

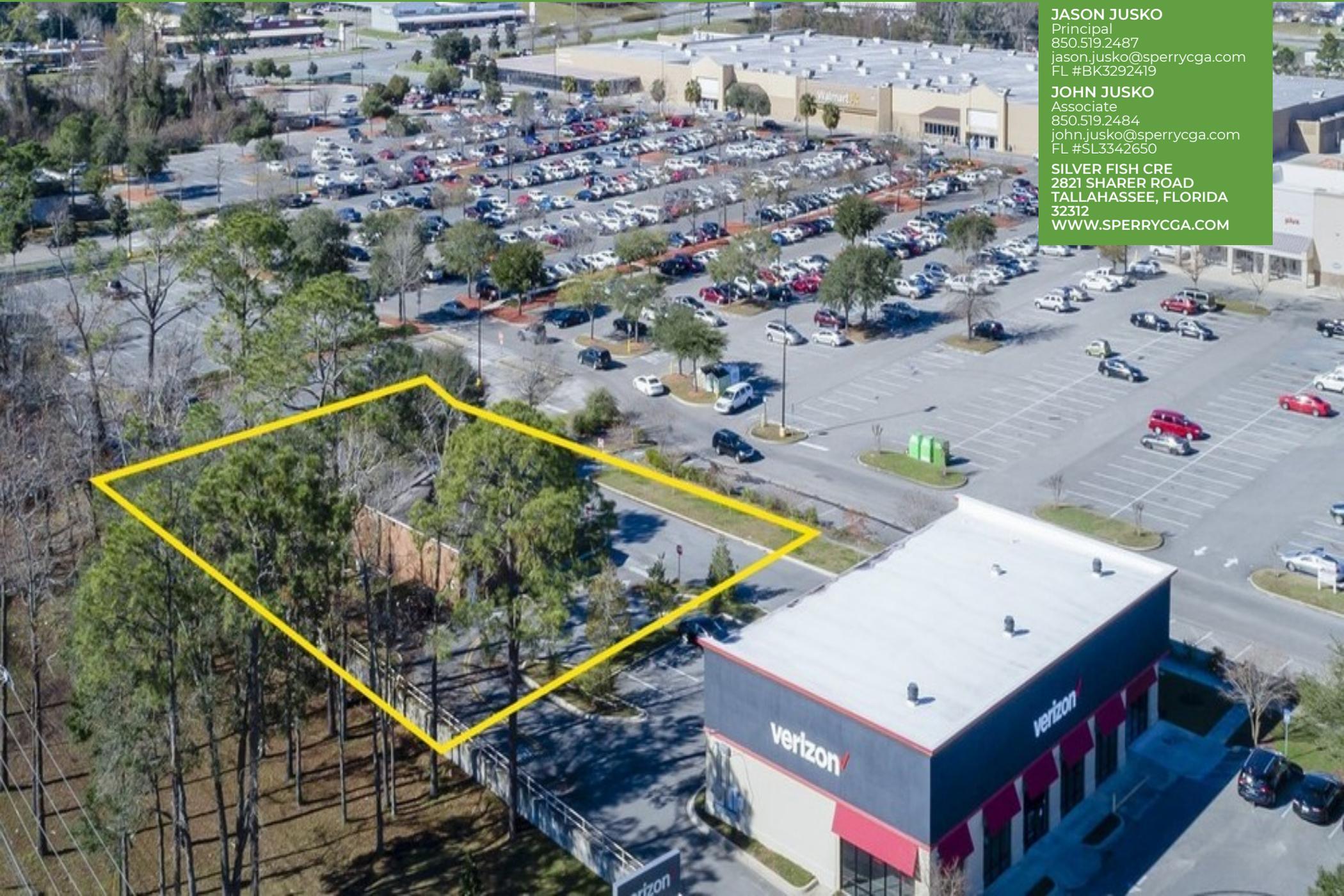
4212 W TENNESSEE ST



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CONFIDENTIALITY & AGREEMENT



Sperry Commercial Global Affiliates, LLC operates a commercial real estate business and is an affiliate or franchisee ("Affiliate") of Sperry Commercial Global Affiliates, LLC Global Affiliates, LLC ("SperryCGA"). Sperry Commercial Global Affiliates, LLC is independently owned and operated. Sperry Commercial Global Affiliates, LLC and the owner ("Owner") of the property referenced herein ("Property") present this Confidential Offering Memorandum ("Memorandum") to assist the recipient(s) ("You" or "Your") in evaluating the Property and it is intended solely for Your limited use in determining whether you desire to acquire the Property. This Memorandum contains brief, selected information pertaining to the Property and should not be considered all-inclusive or permanent. The information in this Memorandum has been obtained from sources believed to be reliable, but Sperry Commercial Global Affiliates, LLC and SperryCGA have not verified it and Owner, Sperry Commercial Global Affiliates, LLC and SperryCGA do not make any guaranty, warranty or representation, express or implied, as to the accuracy or completeness of this Memorandum or the information contained herein.

