



REPRESENTATIVE



THE HABIT BURGER GRILL W/ DRIVE-THRU

JACKSONVILLE, FL

Marcus & Millichap
THE DELTONDO GROUP



15022 Max Leggett Pkwy
Jacksonville, FL 32218

\$2,628,866
PRICE

4.85%
CAP

\$127,500
NOI

INVESTMENT SUMMARY

Lease Type	Absolute Net
Landlord Responsibility	None
Year Built	2026
Building Area	4,200
Land Area	32,670 SF or 0.75 Acres

INVESTMENT HIGHLIGHTS



20-YEAR ABSOLUTE NET GROUND LEASE

New 20-Year Ground Lease Commencing November 2025 With Absolute-Net Structure And No Landlord Responsibilities



10% RENT INCREASES EVERY 5 YEARS

Scheduled 10% Rental Increases Every Five Years Drive Built-In Income Growth Throughout The Primary Term And Four 5-Year Option Periods



NEW 2026 CONSTRUCTION | DRIVE-THRU

New 4,200-SF Drive-Thru Prototype Scheduled For 2026 Delivery On A 32,670-SF Parcel In A High-Visibility Retail Corridor



RIVER CITY MARKETPLACE CORRIDOR

JACKSONVILLE MSA

The Property Sits In The River City Marketplace Trade Area, The Largest Shopping Complex In North Jacksonville, Home To 80+ Retailers And Shadow-Anchored By Walmart, Lowe's And BJ's Wholesale



ADJACENT TO REGIONAL HEALTHCARE

AIRPORT DEMAND DRIVERS

The Site Is Along Max Leggett Parkway Near UF Health North And Minutes From Jacksonville International Airport, Which Recorded More Than 7.6 Million Passengers In 2024



CORPORATE OWNED | YUM! BRANDS

Habit Burger & Grill Is Owned By Yum! Brands (NYSE: YUM), Which Carries A BB+ Issuer Credit Rating From S&P



ANNUALIZED OPERATING DATA

Year	Annual	Monthly
November 4th, 2025 - November 30st, 2030	\$127,500.00	\$10,625.00
November 1st, 2030 - November 30st, 3035	\$140,250.00	\$11,687.50
November 1st, 2035 - November 30st, 2040	\$154,275.00	\$12,856.25
November 1st, 2040 - November 30st, 2045	\$169,702.50	\$14,141.88

LEASE SUMMARY

Tenant:	The Habit Restaurants, LLC
Guaranty:	Corporate
Type of Ownership:	Ground Lease
Lease Type:	Absolute Net
Landlord Responsibilities:	None
Rent Commencement:	11/4/2025
Lease Expiration:	11/30/2045
Lease Term:	20 Years
Increases:	10% Every 5 Years
Options:	4x5 Years
ROFR:	None



HABIT BURGER & GRILL

Habit Burger & Grill was founded in 1969 in Santa Barbara, California, and today operates as a burger-focused fast-casual brand within Yum! Brands. The brand's official franchise materials state that Habit Burger & Grill has grown to over 380 locations across 14 states and internationally, while Yum! has kept the division headquartered in Irvine, California. Yum! completed its acquisition of The Habit in March 2020 for approximately \$375 million.

For current corporate context, Yum! Brands reported \$7.549 billion of total revenue in 2024 and approximately 40,000 employees as of December 31, 2024. S&P affirmed Yum!'s BB+ issuer credit rating with a stable outlook in March 2025, and the company's equity market capitalization was approximately \$42.18 billion on April 13, 2026. At the brand level, Yum! reported that Habit Burger & Grill opened 16 gross restaurants in 2024 and 1 gross restaurant in Q1 2025. Public trade reporting also estimated Habit Burger & Grill at approximately \$713 million in 2024 U.S. sales and 377 U.S. units.



