



Representative Photo



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

.....
Midas 20 Year Sale Leaseback

8969 Pensacola Blvd Pensacola, FL 32534

[View Map](#)

Offering Memorandum

Brand New 20 Year Absolute NNN Lease
Excellent Visibility & Frontage on US-29
Directly across from Walmart Supercenter
Immediate access from US-90 Interchange

Advisory Team

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Brand New Midas Building - Leased to one of strongest franchises in the US
Newly Renovated building in 2026



Subject
Property

US-90

Pensacola Blvd - 42,300 VPD



Ryan's

Freddy's
FROZEN CUSTARDS
STEAKBURGERS

Walmart

SONIC



Price
\$2,065,000

Cap Rate
6.00%

NOI
\$123,900

Investment Highlights

- Brand New 20 Year Absolute NNN lease
- Irreplaceable location along US-29 between US-90 and I-10
- Direct frontage and visibility to 42,000+ vehicles daily
- Newly Renovated Midas Building positioned for long term occupancy

Market Highlights

- Directly across from 220,000 SF Walmart Super Center shopping center
- Centrally located within the US 29 retail corridor
- Surrounded by National Anchor Tenants: Walmart Supercenter, Home Depot, Lowe's, Tractor Supply, and Harbor Freight Tools
- Synergistic auto service co-tenancy including used car dealers, specialty automotive shops and more

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

Address	8969 Pensacola Blvd Pensacola, FL 32534
Building Size	5,472
Land Size	0.59
APN	11-1S-30-1101-007-330
Year Built / Renovated:	1976 / 2026
Zoning	HC/LI - Heavy Commercial/ Light Industrial

Physical Description

Tenant	Legacy Golden Touch Enterprises LLC (36 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	20 Years from COE
Lease Term	20 Years

Price
\$2,065,000

Cap Rate
6.00%

NOI
\$123,900

Period	Rent/Year	Rent/Month	Rent/SF	Cap Rate
Years 1 - 5	\$123,900	\$10,325	\$1.89	6.00%
Years 6 - 10	\$136,290	\$11,358	\$2.08	6.60%
Years 11-15	\$149,919	\$12,493	\$2.28	7.26%
Years 16 - 20	\$164,911	\$13,743	\$2.51	7.99%
Option 1	\$181,402	\$15,117	\$2.76	8.78%
Option 2	\$199,542	\$16,629	\$3.04	9.66%
Option 3	\$219,496	\$18,291	\$3.34	10.63%
Option 4	\$241,446	\$20,121	\$3.68	11.69%



Pensacola Blvd — 42,300 VPD



Subject Property

Across from 220,000 SF Walmart Supercenter-anchored shopping center

Aerial



US - 90

Subject Property

Supreme Laper

wesco

Signature

Ryan's

Office DEPOT DOLLAR TREE

29 Pensacola Blvd - 42,300 VPD

Freddy's FROZEN CUSTARD & STEAKBURGERS

SONIC

Walmart

Surrounded by National Anchor Tenants: Walmart Supercenter, Home Depot, Lowe's, Tractor Supply, and Harbor Freight Tools



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

107,544+
5-Mile Population

\$72,287
Average Household Income (5-Mile)

Demographics	3-Mile	5-Mile
Population (2024)	43,473	107,544
Average Household Income	\$69,421	\$72,287
Households	17,868	42,342

Major Employers



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