



Representative Photo



In Association with ParaSell, Inc.  
A Licensed Florida Broker #C32060

## Irreplaceable Hard Corner Location

5275 N Davis Highway, Pensacola, FL 32503

[View Map](#)

Offering Memorandum

20-Year Absolute NNN Lease

65,000 VPD+ Hard Corner Signalized Intersection

Shadow Anchored by Home Depot

High Performing Location near Cordova Mall



## Advisory Team

### Marc Merchant

Managing Director

MMerchant@centurypartnersre.com

(916) 995-3298 | CA DRE LIC #02117365

### Matt Kramer

Managing Partner

MKramer@centurypartnersre.com

(818) 601-4595 | CA DRE LIC #01995909

### Scott Reid

ParaSell, Inc. - Broker of Record

Scott@parasellinc.com

(949) 942-6578 | FL License #316079



Century Partners Real Estate, Inc.

Los Angeles, California

(310) 362-4303 | CA DRE LIC #02235147

In Association with ParaSell, Inc.

A Licensed Florida Broker #C32060

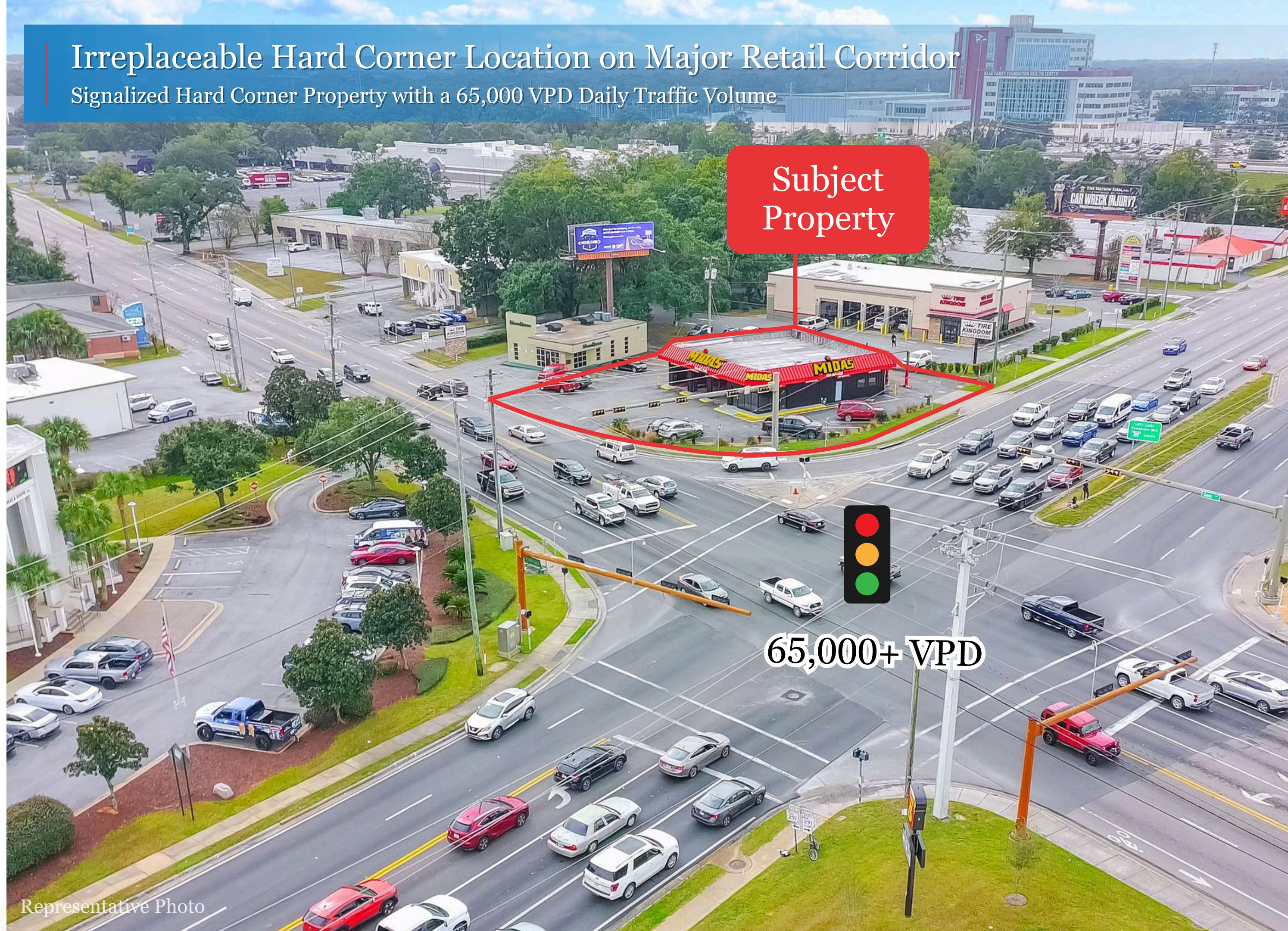
## Irreplaceable Hard Corner Location on Major Retail Corridor