Representative

\$7.5B⁺
REVENUE
(2024)

380+
STORES

40,000+
EMPLOYEES

IRVINE, CA
HEADQUARTERS



Representative

**REGIONAL CONSTRUCTION
PROGRESS: MID APRIL MAP**



Max Leggett Pkwy
11,500 VPD



ACTUAL PHOTOS AS OF APRIL 2026 - STORE OPENING EXPECTED FOR JULY 2026

RIVER CITY MARKETPLACE



JAX
Jacksonville International Airport
7.6+M ANNUAL PASSENGER
\$120M REVENUE

AVENTON SORAYA
324 UNITS
\$1,550 AVERAGE PRICE



CROWNE PLAZA
JACKSONVILLE AIRPORT

EXIT 363

JACKSONVILLE HVAC PARKWAY
DICK'S SPORTING GOODS
Marshalls
Newk's EATERY

95 128,000 VPD



Max Leggett Pkwy
11,500 VPD



ACTUAL PHOTOS AS OF APRIL 2026 - STORE OPENING EXPECTED FOR JULY 2026

PARKWAY SHOPS

HOBBY LOBBY®



UFHealth
UNIVERSITY OF FLORIDA HEALTH

168 LICENSED BEDS
6,500+ (SYSTEM) EMPLOYEES
1.13B+ REVENUE

Wendy's

EXPRESS OIL CHANGE
10 MINUTE SERVICE

mellow MUSHROOM

MOE's
SOUTHWEST GRILL

OUTBACK
STEAKHOUSE®

CARRABBA'S
ITALIAN GRILL®

the Habit
BURGER GRILL

Max Leggett Pkwy
11,500 VPD

ACTUAL PHOTOS AS OF APRIL 2026 - STORE OPENING EXPECTED FOR JULY 2026



 Max Leggett Pkwy
11,500 VPD



ACTUAL PHOTOS AS OF APRIL 2026 - STORE OPENING EXPECTED FOR JULY 2026

JAX
Jacksonville International Airport
7.6+M ANNUAL PASSENGER
350 EMPLOYEES
\$120M REVENUE

JACKSONVILLE HVAC PARKWAY
DICK'S SPORTING GOODS
Marshalls
Newk's RESTAURANT

the Habit
BURGER GRILL

PARKWAY SHOPS
HOBBY LOBBY®
ALDI

dynarex
we care like family™

Publix

Marriott SPRINGHILL SUITES®
COURTYARD BY MARRIOTT
Fairfield BY MARRIOTT
CROWNE PLAZA JACKSONVILLE AIRPORT
HYATT PLACE
HOME2 SUITES BY HILTON
Hilton HOTELS & RESORTS
Holiday Inn Express
Days Inn
Hampton Inn & Suites BY HILTON
Sleep Inn
tru
Comfort SUITES

RIVERCITY
NURSING & REHAB CENTER

Jacksonville North Clinic

UFHealth
UNIVERSITY OF FLORIDA HEALTH
168 LICENSED BEDS
6,500+ (SYSTEM) EMPLOYEES
1.13B+ REVENUE

Mercedes-Benz

Airport Rd
25,000 VPD

Max Leggett Pkwy
11,500 VPD

128,000 VPD
95

COACH
DISTRIBUTION CENTER

Chick-fil-A
OUTBACK STEAKHOUSE®
FIREHOUSE SUBS
CARRABBA'S ITALIAN GRILL
Hardee's
Wendy's
Arby's
CHIPOTLE MEXICAN GRILL
PANDA EXPRESS
TACO BELL
mellow MUSHROOM
MOE'S SOUTHWEST GRILL
EXPRESS OIL CHANGE 10 MINUTE SERVICE
sleep number
verizon

amazon
3,500+ EMPLOYEES
\$575B REVENUE

RIVER CITY MARKETPLACE
Walmart
LOWE'S
Ashley HOMESTORE
OLD NAVY
Total Wine SPIRITS • BEER & MORE
BJ's
Bath & Body Works
ROSS DRESS FOR LESS®
Michaels
BEST BUY
Foot Locker
HomeGoods
petsense
Burlington
SPORTSMANS
FIVE BELOW
Crocker Barrel
chili's
Tanera
BUFFALO WILD WINGS
Starbucks
tropical SMOOTHIE CAFE
Olive Garden

