CENTURY PARTNERS

In Association with Scott Reid & ParaSell, Inc.
A Licensed Florida Broker #CQ1059597

Nations AUTO GLASS®

# Single-Tenant Auto Service Center

## Lakeland, Florida

- 15-Year Absolute NNN Lease
- High-Growth Central Florida Market
- Located on Corridor with 45,000+ Vehicles Per Day
- Income Tax Free State
- 30+ Year Seasoned Location with Strong Sales
- Established National Operator with 19 Locations

5526 US Highway 98 N, Lakeland, FL 33809

View Map

Offering Memorandum

Representative Photo*

# Advisory Team


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# Established Operator with Growing National Presence

*Operator has 19 locations open with plans to expand to 40+ locations*

Representative Photo*

# Investment Summary

Representative Photo*

| Price | Cap Rate | NOI |
|---|---|---|
| $2,085,714 | 7.00% | $146,000 |

## Investment Highlights

- New 15-Year Absolute NNN lease with 10% rent increases every 5 years
- Full renovation underway, significant tenant investment into property
- High Growth Market: Projected 2.7% annual population growth through 2030
- Established National Operator with 19 Locations across 5 states
- 30+ year seasoned location with strong financial performance

## Location Highlights

- Direct frontage on US Highway 98
- Excellent visibility and access along the US Highway 98 corridor with 45,000+ vehicles per day
- Average household income of $86,000+
- Located in one of the fastest growing counties in Florida, supported by strong tourism, healthcare, and logistics sectors.
- Limited auto glass competition within the immediate trade area

## Tenant Highlights

- Nations Auto Glass: established national auto glass operator with 19 stores open and operating across 5 states and 40+ in development pipeline
- Parent Company Auto Glass Brands has 35+ years of operating history

# Investment Summary

## Lease Summary

| | |
|---|---|
| Tenant | Auto Glass Brands, LLC (19 Unit Operator) |
| Increases | 10% every 5 years |
| Options | (4), 5-year |
| Lease Type | Absolute NNN |
| Landlord Responsibilities | None |
| Lease Start | Close of Escrow (COE) |
| Lease End | 15 Years from COE |
| Lease Term | 15 Years |

## Physical Description

| | |
|---|---|
| Address | 5526 US Highway 98 N, Lakeland, FL 33809 |
| Building Size | 2,420 SF |
| Lot Size | 0.24 Acres |
| APN | 23-27-23-008000-000850 |
| Parking Spaces | 10 |
| Year Built / Renovated: | 1964 / 2026 |

| Price | Cap Rate | NOI |
|---|---|---|
| $2,085,714 | 7.00% | $146,000 |

| Period | Rent/Year | Rent/Month | Cap Rate |
|---|---|---|---|
| Years 1 - 5 | $146,000 | $12,167 | 7.00% |
| Years 6 - 10 | $160,600 | $13,383 | 7.70% |
| Years 11 - 15 | $176,660 | $14,722 | 8.47% |
| Option 1 | $194,326 | $16,194 | 9.32% |
| Option 2 | $213,759 | $17,813 | 10.25% |
| Option 3 | $235,134 | $19,595 | 11.27% |
| Option 4 | $258,648 | $21,554 | 12.40% |