Signalized Hard Corner Property with a 65,000 VPD Daily Traffic Volume

Subject  
Property

65,000+ VPD

Representative Photo







Price	Cap Rate	NOI
\$2,750,000	6.00%	\$165,000

Investment Highlights

- Brand New 20 Year Absolute Triple Net Lease
- Proven Unit-Level Performance: Strong historical sales performance positioning the tenant for long term success at this location
- Irreplaceable Hard Corner location with a 65,000 daily traffic volume
- Significant Capital Contribution from the Tenant (reach out broker for more details)

Market Highlights

- A+ Location off I-110 in Major Retail Corridor
- Located at entrance of the ~930,000 SF Cordova Mall which includes Target, Lowe’s, Sam’s Club, Cordova Mall, Total Wine and more
- Across the street from 130,000 SF Home Depot anchored shopping center
- Surrounded by Traffic Drivers: Pensacola International Airport (1.5 Miles East), Ascension Sacred Heart Pensacola 566-bed regional hospital, Pensacola Christian College, and Baptist Hospital (264 beds)
- Immediate Access to I-110: The primary north-south freeway system in Pensacola and the strategic connector to I-10

Tenant Highlights

- Rapidly Growing Tenant: Legacy Auto Group is one of the fastest-growing automotive franchise groups in the country, operating 36 locations across 11 states.
- Legacy Auto Group is recognized for a strong customer-first culture and high-volume sales, driving long-term stability and sustained success.
- Midas: Established international auto care brand with 2,000+ locations worldwide





Lease Summary

Tenant	Legacy Golden Touch Enterprises LLC (36 Unit Operator)
Lease Type	Absolute NNN
Increases	10% every 5 years
Options	(4), 5-year
Landlord Responsibilities	None
Lease Start	Close of Escrow
Lease End	20 years from Close of Escrow
Lease Term	20 years

Physical Description

Address	5275 N Davis Highway Pensacola, FL 32503
Building Size	3,190 SF
Land Size	0.37 AC
APN	48-1S-30-3129-000-001
Year Built / Renovated:	1964 / 2026
Zoning	C-1

Price

Cap Rate

NOI

\$2,750,000

6.00%

\$165,000

Period	Rent/Year	Rent/Month	Cap Rate
Years 1 - 5	\$165,000	\$13,750	6.00%
Years 6 - 10	\$181,500	\$15,125	6.60%
Years 11 - 15	\$199,650	\$16,638	7.26%
Years 16 - 20	\$219,615	\$18,301	7.99%
Option 1	\$241,577	\$20,131	8.78%
Option 2	\$265,734	\$22,145	9.66%
Option 3	\$292,308	\$24,359	10.63%
Option 4	\$321,538	\$26,795	11.69%





Aerial

Across from 130,000 SF Home Depot  
Anchored Shopping Center



Subject Property

Brent Lane



N Davis Highway



65,000+ VPD

72,000 VPD





Aerial

GROCERYOUTLET  
bargain market™ Walgreens CVS  
pharmacy®

THE FISHING HOLE  
RESTAURANT ProSource  
WHOLESALE

BAPTIST  
HEALTH CARE

PCA PENSACOLA  
CHRISTIAN  
ACADEMY®

PENSACOLA  
CHRISTIAN  
COLLEGE  
4,500+ students

Hill-Kelly Mazda Ford  
SANDY SANSING MAZDA GROUP 1 FORD  
of Pensacola

abeka

INTERSTATE  
110  
72,000 VPD

Subject  
Property

West Marine

TIDAL WAVE  
AUTO SPA F.W. SEVEN BELL  
DRIVE THRU COFFEE DISCOUNT  
TIRE Orangetheory  
FITNESS smalls  
SLIDERS™

home OUTLET  
Kitchens, Baths, Floors & More CYCLE GEAR

Public  
Storage

F.W.