12,900 VPD
17

Winn-Dixie

295
295 68,000 VPD

Bound Tree
DISTRIBUTION CENTER

Eastlake HS
804 students

BACARDÍ
200+ EMPLOYEES
\$4.6B REVENUE

PCA PACKAGING CORPORATION OF AMERICA
15,400+ TOTAL EMPLOYEES
\$8.99B REVENUE

SEMCO SOUTHEASTERN METALS CO.
DISTRIBUTION CENTER

Flotech
Your Valve & Automation Experts
80+ EMPLOYEES
\$20-25M REVENUE

JAX
Jacksonville
International
Airport

7.6+M ANNUAL PASSENGER
350 EMPLOYEES
\$120M REVENUE

JACKSONVILLE HVAC PARKWAY

DICK'S SPORTING GOODS
Marshalls
Newk's EATERY

the Habit
BURGER GRILL

PARKWAY SHOPS

HOBBY LOBBY
ALDI

UFHealth
UNIVERSITY OF FLORIDA HEALTH

168 LICENSED BEDS
6,500+ (SYSTEM) EMPLOYEES
1.13B+ REVENUE

Airport Rd
25,000 VPD

Max Leggett Pkwy
11,500 VPD

MOE'S SOUTHWEST GRILL
Mellow Mushroom PIZZA BAKERS
Wendy's
EXPRESS OIL CHANGE
THE VITAMIN SHOPPE
TIRE ENGINEERS

Michaels **carter's**
ROSS DRESS FOR LESS
Crocker Barrel
Panera BREAD

CARRABBA'S ITALIAN GRILL
OUTBACK STEAKHOUSE
CHIPOTLE MEXICAN GRILL
FIREHOUSE SUBS
WING STORM
Chick-fil-A
verizon
PANDA EXPRESS GOURMET CHINESE FOOD
sleep number
DISCOUNT TIRE
MCDONALD'S
TIRE KINGDOM A MAVIS COMPANY

HomeGoods
OLD NAVY
Bath & Body Works
Foot Locker
chili's
BUFFALO WILD WINGS

LANE BRYANT TORRID

Airport Center Dr
6,200 VPD

RIVER CITY MARKETPLACE

95 128,000 VPD

BEST BUY
five BELOW
PET SMART
DOLLAR TREE
Once Upon a Child
MEN'S WEARHOUSE

Hardee's
at&t
TACO BELL
Arby's
Jersey Mike's
TUJANA FLATS TEX-MEX FOR ALL
AspenDental



Olive Garden
ITALIAN KITCHEN

Bj's
RESTAURANT BREWHOUSE

SPORTSMAN'S WAREHOUSE
Burlington

LOWE'S
SALSAS COCINA MEXICANA & CANTINA

Walmart
Starbucks tropical SMOOTHIE CAFE
Ashley HOMESTORE
Total Wine SPIRITS • BEER & MORE
FIVE GUYS
GameStop
BLAZE PIZZA
GNC
T Mobile
MATTRESS FIRM

JACKSONVILLE FL

STRONG DEMOGRAPHIC GROWTH & STRATEGIC

1.764 M

**JACKSONVILLE MSA
POPULATION**

856,062

**JACKSONVILLE MSA
LABOR FORCE**

\$129.1 B

**JACKSONVILLE MSA
REAL GDP**

7.6 M

**JACKSONVILLE
INTERNATIONAL
AIRPORT PASSENGER**

54,000

**REGIONAL STUDENT
ENROLLMENT**

Jacksonville, Florida is the core city of one of the Southeast's largest and fastest-growing regional economies. The Jacksonville MSA population reached 1,764,628, while the broader Jacksonville region was reported at 1,972,307. JAXUSA's 2025 market materials also show a May 2025 labor force of 856,062, with 825,095 employed, underscoring the metro's large consumer and workforce base. On the economic side, the latest published real GDP figure for the Jacksonville MSA was 2023, when the metro reached roughly \$129.1 billion in real gross domestic product; BEA has since discontinued metro-level GDP publications and now reports county GDP instead.

The subject benefits from a strong North Jacksonville location within the River City Marketplace corridor, which Kimco describes as the largest shopping complex in northern Jacksonville and home to 80+ retailers with visibility from I-95. The corridor is directly across from UF Health North on Max Leggett Parkway and minutes from Jacksonville International Airport, which handled more than 7.6 million passengers in 2024, the busiest year in the airport's history. Regionally, Jacksonville continues to attract major employers and capital investment, with JAXUSA reporting 150 national, regional and divisional headquarters in the market and \$922.7 million of capital investment tied to announced regional projects in its 2024-2025 announcement summary.

References: JAXUSA Partnership; U.S. BEA / FRED; Jacksonville Aviation Authority; Kimco Realty; UF Health; City of Jacksonville / Jacksonville Jaguars.



JACKSONVILLE, FL



AMAZON IN NORTHEAST FLORIDA

REGIONAL MAP



**DOWNTOWN
JACKSONVILLE**
12 MILES

Jacksonville

DEMOGRAPHIC SUMMARY	1 MILE	3 MILE	5 MILE
POPULATION	3,916	30,375	72,256
AVG. HOUSEHOLD INCOME	\$85,177	\$96,593	\$96,335

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