You should independently verify each item of information in this Memorandum and have the same reviewed by your tax or investment advisor and/or legal counsel. This Memorandum and any communications You may have with Sperry Commercial Global Affiliates, LLC, SperryCGA and/or Owner and their respective officers, brokers, agents or employees regarding this Memorandum or the Property does not in any way constitute any legal, investment or tax advice to You. All assumptions, projections, estimates and/or opinions in this Memorandum are provided as examples only and all information is subject to change, error, omissions and/or withdrawal without notice. Any references in the Memorandum to area, height, acreage, building or premises size or square footage are approximations only and should be independently verified by You. Any references in the Memorandum to any lease or tenant information, including without limitation the premises, rental rates, rent escalations, common area expenses, percentage rents and lease maturities should be independently verified by You. You should conduct your own investigations and due diligence of the Property, including without limitation environmental and physical condition inspections and reach your own conclusions regarding the suitability of the Property for investment.

Sperry Commercial Global Affiliates, LLC, SperryCGA and Owner assume no responsibility for the accuracy or completeness of any information in this Memorandum. Sperry Commercial Global Affiliates, LLC and Owner expressly disclaim any implied or expressed warranties of merchantability, fitness for a particular purpose or non-infringement of intellectual property relating to this Memorandum. In no event shall Sperry Commercial Global Affiliates, LLC, SperryCGA or Owner be liable for any damages resulting from the reliance on or use of any information in this Memorandum, including but not limited to direct, special, indirect, consequential or incidental damages.

By accepting receipt of this Memorandum, You agree to the following: (a) This Memorandum is of a highly confidential nature, will be held in the strictest confidence and shall be returned to Sperry Commercial Global Affiliates, LLC upon request; (b) You shall not contact any property manager, contractor, employee or tenant of the Property regarding the Property or this Memorandum, without prior approval of Sperry Commercial Global Affiliates, LLC or Owner; and (c) You understand and agree that Sperry Commercial Global Affiliates, LLC represents Owner and not You and (iv) this Memorandum and this information contained therein shall not be used by You in any way that is detrimental to Owner, Sperry Commercial Global Affiliates, LLC or SperryCGA. Neither Sperry Commercial Global Affiliates, LLC, SperryCGA nor Owner shall have any obligation to pay any commission, finder's fee, or any other compensation to any broker or other person. You may provide information to persons retained by You to evaluate the Property only after first obtaining a signed confidentiality agreement from such persons and providing a copy of such agreement to Sperry Commercial Global Affiliates, LLC.

The Owner expressly reserves the right, at its sole and absolute discretion, to reject any or all expressions of interest or offers to Purchase or Lease the Property, and/or to terminate discussion with You or any other person or entity at any time with or without notice which may arise as a result of review of the Memorandum.

The Owner shall have no legal commitment or obligation to You or any person or entity reviewing this Memorandum or making an offer to purchase, lease, or finance the Property unless and until written agreement(s) for the purchase or finance of the Property that are satisfactory to Owner in its sole and absolute discretion have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

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CONFIDENTIALITY & AGREEMENT // 2



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PROPERTY DESCRIPTION



PROPERTY OVERVIEW

This highly active retail plaza is anchored by Walmart Super Center plus Dollar Tree, Bealls Outlet and many more!

This development not only has 42,000 cars per day but also is just off Capital Circle. This intersection is quickly becoming one of the 4 most important intersections in town.

The property affords the owner the ability to develop a retail storefront on West Tennessee Street and in front of the busy Walmart Super Center with very few deed restrictions. It is a rare opportunity to have a retail location usually restricted by Walmart's typical out parcel agreements.

Owner will lease or build to suit for a tenant.

The subject property is located on "Auto Alley"

LOCATION OVERVIEW

42,000 CPD

Few Deed Restrictions

Owner will do Buildout.

