

# CURRENT RENT ROLL

TENANT NAME	SUITE	GLA	% GLA	LEASE		CURRENT RENT				RECOVERIES	OPTION		END DATE
				START	END	ANNUAL	MONTHLY	PSF	RENT INCREASE	NNN/ GROSS	TERM DETAIL	RENT	
Winn-Dixie	1740	35,922	53.1%	Apr-90	May-32	\$218,765	\$18,230	\$6.09		NNN	Three-5y	Flat @ \$6.09	May-47
Dollar Tree	1734	9,140	13.5%	May-23	Apr-28	\$54,840	\$4,570	\$6.00		NNN	Three-5y	1st: \$6.50, 2nd: \$7.00, 3rd: \$7.50	Apr-43
Martin's Restaurant, Inc.	1796	3,000	4.4%	Apr-04	Mar-26	\$52,170	\$4,348	\$17.39	3% Inc. 2025	NNN			
WingStop	1722	1,600	2.4%	Nov-24	Oct-31	\$28,800	\$2,400	\$18.00	10% Inc. 2029	NNN	Two-5y	1st: \$18.15, 2nd: 19.97	Oct-41
Smoke Shop	1790	1,500	2.2%	Nov-24	Oct-29	\$31,485	\$2,624	\$20.99		NNN			
Jin Chun Chen*	1760	1,250	1.8%	Feb-04	MTM	\$20,700	\$1,725	\$16.56		NNN			
Subway	1768	1,250	1.8%	Jan-90	Dec-29	\$26,362	\$2,197	\$21.09		NNN			
Naz's Salon	1772	1,000	1.5%	Jun-12	Oct-27	\$16,037	\$1,336	\$16.04	3% Inc/yr	NNN			
Mutt Cuts	1792	1,000	1.5%	Oct-22	Feb-26	\$15,450	\$1,288	\$15.45	3% Inc/yr	NNN			
Pro Nails	1786	1,000	1.5%	Jul-04	Nov-28	\$16,000	\$1,333	\$16.00	3% Inc/yr	NNN			
Staying Classy Boutique	1704	800	1.2%	Jan-24	Dec-26	\$12,800	\$1,067	\$16.00	3% Inc/yr	NNN			
Available	1782	1,250	1.8%										
Available	1778	4,500	6.7%										
Available	1712	1,700	2.5%										
Available	1764	1,250	1.8%										
Available	1706	700	1.0%										
Available	1702	800	1.2%										
Billboard Lease (Licensing Agreement)	BB			Jun-24	May-34	\$3,000	\$250		5% Inc/yr	Gross			
<b>Total Property:</b>		<b>67,662</b>	<b>100%</b>			<b>\$496,409</b>	<b>\$41,367</b>						
<b>Total Leased:</b>		<b>57,462</b>	<b>85%</b>			<b>\$496,409</b>	<b>\$41,367</b>	<b>\$8.59</b>					
<b>Total Vacant:</b>		<b>10,200</b>	<b>15%</b>										

\*MTM

**NOTE:** The information set forth in this table has been provided to FNRP by a third-party source, which has not yet been independently vetted and verified, and FNRP does not warrant or represent the accuracy or completeness of such information.

## TENANT OVERVIEW



### Winn-Dixie

**AREA** 35,922 SF  
**DATE OCCUPIED** April 2021  
**LEASE END** May 2032

Winn-Dixie Stores, Inc., styled as Winn-Dixie, is an American supermarket chain headquartered in Jacksonville, Florida. It operates more than 546 stores in Louisiana, Mississippi, Alabama, Georgia, and Florida. The company has had its present name since 1955 and can trace its roots back to 1925. In August, 2023, it was announced that ALDI Süd would acquire 400 Winn-Dixie and Harveys Supermarket stores and convert some of them to the ALDI banner by the beginning of 2024. Not part of this agreement, Fresco y Mas' 28 stores and 4 stand-alone pharmacies would be sold to a new investor group, Fresco Retail Group, LLC. In March 2024, ALDI completed the purchase of Winn-Dixie's parent company.

**FOUNDED**  
1925

**HEADQUARTERS**  
Jacksonville, FL

**LOCATIONS**  
272



### Dollar Tree

**AREA** 9,140 SF  
**DATE OCCUPIED** May 2023  
**LEASE END** April 2028

Dollar Tree, Inc., ranked 137 on the Fortune 500 list, is a leading operator of discount variety stores that have served North America for more than 63 years. Operating under the brands Dollar Tree and Family Dollar and operate more than 16,000 stores across the 48 contiguous states and five Canadian provinces, supported by a coast-to-coast logistics network and more than 200,000 associates. We are more focused than ever on providing customers and their communities with convenience and extreme values. Dollar Tree offers merchandise at the fixed price of \$1.25. As of January 23, 2023, this segment operated 8,647 stores, as well as 15 distribution centers in the United States and 2 distribution centers in Canada.

**FOUNDED**  
1986

**HEADQUARTERS**  
Chesapeake, VA

**LOCATIONS**  
16,300

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## TENANT OVERVIEW CONTINUED



### Subway

**AREA** 1,250 SF  
**DATE OCCUPIED** January 2025  
**LEASE END** December 2029

Subway is the largest sub-style sandwich company in the U.S., and the eighth-biggest fast food chain with \$9.8 billion in domestic sales in 2023. The company was founded as a single location in Bridgeport, CT, and subsequently expanded through a franchise model to over 100 countries and territories. The chain has been privately held since being founded in 1965 and was acquired by private-equity firm Roark Capital in early-2024.

**FOUNDED**  
1965

**HEADQUARTERS**  
Shelton, CT

**LOCATIONS**  
37,000



### WingStop

**AREA** 1,600 SF  
**DATE OCCUPIED** November 2024  
**LEASE END** October 2031

WingStop is the largest fast casual chicken wings-focused restaurant chain in the world, with over 2,450 locations worldwide. The Company is primarily a franchisor, with approximately 98% of WingStop's restaurants currently owned and operated by independent franchisees. The restaurant chain was founded in 1993 in Garland, Texas, and began offering franchises in 1997.

**FOUNDED**  
1994

**HEADQUARTERS**  
Addison, TX

**LOCATIONS**  
2,458

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