



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



Irreplaceable Hard Corner Location on Major Retail Corridor

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

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



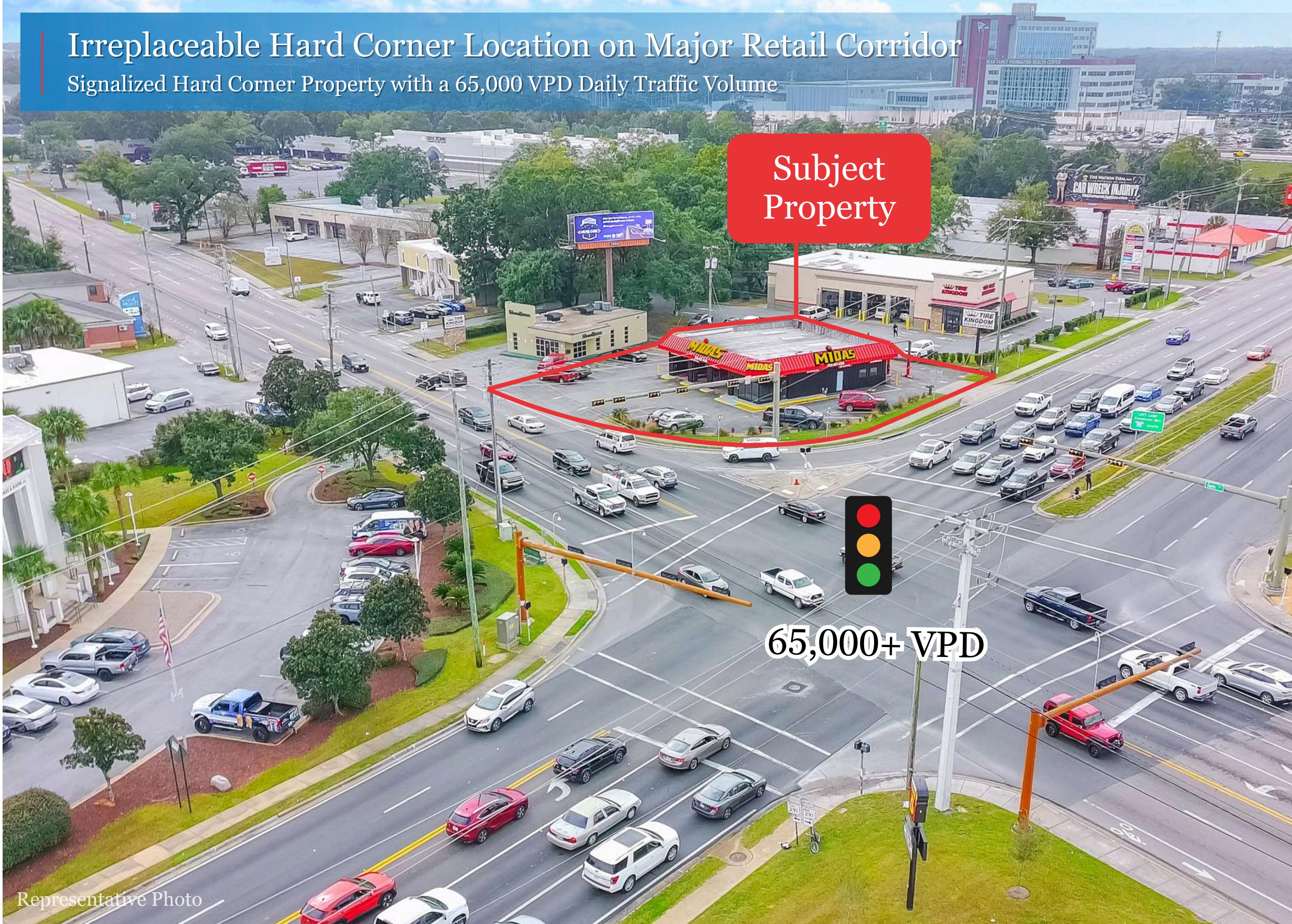
Century Partners Real Estate, Inc.

