NNN Retail Investment Group

Celebrating 25 years 1999-2024

Actual Site

ABSOLUTE NNN

OVER 14 YEARS REMAINING

Glory Days® GRILL & SPORTS HOUSE

3790 LAKESIDE VILLAGE CT | LAKELAND, FL 33803

EXCLUSIVELY LISTED BY

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INTRODUCTION

Retail Investment Group is pleased to present for sale this **Glory Days Grill** in **Lakeland, Florida**.

This opportunity features a **long-term Absolute NNN corporate lease** with **more than 14 years remaining**.

This **±6,500 square foot building** sits on **±1.6 acres** and was **built in 2015.**

$3,194,400
PRICE

6.25%
CAP

$199,650
NOI

±6,500 SF
BUILDING SIZE

±1.6 AC
LAND SIZE

2015
YEAR BUILT

Glory Days GRILL & SPORTS HOUSE

LAKELAND, FL

EXECUTIVE SUMMARY

ADDRESS	3790 Lakeside Village Ct Lakeland, FL 33803
LEASE TYPE	Absolute NNN
LEASE EXPIRATION	February 28, 2041
OPTIONS	4 x 5
INCREASES	10% Every 5 Years
ZONING	Commercial
PARCEL	23-28-35-138188-000010
ROFR	No

PROPERTY HIGHLIGHTS

- **Absolute NNN lease** ZERO LL obligations
- **Corporate lease** with over 14 years remaining
- **Excellent sales** low rent-to-sales ratio
- **Outparcel to Lakeside Village** 365,000 SF
- **Florida** is an income tax-free state
- **Busy area** with nearly 40,000 vehicles per day on Harden Boulevard
- **Located approximately 34 miles northwest of Tampa** with population exceeding 400,000 as of 2026
- **Glory Days has more than 30 locations** across 4 states

Actual Site

Glory Days GRILL & SPORTS HOUSE

LAKELAND, FL

Retail Investment Group

480.429.4580 | retail1031.com

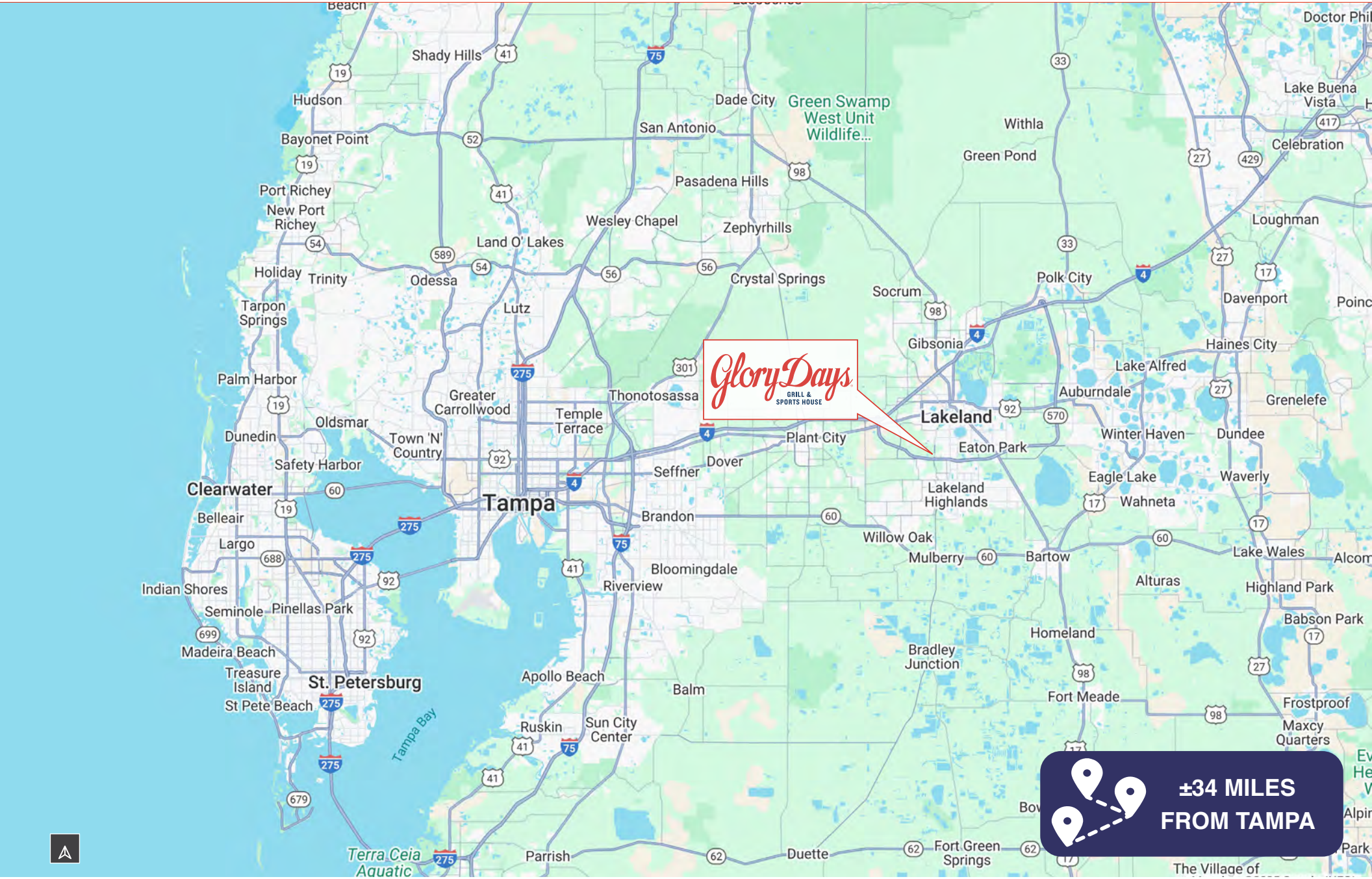
Adjacent to
Lakeside Village
Lakeside Village Circle
HOME2
KOHL'S
CMX CINEMAS
BAM!
belk
Rack
Harden Blvd.
Lakeside Village Blvd
Polk Pkwy (Toll Rd)
570
563
Glory Days
GRILL &
SPORTS HOUSE

