5300-5390 Overseas Hwy | Stock Island, FL 33040

Stock Island Retail Opportunity

MATTHEWS™

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Stock Island Retail Opportunity

Executive Overview

Investment Highlights

Billboard On Site

- **Additional Revenue Stream:** Existing on-site billboard provides the ownership with a minimum of $16,000 of additional annual income, offering an attractive supplemental revenue source with minimal operational involvement.

Property Highlights

- **Generational Real Estate:** A rare chance to acquire both irreplaceable Florida Keys real estate and a thriving, cash-flowing business. An opportunity that seldom comes to market in this supply constrained island geography.
- **Located on the Main Highway:** Situated directly on the main road coming in and out of the Keys forcing unavoidable traffic exposure (±38,800 VPD).
- **Gateway to Key West:** Located on Stock Island, the last stop before Key West, capturing both local and tourist traffic.
- **Large Lot Directly on the Main Road:** The offering totals ±1 acre of land across three parcels in a supply constrained market (5300, 5350, and 5390 Overseas Hwy).

Market Highlights

- **Supply-Constrained, High-Barrier Market:** The Florida Keys' limited land mass and strict zoning/environmental regulations make new retail construction exceptionally difficult, supporting long-term asset appreciation.
- **Tourism-Driven Economy:** Stock Island and Key West benefit from a resilient, tourism-fueled local economy with strong year-round demand for retail, dining, and convenience uses.

Demographics

- **Affluent Tourism Base:** The Florida Keys attract an increasingly affluent visitor demographic, with average visitor household income exceeding $118,000. The combination of high visitor spending power, year-round tourism and limited commercial supply creates an attractive environment for retail operators throughout the Keys.
- **Tourism Destination:** The Florida Keys is a unique island market spanning more than 100 miles along the Overseas Hwy, connecting Key Largo to Key West and serving as one of the most recognized tourism destinations in the US. The surrounding market is characterized by high household incomes, elevated home values, and a tourism-driven economy with year-round visitation.

Contact Broker

List Price


N
± 35,525 VPD
1
Billboard
Jollys Liquor Store
MzBees
Dions Quick Chik
± 4,800 VPD
± 9,000 VPD


N
LOWER KEYS MEDICAL CENTER
KEY WEST · FLORIDA
Lower Keys Medical Center
±167 Beds | ±500 Employees
Key Haven
±1,500 Residents
Key West Golf Club
Golf Course
Searstown Shopping Center
Publix
OUTBACK STEAKHOUSE
REGAL
Wendy's
THE HOME DEPOT
1
± 35,525 VPD
Subject Property
Sunset Marina
Marina
Naval Air Station Key West
±1,650 Active-Duty Service Members
NAVY REGION SOUTHEAST COMMANDER
Robbie's Marina of Key West
Marina
Poinciana Plaza Apartments
±153 Housing Units
DOUBLETREE BY HILTON
±216 Keys
Poinciana Elementary
±556 Students
Las Salinas Condominium
±216 Units
Winn-Dixie
ROSS DRESS FOR LESS
Publix
Key West International Airport
±1.47M Annual Passengers
Google Earth

Tenant Overview

Jolly’s Liquor Store

- **Long Term Occupancy:** Jolly’s Liquor Store is a long-standing Stock Island operator with more than 20 years of operating history at the property.
- **Established Market Presence:** Provides a strong, proven retail presence at the property with significant familiarity in the local market.
- **Hedge Against Inflation:** 5% rent increases every 5 years providing meaningful long-term income growth and inflation protection.
- **Upcoming Rental Increase:** Next rental increase is due in 2027, providing an immediate increase in cashflow.
- **Secure and Passive Investment:** This property provides minimal landlord responsibilities.
- **Below Market Rent:** Tenant is currently paying approximately $28 rent PSF, well below the average rent PSF in the area.
- **Recent Option Renewal:** Tenant recently agreed to exercise their option for renewal showing commitment to the site.

Dion’s Quik Chik

- **Operations + Real Estate:** Opportunity to operate a thriving c-store business and acquire a high-barrier-to-entry real estate asset.
- **Trusted Local Business:** Established local food-service operator serving the Stock Island community and surrounding Florida Keys market.
- **Proven Business Performance:** Successfully operated business for over 18 years with a strong track record of profitability and consistent operating performance. Please contact broker for more information.
- **Proven Multi-Location Operator:** Dion’s Quik Chik is an established Florida Keys convenience and food-service operator with a multi-location presence throughout the Florida market with 11 locations.

Tenant Overview

MzBees

- **Established Florida Keys Bail Bond Operator:** Recognized local bail bond company serving Key West, Monroe County, and the surrounding Florida Keys market.
- **Diversified Service Offering:** Core bail bond services are supplemented by related services, creating multiple opportunities to generate revenue from the customer base.
- **24/7 Revenue-Generating Service:** Around-the-clock availability positions the company to capture demand during nights, weekends, and other time-sensitive periods.
- **Attractive Tenant Profile:** An established, specialized service business with an operating history, recognizable brand, and ongoing customer demand provides a compelling tenant profile for ownership.
- **Strong Customer Reputation:** The company has developed a strong reputation for responsive service, professionalism, and assisting clients through the bail process.
- **Below Market Rent:** Tenant is currently paying approximately $15.68 rent PSF, well below the average rent PSF in the area.