In Front of Busiest Walmart in MSA

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PROPERTY DESCRIPTION // 3



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ADDITIONAL PHOTOS



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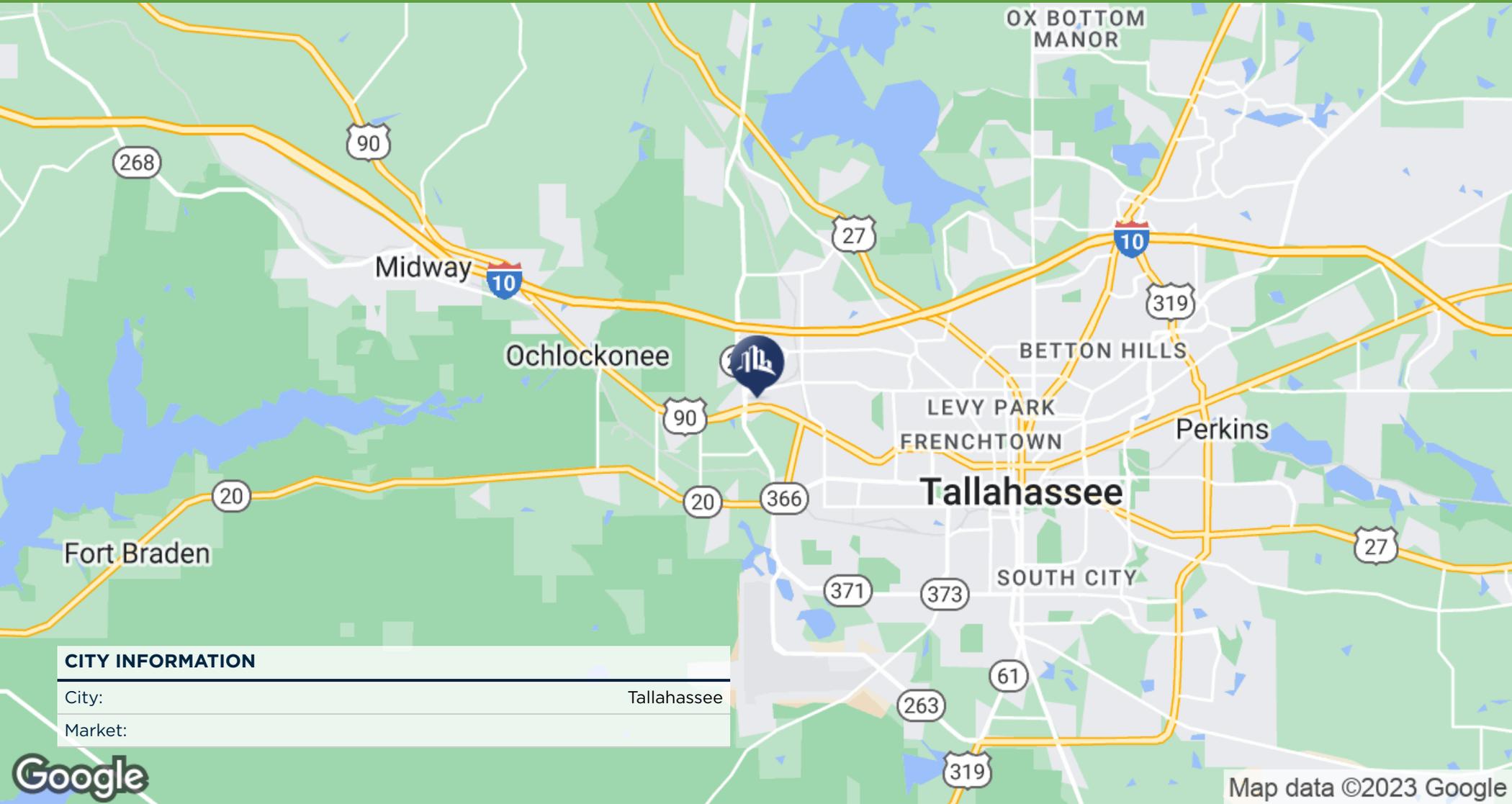
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ADDITIONAL PHOTOS // 4



