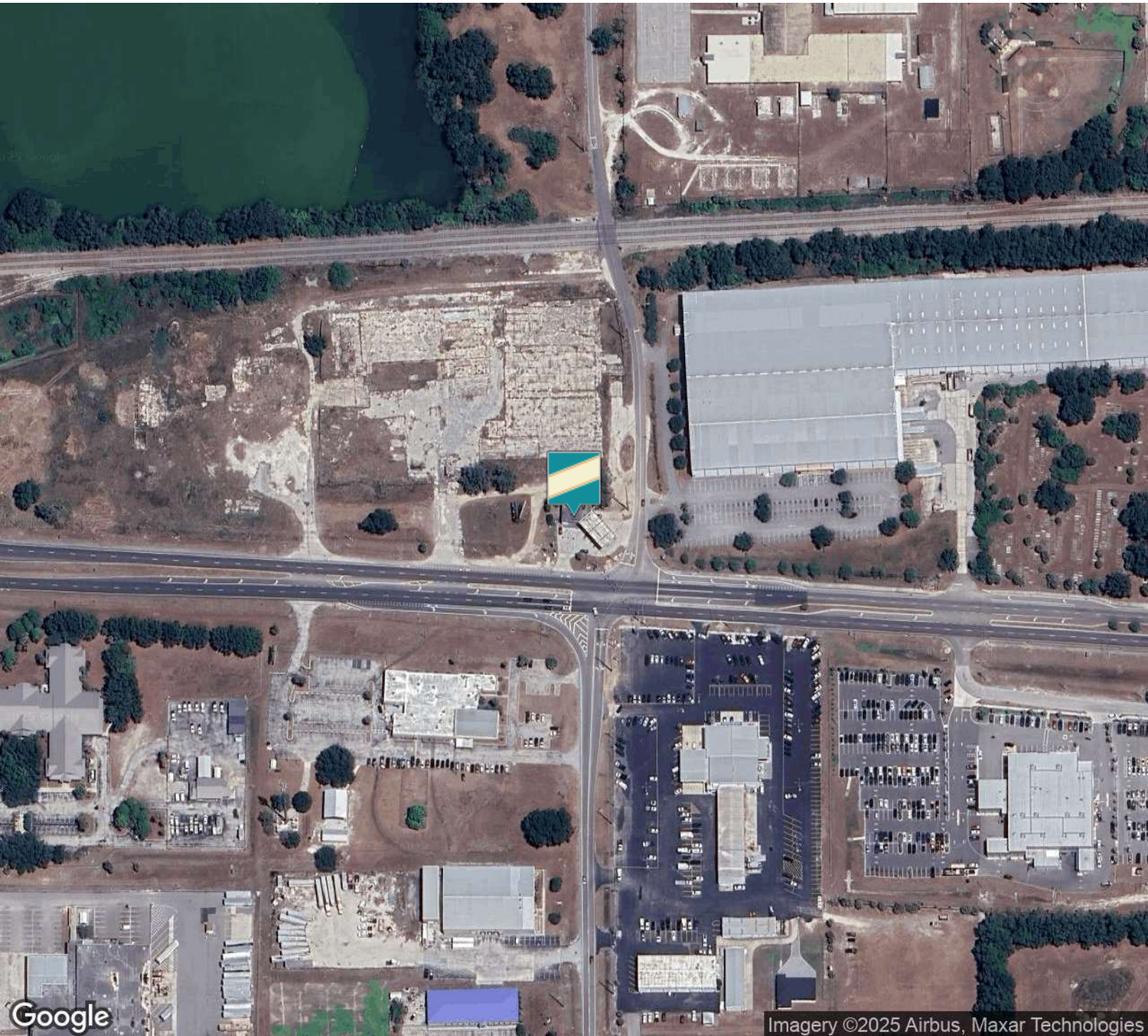
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LOCATION MAP



