

SINGLE TENANT ABSOLUTE NNN

Ground Lease Investment Opportunity



Rare 25-Year Lease | 10% Bumps Every 5 Years | Jacksonville - No. 2 Place to Live in FL (Forbes)



9370 Atlantic Boulevard

JACKSONVILLE FLORIDA

REPRESENTATIVE PHOTO



EXCLUSIVELY MARKETED BY



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NATIONAL NET LEASE

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JACKSONVILLE EXECUTIVE
AT CRAIG AIRPORT (JAXEX)



STATE HIGHWAY 10



65,000
VEHICLES PER DAY



ATLANTIC BLVD. U.S. HIGHWAY 90 ALT. STATE HIGHWAY 10



REGENCY PARK SHOPPING CENTER



BEACON POINT DR.



31,500
VEHICLES PER DAY



REGENCY PARK SHOPPING CENTER



HCA FLORIDA
MEMORIAL
HOSPITAL

WOODLAND
ACRES
ELEMENTARY
SCHOOL



CVS pharmacy



UHAUL

LONGHORN STEAKHOUSE

65,000
VEHICLES PER DAY

BEACON POINT DR.

AT&T



REGENCY POINT

31,500
VEHICLES PER DAY

ATLANTIC BLVD./U.S. HIGHWAY 90 A/E STATE HIGHWAY 10

STATE HIGHWAY 10



OFFERING SUMMARY



OFFERING

Pricing	\$3,600,000
Net Operating Income	\$162,000
Cap Rate	4.50%

PROPERTY SPECIFICATIONS

Property Address	9370 Atlantic Boulevard Jacksonville, Florida 32225
Rentable Area	3,858 SF
Land Area	0.96 AC
Year Built / Remodeled	2015 / 2025
Tenant	Panda Express
Lease Signature	Corporate
Lease Type	Absolute NNN (Ground Lease)
Landlord Responsibilities	None
Lease Term	25 Years
Increases	10% Every 5 Years Including Options
Options	4 (5-Year)
Rent Commencement	December 19, 2024
Lease Expiration	December 31, 2049

RENT ROLL & INVESTMENT HIGHLIGHTS



Tenant Name	SF	LEASE TERM		RENTAL RATES				
		Lease Start	Lease End	Begin	Increase	Monthly	Annually	Options
Panda Express	3,858	12/19/2024	12/31/2049	Year 1	-	\$13,500	\$162,000	4 (5-Year)
				Year 6	10%	\$14,850	\$178,200	
				Year 11	10%	\$16,335	\$196,020	
				Year 16	10%	\$17,969	\$215,622	
				Year 21	10%	\$19,765	\$237,184	
10% Rental Increases Beg. of Each Option								

Rare 25-Year Lease | 10% Rental Bumps | Options to Extend | Established Brand | 2025 Remodel

- The tenant recently signed a brand new, rare 25-year lease with 4 (5-year) options to extend
- The lease features 10% bumps every 5 years throughout the initial term and at the beginning of each option
- 2025 remodel of a Pollo Tropical building to retrofit the space for Panda Express
- The restaurant brand has nearly 2,500 locations across 11 international countries
- This is 1 of 9 Panda Express locations in Jacksonville; for more information, click [HERE](#)

Absolute NNN Ground Lease | Leased Fee Ownership | Zero Landlord Responsibilities | No State Income Tax

- Tenant pays for CAM, taxes, insurance and maintains all aspects of the premises
- No landlord responsibilities
- Ideal, management-free investment in an income tax free state

Strong Demographics 5-Mile Trade Area | Downtown Jacksonville

- More than 229,000 residents and 112,000 employees support the trade area
- \$88,318 average household income
- 7 miles East of Downtown Jacksonville

Off Signalized, Hard Corner Intersection | Off I-295 | Part of Larger Shopping Center | Surrounding Retailers

- The asset is located off the signalized, hard corner intersection of Atlantic Blvd and Southside Blvd averaging 71,500 VPD
- Ideally positioned West of I-295 (90,500 VPD), allowing users to benefit from on/off ramp access to the site and surrounding Jacksonville MSA trade areas Part of a larger shopping center that features Ollie's, Dollar Tree, Home Outlet, and more
- The immediate trade area is supported by surrounding retailers such as ALDI, The Home Depot, Target, and more

Jacksonville No. 2 Best Cities to Live in Florida (Forbes) | Jacksonville - Nationally Ranked Population Growth

- Jacksonville is currently growing at a rate of 1.46% annually
- LendingTree analyzed data from the U.S. Census Bureau, the American Community Survey and the U.S. Bureau of Labor, to find and define "the biggest boomtowns in America. The study noted Jacksonville has had a 5% population increase from 2019 to 2021 and a 12.8% increase in median earnings (full article [HERE](#))
- According to a recent article from Forbes, "Jacksonville ranks No. 2 on Forbes list of best Florida cities to live in" (full article [HERE](#))

BRAND PROFILE



PANDA EXPRESS

pandaexpress.com

Company Type: Subsidiary

Locations: 2,500+

Parent: Panda Restaurant Group

Panda Express is the largest Asian dining concept in the US. Family-owned and operated since 1983 by Co-Founders and Co-CEOs Andrew and Peggy Cherng, Panda Express is best known as a trailblazer for creating a wide variety of industry-first recipes, including its best seller The Original Orange Chicken and award-winning Honey Walnut Shrimp, which have defined the category of authentic American Chinese cuisine. Each dish at Panda Express is thoughtfully crafted with quality ingredients and inspired by bold Chinese flavors and culinary principles. The restaurant brand has nearly 2,500 locations and has introduced American Chinese cuisine to 11 international countries.