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REGIONAL MAP



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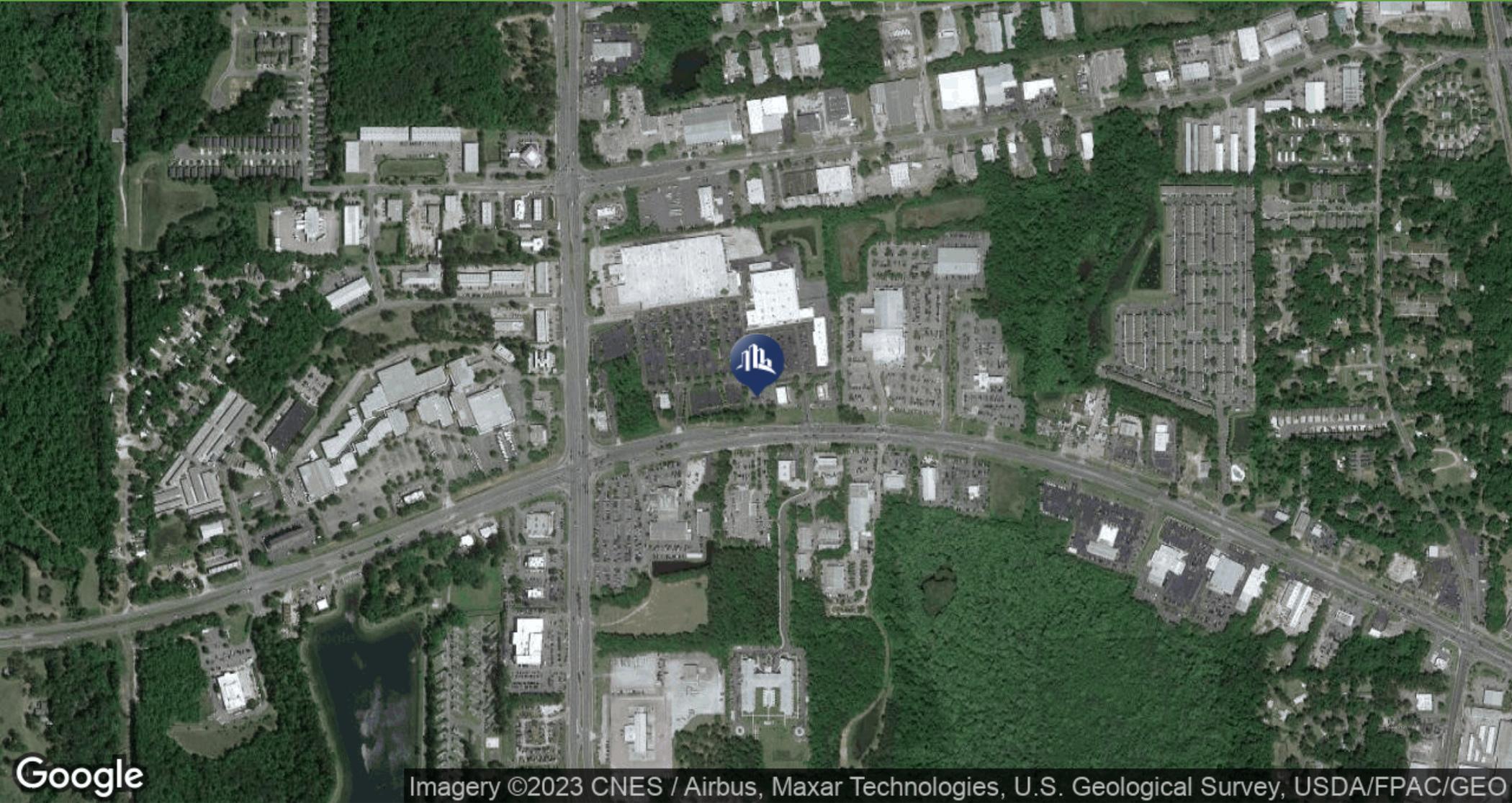
REGIONAL MAP // 5



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AERIAL MAP



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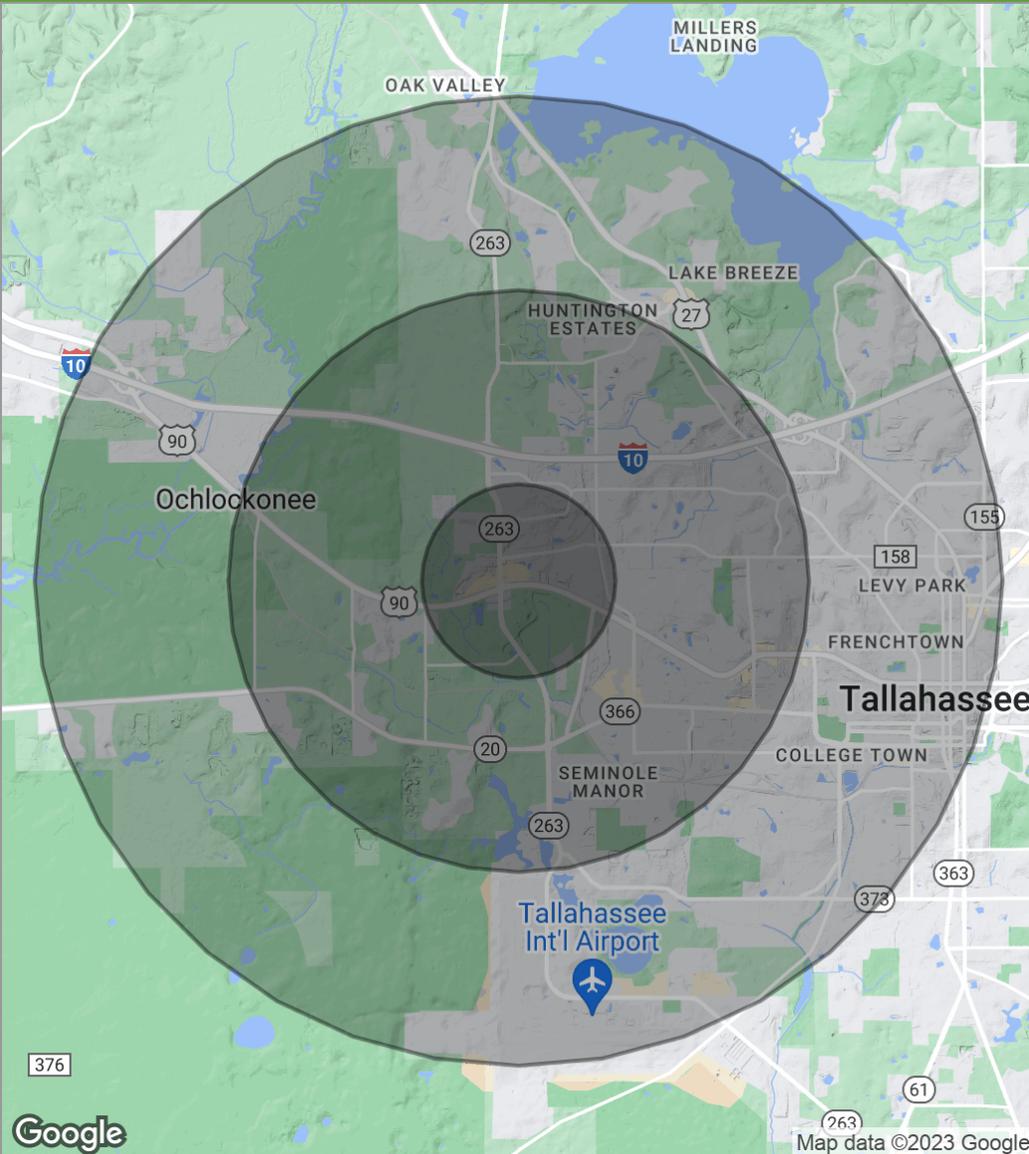
AERIAL MAP // 6