Los Angeles, California

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

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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



Investment Summary



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
<hr/>	
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

Ascension
Sacred Heart

PENSACOLA
International Airport





Aerial

GROCERY OUTLET
bargain market™

Walgreens CVS
pharmacy

THE FISHING HOLE
RESTAURANT

ProSource
WHOLESALE

BAPTIST
HEALTH CARE

home OUTLET
Kitchens, Baths, Floors & More

CYCLE GEAR

PCA PENSACOLA
CHRISTIAN
ACADEMY

**PENSACOLA
CHRISTIAN
COLLEGE**
4,500+ students

Hill-Kelly
DODGE
Jeep
RAM

MAZDA

Ford

GROUP 1 FORD
of Pensacola

abeka.

INTERSTATE
110
72,000 VPD

**Public
Storage**

Subject
Property

65,000+ VPD

West Marine

BW

**THE HOME
DEPOT**

**TIDAL
WAVE**
AUTO SPA

**DISCOUNT
TIRE** **orangetheory**
FITNESS

SEVEN BREW
7-ELEVEN
BREW
THRU COFFEE

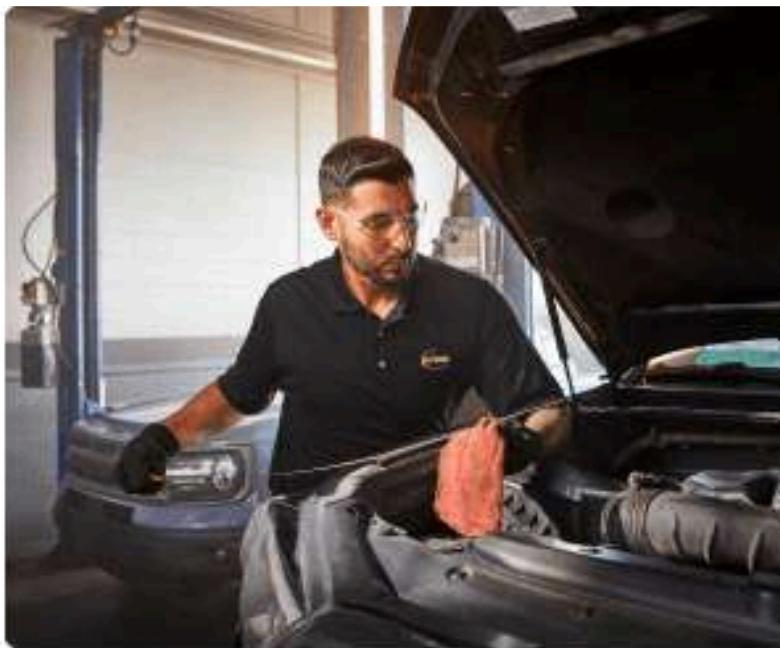
smalls
SLIDERS'

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.



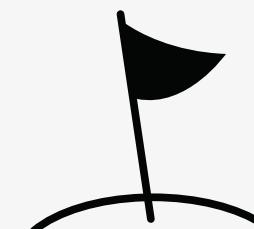
About Midas

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



Market Overview

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.



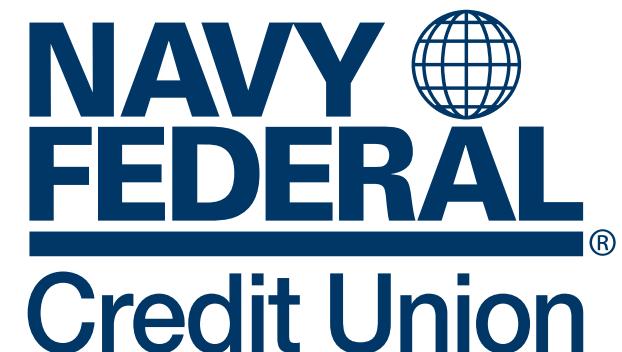
Demographic Highlights

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



Advisory Team

Marc Merchant

Managing Director
MMerchant@centurypartnersre.com
(916) 995-3298 | CA DRE LIC #02117365

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MKramer@centurypartnersre.com
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