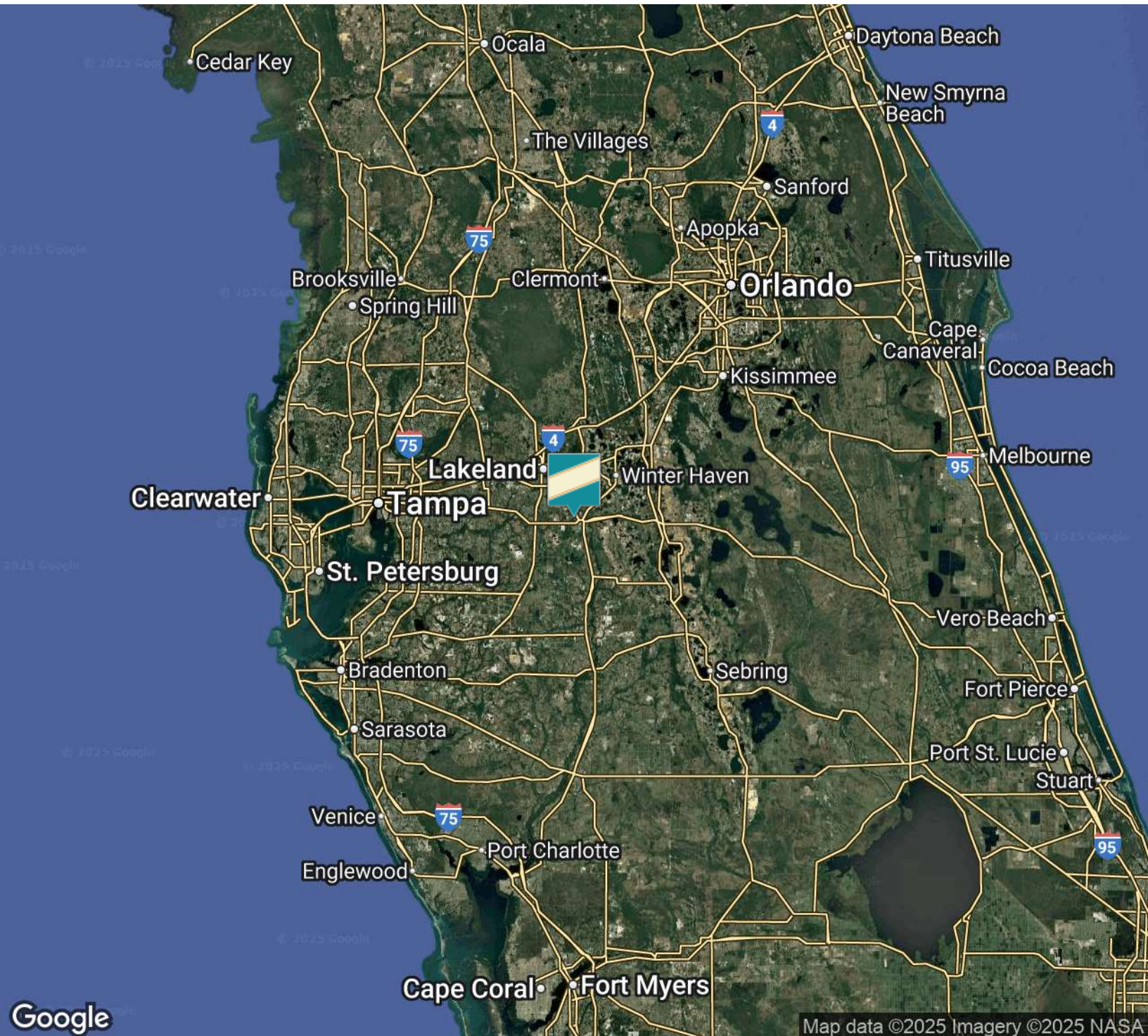
SECTION 3 • LOCATION INFORMATION



(7% CAP RATE) LAKELAND MOBIL W/ GO MARKET C-STORE (20-YEAR NNN LEASE)!