Glory Days GRILL & SPORTS HOUSE

LAKELAND, FL

Glory Days GRILL & SPORTS HOUSE

LAKELAND, FL



Retail Investment Group

TENANT PROFILE

In 1996, Glory Days Grill began in Burke, Virginia and was founded by Richard Danker, Robert Garner and Jeff Newman. In 2023, the Florida franchise owned and run by Bob Basham, Outback Steakhouse co-founder, purchased the 22 mid-Atlantic restaurants bringing together all Glory Days Grill locations under one company with his brother, original co-founder, Richard Danker. Together, Bob and Richard are excited to be expanding the brand through the Southeast region providing an appeal for sports fans and families, serving quality food in a fun atmosphere. **www.glorydaysgrill.com**

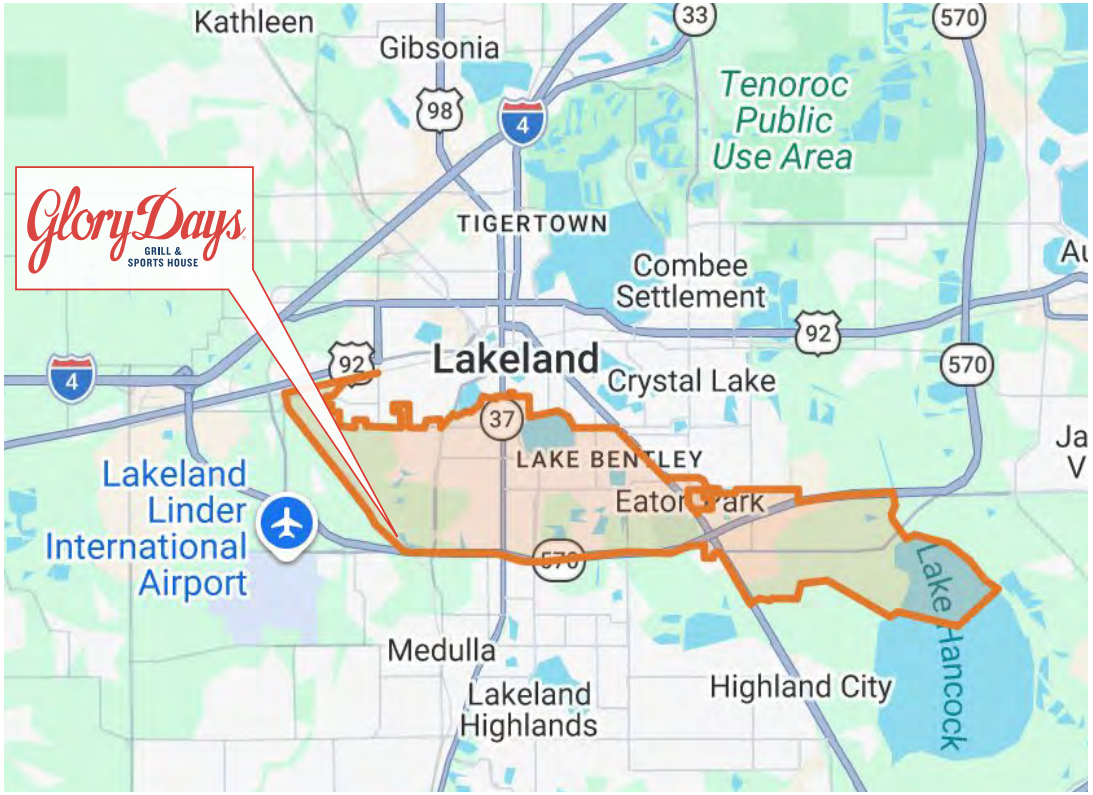
- ±34 Locations
- 4 States in the U.S.
- +500 Employees
- ±30 Years in Business
- Founded in 1996

DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2025 Estimate	4,615	60,989	160,668
2030 Projected	5,224	69,095	182,353

HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2025 Estimate	2,252	25,420	62,447
2025 Med HH Income	$66,415	$70,020	$70,961

Source: LoopNet



ABOUT LAKELAND, FLORIDA

Lakeland is a city in Polk County, Florida. Located along I-4 east of Tampa and southwest of Orlando, it is the most populous city in Polk County. As of the 2020 U.S. Census, the city had a population of 112,641. Lakeland is a principal city of the Lakeland–Winter Haven Metropolitan Statistical Area and is often included as part of the Tampa Bay area.

LAKELAND-WINTER HAVEN MSA

±874,790 RESIDENTS

(AS OF 2025)

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This confidential Offering Memorandum has been prepared by Retail Investment Group for use by a limited number of parties whose sole purpose is to evaluate the possible purchase of the subject property. The information contained herein has been obtained from the owner of the property or sources we believe to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is the responsibility of the prospective purchaser to independently confirm the accuracy and completeness of all information before completing any purchase.

This Offering Memorandum is intended to provide a summary, unverified financial and physical information to prospective purchasers and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Retail Investment Group has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

Additional information and an opportunity to inspect the subject property will be made available upon written request to interested and qualified prospective investors. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

Please do not disturb the tenant(s), management or seller. All property showings are by appointment only.

Actual Site