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DEMOGRAPHICS MAP



POPULATION	1 MILE	3 MILES	5 MILES
Total population	4,221	44,708	113,671
Median age	25.7	25.1	26.0
Median age (Male)	26.2	25.3	26.1
Median age (Female)	25.3	24.9	25.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,589	17,625	43,219
# of persons per HH	2.7	2.5	2.6
Average HH income	\$39,126	\$38,348	\$38,416
Average house value	\$122,211	\$154,406	\$154,635

** Demographic data derived from 2020 ACS - US Census*

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DEMOGRAPHICS MAP // 7



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RETAILER MAP



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RETAILER MAP // 8

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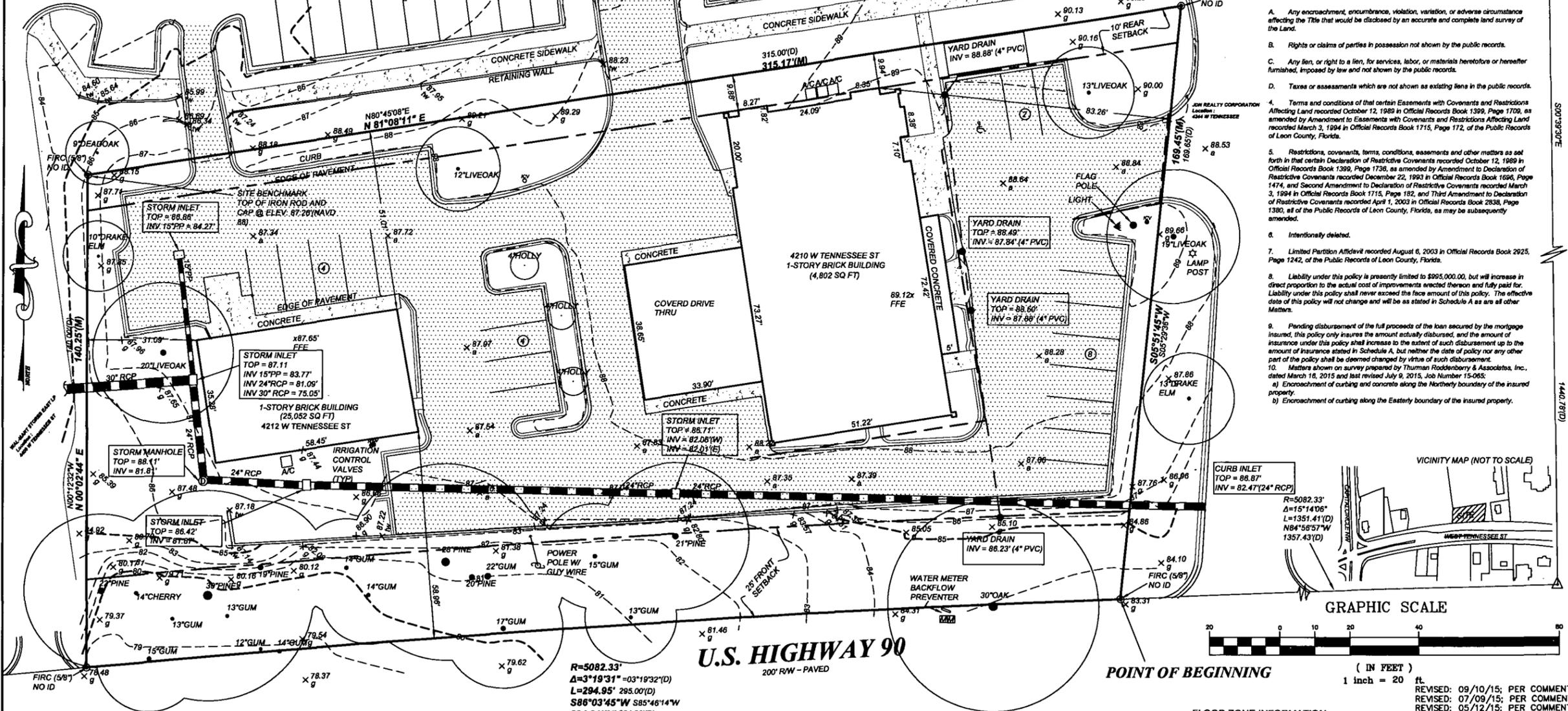
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PLAT OF BOUNDARY and TOPOGRAPHICAL SURVEY CERTIFIED TO:
LG CAPITAL CIRCLE & W TENNESSEE, LLC,
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY,
SQUIRE PATTON BOGGS (US) LLP, and WSC CAPITAL, L.P.,
 a Nevada limited partnership, its successors and/or assigns,
USAmeriBank, a Florida banking corporation, its successors
and/or assigns as they may appear