# Proximate to Sam's Club, Walmart, and other high-traffic retail

*The subject property benefits from high visibility to ~46,000 vehicles per day*

Representative Photo*

# Irreplaceable Location Along Lakeland's Primary Retail Node

Representative Photo*

# Comparables

1816 S Harbor City Blvd, Melbourne, FL 32901

Price
$2,141,000

Cap Rate
6.50%

4901 N Armenia Avenue, Tampa, FL 33603

Price
$4,650,000

Cap Rate
6.45%

5421 N US Hwy 98, Lakeland, FL 33809

Price
$2,693,152

Cap Rate
6.25%

12212 Ranch Road 620 N, Austin, TX 78750

Price
$1,944,000

Cap Rate
6.25%

# Comparables

12190 Springfield Pike, Cincinnati, OH 45246

Price
$1,770,000

Cap Rate
7.00%

309 NW US-19, Crystal River, FL 34428

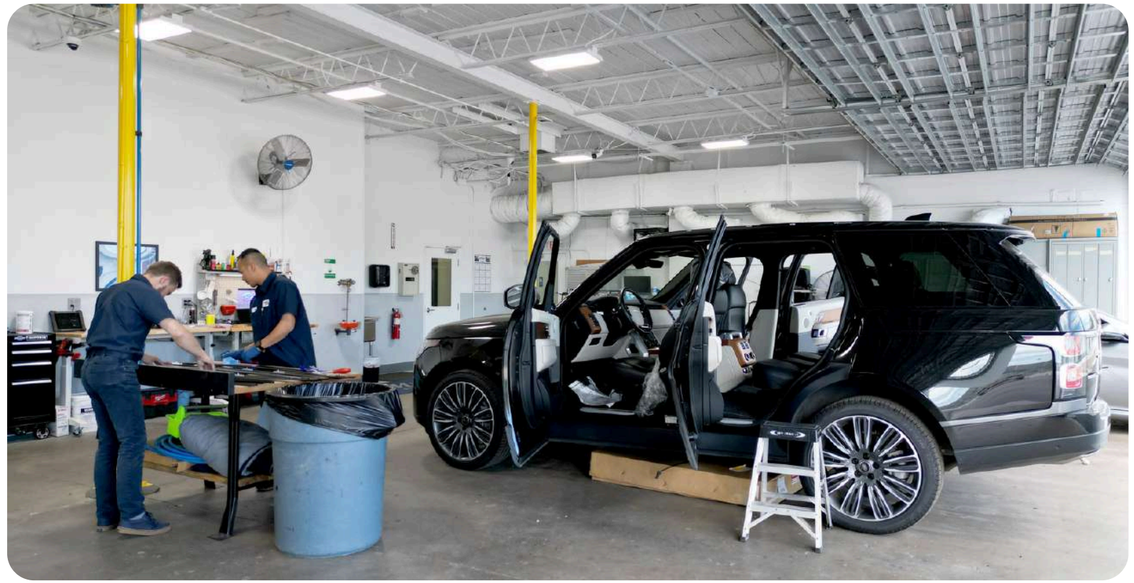
Price
$1,645,700

Cap Rate
7.00%

8512 N Florida Avenue, Tampa, FL 33604

Price
$1,576,642

Cap Rate
6.85%



## About Nations Auto Glass

Founded in 1989 in the vibrant Tampa Bay area of Florida, Nations Auto Glass is a rapidly growing automotive service provider offering expert windshield repair and replacement services and has quickly established itself as a best-in-class auto service operator, boasting highly trained technicians, clean, well-equipped facilities and a dedication to excellent customer service.

The company has grown to 19 stores across Florida, Georgia, Texas, Ohio and Wisconsin. With expansion plans in progress to more than double its footprint in the coming year, Nations Auto Glass is poised to become a prominent fixture as a significant auto services company with a national presence.

Established National Footprint

35+ Years of Operation

19 Locations Open and Operating

# Market Overview

## About Lakeland, Florida

Lakeland, Florida is Polk County's largest city and its commercial center, anchoring the Tampa-Orlando corridor along Interstate 4 in a county that has grown to more than 870,000 residents. This sustained in-migration, combined with an expanding consumer base, drives steady demand for essential service retail, automotive services, and necessity-based tenants along established commercial corridors like US Highway 98.

Lakeland is the global headquarters of Publix Super Markets, which employs more than 16,500 people in Polk County and is the county's largest employer by a wide margin. The local economy is further anchored by Lakeland Regional Health, the Polk County School Board, GEICO's regional operations, Saddle Creek Logistics' corporate headquarters, and the Amazon Air cargo hub at Lakeland Linder International Airport, a $100 million facility that opened in 2020 and made Lakeland one of Amazon's principal air freight nodes in the Southeast.

Direct connectivity via US Highway 98, Interstate 4, and the Polk Parkway places Lakeland roughly 35 miles east of Tampa and 55 miles west of Orlando, making it a compelling alternative to coastal Florida markets for investors targeting demographic tailwinds and durable cash flow at a more accessible entry point.

## Demographic Highlights

**119,886**
Population (5 Mile)

**+2.7% YOY**
Projected 5-Mile Annual Population Growth 2025-2030

| Demographics | 3-Mile | 5-Mile |
|---|---|---|
| Population (2025) | 65,658 | 119,886 |
| Population (2030 Projection) | 74,401 | 136,238 |
| Average Household Income | $87,726 | $83,746 |
| Households | 25,955 | 46,133 |

## Major Employers in Lakeland

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