THE  
HOME  
DEPOT

65,000+ VPD

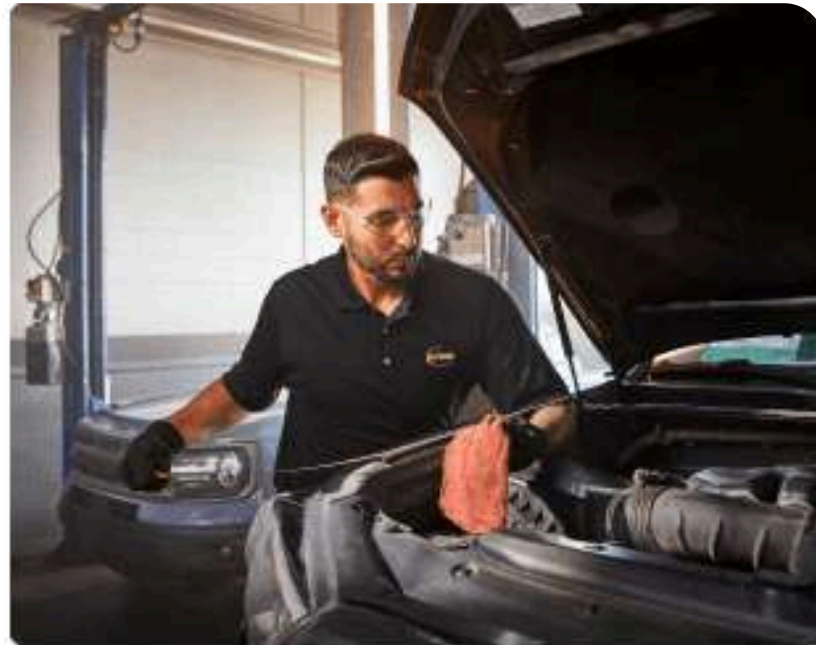
N Davis Highway

Brent Lane

Immediate Access to Interstate 110

Primary North-South Freeway System in Pensacola





***Award-Winning Ownership:***

*Legacy Auto Group is led by Bryan Leitch, recipient of the Midas Franchisee Group of the Year who operates a total of 36 stores.*



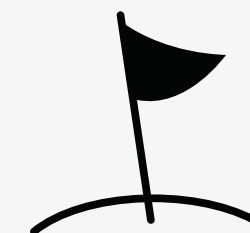
## About Midas

Midas is one of the longest-standing automotive service brands in the United States, founded in 1956 and originally built around exhaust and muffler replacement. Over the decades, the brand became a familiar fixture in automotive-oriented commercial real estate. Midas steadily broadened its service offering to reflect changes in vehicle technology and consumer demand, transitioning from a single-category specialty operator into a comprehensive maintenance and repair brand.

Today, Midas maintains a large and geographically diverse footprint, with roughly 2,000 locations across the United States and Canada and additional international presence in approximately 20 countries, operating primarily through a franchised model. This long operating history, combined with broad market penetration and strong brand recognition, positions Midas as a mature, well-established tenant with decades of operating continuity in the automotive services sector.



Established  
International Footprint



70+ Years of  
Operation



2,000+ Locations  
Open and Operating



### About Pensacola, Florida

Pensacola presents a stable, defensive net-lease retail market supported by military, healthcare, and government employment rather than cyclical industries. Naval Air Station Pensacola, regional hospital systems, and steady retiree in-migration provide consistent consumer demand. Retail activity is concentrated along established corridors such as Airport Boulevard, Davis Highway, and 9th Avenue, where traffic counts and visibility support national and service-oriented tenants.

From an investment perspective, Pensacola typically offers wider cap rates than larger Florida metros while maintaining reliable tenant performance. The market favors necessity-based uses including automotive service, medical, QSR, and convenience retail, driven by car-dependent development patterns. For net-lease investors, Pensacola presents a lower-volatility secondary market focused on income durability and long-term tenancy rather than aggressive growth.



### Demographic Highlights

157,000+  
5-Mile Population

\$65,439  
Average Household Income (5-Mile)

Demographics	3-Mile	5-Mile
Population (2024)	61,507	157,524
Average Household Income	\$61,940	\$65,439
Households	23,385	64,360

### Major Employers



Ascension



PENSACOLA  
CHRISTIAN  
COLLEGE



UNIVERSITY of  
WEST FLORIDA



NAVY  
FEDERAL  
Credit Union



BAPTIST  
HEALTH CARE





## Advisory Team

### Marc Merchant

Managing Director

MMerchant@centurypartnersre.com

(916) 995-3298 | CA DRE LIC #02117365

### Matt Kramer

Managing Partner

MKramer@centurypartnersre.com

(818) 601-4595 | CA DRE LIC #01995909

### Scott Reid

ParaSell, Inc. - Broker of Record

Scott@parasellinc.com

(949) 942-6578 | FL License #316079



Century Partners Real Estate, Inc.

Los Angeles, California

(310) 362-4303 | CA DRE LIC #02235147

In Association with ParaSell, Inc.

A Licensed Florida Broker #C32060



#### Confidentiality & Disclaimer Statement

This document has been prepared by Century Partners Real Estate, Inc. and has received approval for distribution from all necessary parties. While every effort has been made to provide accurate information, neither Century Partners nor the entities represented by Century Partners make any guarantees, warranties, or representations regarding the completeness of the materials presented in this document or in any other written or oral communications that have been transmitted or made available.

Certain documents may have been summarized, and these summaries do not claim to represent or constitute a legal analysis of the contents of those documents. Neither Century Partners nor the entities represented by Century Partners assert that this document contains all-inclusive information or encompasses all the data you may require.

Any financial projections and/or conclusions presented in this document are provided solely for reference purposes and have been developed based on assumptions and conditions that were in effect at the time the evaluations were conducted. These projections and conclusions do not claim to reflect changes in economic performance, local market conditions, economic and demographic statistics, or other business activities subsequent to the date of this document's preparation. Recipients of this document are strongly encouraged to conduct their independent evaluation of the subject matter and/or asset(s) discussed in this document.