ZONING: COMMERCIAL PARKWAY (CP)
PARKING REQUIREMENTS:
 One space per 250 square feet of gross floor area
BUILDING SETBACKS:
 FRONT: 25 FEET
 SIDE CORNER: 25 FEET
 SIDE INTERIOR: NONE
 REAR: 10 FEET
BUILDING HEIGHT REQUIREMENTS:
 4 STORIES
DENSITY REQUIREMENTS:
 25,000 s.f. of building floor area per acre and commercial and office uses not to exceed 200,000 s.f. of gross building floor area per parcel, 50,000 s.f. of building area per acre for permitted land uses number (73) warehouses, mini-warehouses, or self-storage facilities as listed in the permitted uses table above. In multi-use structures, residential uses do not count towards this floor area total.

TOTAL SITE:
1.06 ACRES±
(46,036 SQ FT)

PARKING ON SITE
 REGULAR: 18 SPACES
 HANDICAP: 1 SPACE



LOT 4:
 Commence at the Northwest corner of the Northeast quarter of Section 28, Township 1 North, Range 1 West, Leon County, Florida, and run thence South 00 degrees 38 minutes 30 seconds East along the West boundary of property described in Official Records Book 1002, Pages 1201-1203 and Official Records Book 163, page 390 and the East boundary of property described in Official Records Book 54, Pages 458-466 of the Public Records of Leon County, Florida, a distance of 1440.78 feet to an iron pin with a cap in the root of a 5 inch oak tree on the Northern right of way boundary of State Road No. 10 (U.S. Highway No. 90) (200 foot right of way), said iron pin being on a curve concave to the South, thence along said right of way boundary and said curve with a radius of 5082.33 feet through a central angle of 15 degrees 14 minutes 07 seconds for an arc distance of 1351.41 feet (the chord of said arc being North 84 degrees 58 minutes 57 seconds West 1357.43 feet) to the POINT OF BEGINNING. From said POINT OF BEGINNING continue thence along said right of way and said curve with a radius of 5082.33 feet through a central angle of 03 degrees 19 minutes 32 seconds for an arc distance of 292.00 feet (the chord of said arc being South 85 degrees 46 minutes 14 seconds West 294.96 feet), thence leaving said right of way North 00 degrees 12 minutes 32 seconds West 140.00 feet, thence North 80 degrees 14 minutes 48 seconds East 315.00 feet, thence South 00 degrees 28 minutes 38 seconds West 169.65 feet to the POINT OF BEGINNING.

BEING ALSO DESCRIBED BY SURVEY AS THE FOLLOWING TWO PARCELS:

PARCEL #1:
 Commence at the Northwest corner of the Northeast quarter of Section 28, Township 1 North, Range 1 West, Leon County, Florida, and run thence South 00 degrees 38 minutes 30 seconds East along the West boundary of property described in Official Records Book 1002, Pages 1201-1203 and Official Records Book 163, page 390 and the East boundary of property described in Official Records Book 54, Pages 458-466 of the Public Records of Leon County, Florida, a distance of 1440.78 feet to an iron pin with a cap in the root of a 5 inch oak tree on the Northern right of way boundary of State Road No. 10 (U.S. Highway No. 90) (200 foot right of way), said iron pin being on a curve concave to the South, thence along said right of way boundary and said curve with a radius of 5082.33 feet through a central angle of 15 degrees 14 minutes 07 seconds for an arc distance of 1351.41 feet (the chord of said arc being North 84 degrees 58 minutes 57 seconds West 1357.43 feet), thence continue along said right of way and said curve having a radius of 5082.33 feet, through a central angle of 01 degree 15 minutes 14 seconds for an arc distance of 111.25 feet (the chord of said arc being South 88 degrees 45 minutes 24 seconds West 111.23 feet) to the POINT OF BEGINNING. From said POINT OF BEGINNING thence continue along said right of way and said curve having a radius of 5082.33 feet, through a central angle of 02 degrees 04 minutes 19 seconds for an arc distance of 183.78 feet (the chord of said arc being South 85 degrees 05 minutes 37 seconds West 183.77 feet), thence North 00 degrees 14 minutes 48 seconds East 140.00 feet, thence North 80 degrees 14 minutes 48 seconds East 161.73 feet, thence South 00 degrees 05 minutes 59 seconds East 152.25 feet to the POINT OF BEGINNING.