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AERIAL MAP



SECTION 3 • LOCATION INFORMATION

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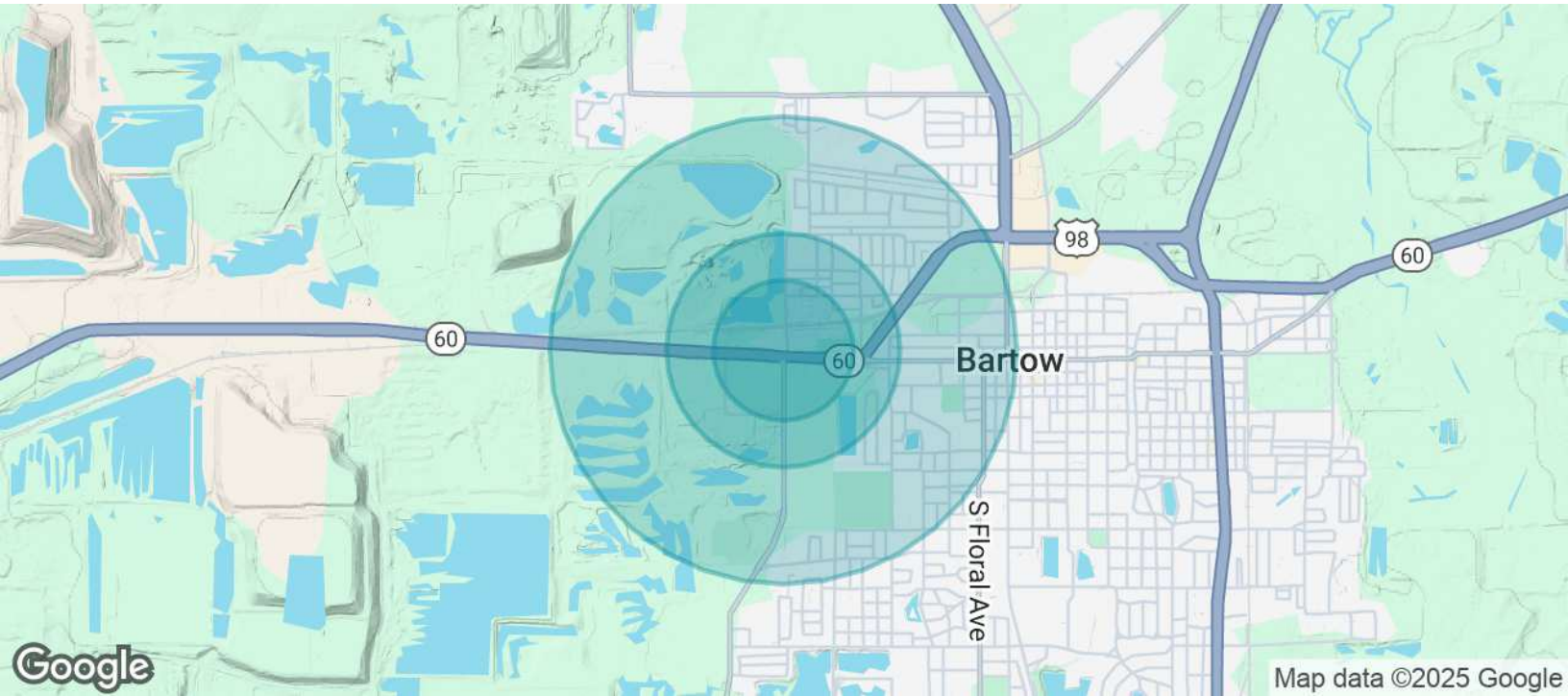
DEMOGRAPHICS





1900 West Main Street, Bartow, FL 33830

DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	68	659	4,201
Average Age	40	40	39
Average Age (Male)	38	37	37
Average Age (Female)	42	43	41

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	26	257	1,615
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$80,150	\$72,665	\$78,626
Average House Value	\$294,647	\$295,596	\$280,865

Demographics data derived from AlphaMap

SECTION 4 • DEMOGRAPHICS



ADVISOR BIOS





1900 West Main Street, Bartow, FL 33830

ADVISOR BIO & CONTACT 1

DAVID ROSENTHAL

V.P. Commercial Sales



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PROFESSIONAL BACKGROUND

David began his career at Ernst & Young, David serving as a Big Four Accountant, focusing on client services and analyzing Financial Statements. Before joining Grimaldi Commercial Realty, David worked with many local Real Estate Investment Trusts, learning the financial side of the Real Estate market.

Areas of Expertise:

Multifamily
Retail Sales & Leases
Financial Planning
Real Estate Investment Trusts
Dividend Reinvestment Plans & Dividend Payout Ratios
Seller and Investor Financing
Contract negotiations and due diligence
Investment & Financial Analysis
Property Valuation

EDUCATION

David graduated from Tulane University in New Orleans, Louisiana, where he received a Bachelor's in Finance and a Masters in Accounting. A Tampa native since 1991, David attended Tampa Preparatory High School in Downtown Tampa where he played Soccer, Basketball, and ran Cross Country. When he is not working, David enjoys watching sports, working out and playing golf.

MEMBERSHIPS & AFFILIATIONS

David is an outgoing individual whose drive and passion are evident in his persistence to provide outstanding service. His business is built on: Dedication, Communication, Determination, and Trust while embodying the ability to cater and adapt to all of his client's Real Estate needs.