JOLLY'S

Financial Overview

Tenant	Jolly's
Property Address	5390 Overseas Hwy
City	Stock Island
State	Florida
Zip Code	33040
GLA	±1,984 SF
Lot Size	±19,199 SF (±0.44 AC)
Year Built	1965
Year Remodeled	1985
APN	00124110-000000
Parking Spaces	±16
Lease Type	NN
Type of Ownership	Fee Simple
Lease Guarantor	Personal
Roof & Structure, Underground Utility and Sewer Pipes	Landlord Responsible
Original Lease Term	5 Years
Rent Commencement Date	10/1/2012
Lease Expiration Date	9/30/2032
Term Remaining on Lease	±6 Years
Increases	5% Every 5 Years
Options	None

Term	Monthly Rent	Annual Rent	Rent/SF
10/1/2022 - 9/30/2027	$4,678.57	$56,142.83	$28.29
10/1/2027 - 9/30/2032	$4,912.50	$58,949.97	$29.71

DION’S QUIK CHIK

Financial Overview

Tenant	Dion's Quik Chik
Property Address	5350 Overseas Hwy
City	Stock Island
State	Florida
Zip Code	33040
GLA	±4,221 SF
Lot Size	±13,615 SF (±0.31 AC)
Year Built	1963
Year Remodeled	1995
APN	00124120-000000
Parking Spaces	±12
Lease Type	Owner Operator
Type of Ownership	Fee Simple
Lease Guarantor	Owner Operator

	Monthly	Annual
Average Revenue (2020 - 2025)	$449,641	$5,395,696

Financial Overview

Tenant	MzBees
Property Address	5300 Overseas Hwy
City	Stock Island
State	Florida
Zip Code	33040
GLA	±1,913 SF
Lot Size	±10,936 SF (±0.25 AC)
Year Built	1963
Year Remodeled	1993
APN	00124130-000000
Parking Spaces	±16
Lease Type	NN
Type of Ownership	Fee Simple
Lease Guarantor	Personal
Landlord Responsibilities	Roof and Structure, Exterior walls, Underground utility and sewer pipes.
Original Lease Term	4 Years
Rent Commencement Date	7/24/2026
Lease Expiration Date	7/23/2030
Term Remaining on Lease	±4 Years
Increases	Greater of 3% or CPI Annually
Options	One, 2-Year Option

	Monthly Rent	Annual Rent	Rent/SF
Current - 7/23/2027	**$2,500**	**$30,000**	**$15.68**
7/24/2027 - 7/23/2028	TBD	TBD	TBD
7/24/2028 - 7/23/2029	TBD	TBD	TBD
7/24/2029 - 7/23/2030	TBD	TBD	TBD
Option 1			
7/24/2030 - 7/23/2031	TBD	TBD	TBD
7/24/2031 - 7/23/2032	TBD	TBD	TBD

BILLBOARD

Financial Overview

Tenant	Billboard
Property Address	5350 Overseas Hwy
City	Stock Island
State	Florida
Zip Code	33040
Commencement Date	12/1/2018
Expiration Date	11/30/2038

Minimum Monthly Rent	Minimum Annual Rent	Average Annual Rent Received (2019 - 2025)
$1,333.33	**$16,000.00**	**$17,495.71**

Lessee shall pay lessor for use of the property during each Lease year the greater of the annual rent for that Lease year, or Twenty-Five (25%) of the Annual Net Revenue.

Stock Island Retail Opportunity

Market Overview

Florida Keys, FL

The Florida Keys is a unique island market spanning more than 100 miles along the Overseas Hwy (US-1), connecting Key Largo to Key West and serving as one of the most recognized tourism destinations in the United States. The surrounding market is characterized by high household incomes, elevated home values, and a tourism-driven economy with year-round visitation. US-1 serves as the primary transportation corridor through the Keys, connecting visitors between Miami and Key West while supporting commercial activity across the island chain. Demand is generated by waterfront recreation, charter fishing, diving, ecotourism, and luxury travel. Limited land availability and high-barriers-to-entry support property values and investment activity, making the Florida Keys one of Florida's most supply-constrained markets.

100+ Miles
Island Market Along US-1

Overseas Highway | US-1
Single Trade Corridor

4,000,000+
Annual Visitors

Consistently High
Barriers to Entry

Employment

The Florida Keys economy is supported by a diverse employment base led by tourism and hospitality, healthcare, retail trade, marine industries, construction, and government services. The area's year-round visitor activity, combined with its maritime economy and essential public services, provides a stable workforce while continuing to support long-term economic growth.

2025 Statistics

47,610
Total Workforce Base

5.4%
Employment Growth

5,000
Local Businesses

Source: U.S. Census Bureau — Monroe County QuickFacts (July 1, 2025 Estimate) | **2025 Dataset**

Top Employers

Largest Employment Driver Military	1 Major Base 14,570+ Personnel
Monroe County School District	1,701+ Employees
Ocean Reef Club	1,241+ Employees
Publix Super Markets	756+ Employees
Ocean Properties	645+ Employees
Monroe County Government	612+ Employees
Monroe County Sheriff's Office	540+ Employees
Lower Keys Medical Center	523+ Employees

Retail Performance

$4.65B
Annual Taxable Retail Sales

3.2%
Vacancy Rate

6.0%
Market Cap Rate

9.3M+
Square Feet of Retail Inventory

50K
Square Feet Under Construction

$32.50
Market Asking Rent Per Square Foot

The Florida Keys retail market benefits from limited land availability and strict development regulations, creating a constrained supply environment that has helped maintain low vacancy and stable rental rates. Strong tourism, a growing resident population, and consistent demand from both local businesses and national retailers continue to support healthy retail fundamentals and long-term investment appeal.

Source: CoStar Group | **2025 Dataset**

Confidentiality Agreement & Disclaimer

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **5300-5390 Overseas Hwy, Stock Island, FL 33040** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

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2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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Owner and Matthews™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™ or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

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