PARCEL #2:
 Commence at the Northwest corner of the Northeast quarter of Section 28, Township 1 North, Range 1 West, Leon County, Florida, and run thence South 00 degrees 38 minutes 30 seconds East along the West boundary of property described in Official Records Book 1002, Pages 1201-1203 and Official Records Book 163, page 390 and the East boundary of property described in Official Records Book 54, Pages 458-466 of the Public Records of Leon County, Florida, a distance of 1440.78 feet to an iron pin with a cap in the root of a 5 inch oak tree on the Northern right of way boundary of State Road No. 10 (U.S. Highway No. 90) (200 foot right of way), said iron pin being on a curve concave to the South, thence along said right of way boundary and said curve with a radius of 5082.33 feet through a central angle of 15 degrees 14 minutes 07 seconds for an arc distance of 1351.41 feet (the chord of said arc being North 84 degrees 58 minutes 57 seconds West 1357.43 feet) to the POINT OF BEGINNING. From said POINT OF BEGINNING thence continue along said right of way and said curve having a radius of 5082.33 feet, through a central angle of 01 degree 15 minutes 14 seconds for an arc distance of 111.25 feet (the chord of said arc being South 88 degrees 45 minutes 24 seconds West 111.23 feet), thence North 00 degrees 14 minutes 48 seconds East 140.00 feet, thence North 80 degrees 14 minutes 48 seconds East 161.73 feet, thence South 00 degrees 05 minutes 59 seconds East 152.25 feet to the POINT OF BEGINNING.

TOGETHER WITH those certain perpetual non-exclusive easements for roadways, walkways, ingress and egress, pedestrian and vehicular access, common utility facilities and drainage facilities, for the benefit of the above described parcels as set forth in that certain Declaration of Restrictive Covenants recorded October 12, 1989 in Official Records Book 1399, Page 1736, as amended by Amendment to Declaration of Restrictive Covenants recorded December 22, 1993 in Official Records Book 1696, Page 1474, and Second Amendment to Declaration of Restrictive Covenants recorded March 3, 1994 in Official Records Book 1715, Page 182, and Third Amendment to Declaration of Restrictive Covenants recorded April 1, 2003 in Official Records Book 2638, Page 1380, all of the Public Records of Leon County, Florida, as may be subsequently amended.

POINT OF COMMENCEMENT
 NORTHWEST CORNER OF THE
 NORTHEAST QUARTER OF
 SECTION 28, TOWNSHIP 1 NORTH,
 RANGE 1 WEST, LEON COUNTY,
 FLORIDA

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
2. Taxes and assessments for the year 2015 and subsequent years, which are not yet due and payable.
3. Standard Exceptions:
 - A. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
 - B. Rights or claims of parties in possession not shown by the public records.
 - C. Any lien, or right to a lien, for services, labor, or materials heretofore or hereafter furnished, imposed by law and not shown by the public records.
 - D. Taxes or assessments which are not shown as existing liens in the public records.
4. Terms and conditions of that certain Easements with Covenants and Restrictions Affecting Land recorded October 12, 1989 in Official Records Book 1399, Page 1706, as amended by Amendment to Easements with Covenants and Restrictions Affecting Land recorded March 3, 1994 in Official Records Book 1715, Page 172, of the Public Records of Leon County, Florida.
5. Restrictions, covenants, terms, conditions, easements and other matters as set forth in that certain Declaration of Restrictive Covenants recorded October 12, 1989 in Official Records Book 1399, Page 1736, as amended by Amendment to Declaration of Restrictive Covenants recorded December 22, 1993 in Official Records Book 1696, Page 1474, and Second Amendment to Declaration of Restrictive Covenants recorded March 3, 1994 in Official Records Book 1715, Page 182, and Third Amendment to Declaration of Restrictive Covenants recorded April 1, 2003 in Official Records Book 2638, Page 1380, all of the Public Records of Leon County, Florida, as may be subsequently amended.
6. Intentionally deleted.
7. Limited Partition Affidavit recorded August 6, 2003 in Official Records Book 2925, Page 1242, of the Public Records of Leon County, Florida.
8. Liability under this policy is presently limited to \$995,000.00, but will increase in direct proportion to the actual cost of improvements enacted thereon and fully paid for. Liability under this policy shall never exceed the face amount of this policy. The effective date of this policy will not change and will be as stated in Schedule A as are all other matters.
9. Pending disbursement of the full proceeds of the loan secured by the mortgage insured, this policy only insures the amount actually disbursed, and the amount of insurance under this policy shall increase to the extent of such disbursement up to the amount of insurance stated in Schedule A, but neither the date of policy nor any other part of the policy shall be deemed changed by virtue of such disbursement.
10. Matters shown on survey prepared by Thurman Roddenberry & Associates, Inc. dated March 16, 2015 and last revised July 9, 2015, Job Number 15-065:
 - a) Encroachment of curbing and concrete along the Northern boundary of the insured property.
 - b) Encroachment of curbing along the Eastern boundary of the insured property.

U.S. HIGHWAY 90
 200' RW - PAVED

$R=5082.33'$
 $\Delta=3^{\circ}19'31''=03^{\circ}19'32''(D)$
 $L=294.95'$ 295.00'(D)
 $S88^{\circ}03'45''W$ S85^{\circ}46'14''W
 $294.91'(M)$ 294.96'(D)

- NOTES:**
1. SURVEY SOURCE: Deed of record and a field survey performed by the undersigned surveyor.
 2. BEARING REFERENCE: Florida grid North North 16 degrees 20 minutes 55 seconds West as per a previous
 3. NO IMPROVEMENTS have been located in this survey other than shown hereon. No underground improvements or utilities were located per this survey.
 4. There are NO VISIBLE ENCROACHMENTS other than those shown hereon.
 5. This survey is dependent upon EXISTING MONUMENTATION.
 6. Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.

LEGEND

R/W RIGHT OF WAY
 M MEASURED
 D DEED CALL
 FCM FOUND 5/8" IRON ROD & CAP
 SIRC SET 3" ROUND CM
 SIRC SET 5/8" IRON ROD & CAP #7160
 Δ POINT NOT SET OR FOUND
 -W- NOT TO SCALE
 A ASPHALT

I HEREBY CERTIFY in favor of USAmeriBank, a Florida banking corporation, its successors and/or assigns as they may appear, LG CAPITAL CIRCLE & W TENNESSEE, LLC, a Nevada limited partnership, its successors and/or assigns as they may appear, OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, SQUIRE PATTON BOGGS (US) LLP, and WSC CAPITAL, L.P., a Nevada limited partnership, its successors and/or assigns as they may appear, that this survey was made on the ground and is a correct representation of the subject property as of March 3, 2015; (b) meets or exceeds the minimum technical standards set forth by the Florida Board of Land Surveyors & Mappers, pursuant to Section 472.027 of the Florida Statutes as prescribed in Chapter 62-17.000 of the Florida Administrative Code; (c) shows the location and recording reference of all easements and any other matters of record affecting the subject property which have been provided to the undersigned; (d) shows the lines of all streets abutting the land and the width thereof; (e) shows the location of the entry points to the subject property of all utilities which serve the subject property; (f) shows all applicable building setback lines established by applicable zoning and/or other governmental ordinances, statutes, or regulations; and (g) shows any other matters on the ground which may adversely affect title to the subject property; (h) that there are no encroachments either way across the boundary lines of the subject property except as shown; (i) that no adjoining private property visibly serves the subject property for drainage, stormwater retention or detention purposes, except as shown; (j) that adequate ingress and egress to the subject property is provided by U.S. Highway 90 (West Tennessee Street), the same being a paved, dedicated public right of way maintained by County; (k) that the subject property does not serve any adjoining property for drainage, ingress or egress or any other purpose, except as shown; (l) all parcels are contiguous along their common boundaries with no gaps, gaps or hiatus and (m) that based on the Federal Insurance Administration Flood Hazard Boundary Map, Panel No. 120144 0278F, Flood Zone "X", Dated August 16, 2006, Leon County, the subject property is not contained within the Flood Zone Area.

(Signatures of registered Florida land surveyors, with seal attached)

FLOOD ZONE INFORMATION:
 Subject property is located in Zone "X" as per Flood Insurance Rate Map Community Panel No. 120144 0278F index date: August 18, 2009, Leon County, Florida

TR & A THURMAN RODDENBERRY & ASSOCIATES, INC
 PROFESSIONAL SURVEYORS AND MAPPERS
 P.O. BOX 100 • 125 SHELDON STREET • SOPCHOPPY, FLORIDA 32358
 PHONE NUMBER: 850-942-2538 FAX NUMBER: 850-942-1163
 LB # 7168

DATE: 03/16/15	DRAWN BY: MD	N.B. 558 PG 57	COUNTY: LEON
FILE: 15065.DWG	DATE OF LAST FIELD WORK: 03/10/15	JOB NUMBER: 15-065	

RECEIVED
 OCT 08 2015
 GROWTH MANAGEMENT

REDEVELOPMENT IDEA



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REDEVELOPMENT // 10



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