Powered by a global family of associates, Panda Cares, Panda's philanthropic arm, has raised more than \$329 million and has dedicated countless volunteer hours in bettering the health and education for over 15 million youth, as well as supporting communities in need since 1999. In 2021, Panda Express established the Panda CommUnity Fund — a five-year, \$10 million community investment and response program that supports immediate and sustainable solutions from national and local organizations to uplift diverse groups, including people of color and other marginalized communities.

Source: prnewswire.com

PROPERTY OVERVIEW



LOCATION



Jacksonville, Florida
Duval County
Jacksonville MSA

ACCESS



Beacon Point Drive: 1 Access Point

TRAFFIC COUNTS



Atlantic Boulevard/State Highway 10: 31,500 VPD
Southside Blvd: 40,000 VPD
E. Beltway 295/Interstate 295: 90,500 VPD

IMPROVEMENTS



There is approximately 3,858 SF of existing building area

PARKING



There are approximately 41 parking spaces on the owned parcel.
The parking ratio is approximately 10.62 stalls per 1,000 SF of leasable area.

PARCEL



Parcel Number: 123030-1250
Acres: 0.96
Square Feet: 41,817 SF

CONSTRUCTION



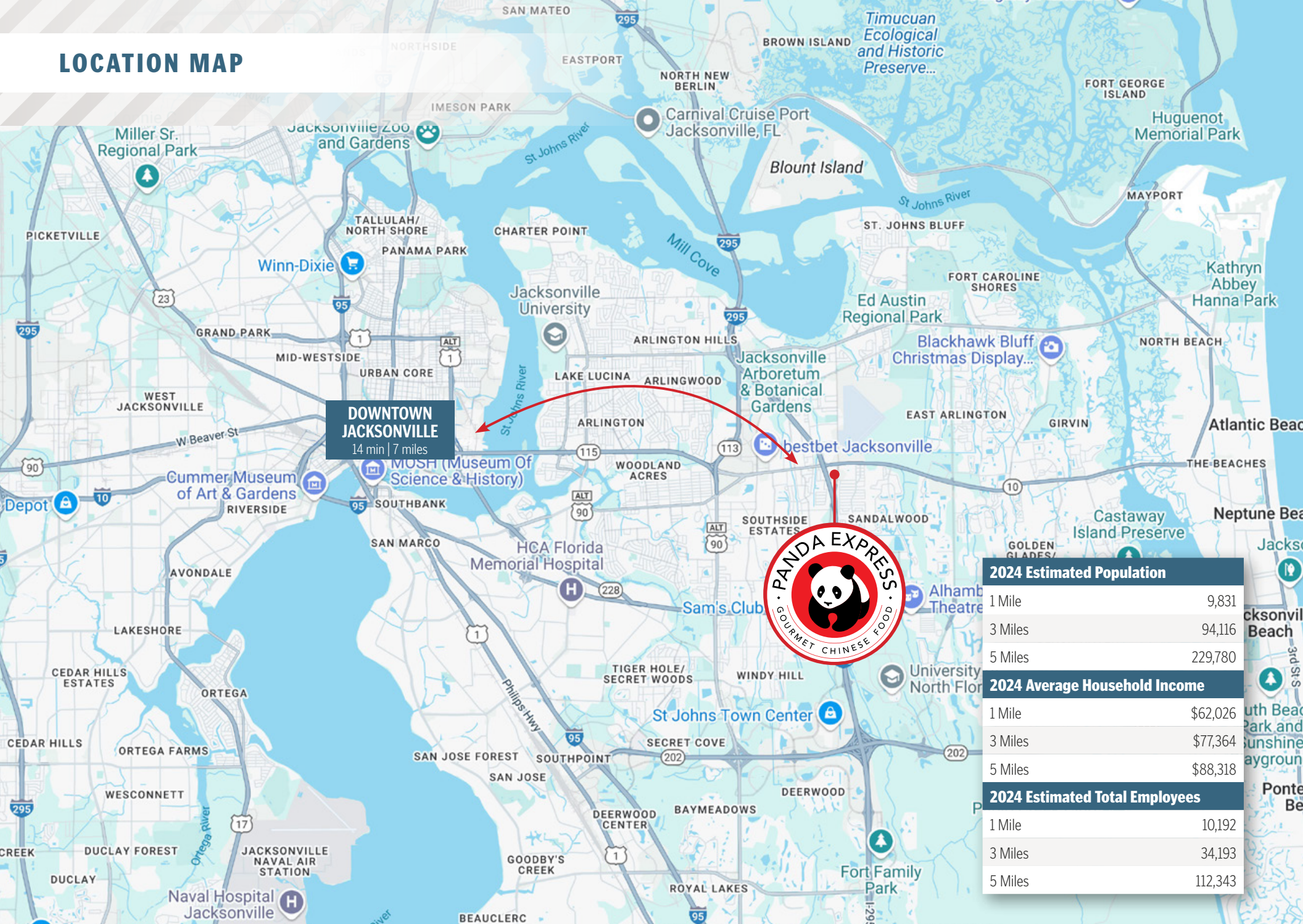
Year Built: 2015
Year Renovated: 2025

ZONING



Commercial

LOCATION MAP





31,500
VEHICLES PER DAY



ATLANTIC BLVD.



MONUMENT SIGN

BEACON POINT DR.



AREA OVERVIEW



	1 Mile	3 Miles	5 Miles
Population			
2024 Estimated Population	9,831	94,116	229,780
2029 Projected Population	10,444	95,814	232,857
2024 Median Age	33.5	36.6	35.9
Households & Growth			
2024 Estimated Households	4,010	37,685	92,574
2029 Projected Households	4,297	38,956	95,584
Income			
2024 Estimated Average Household Income	\$62,026	\$77,364	\$88,318
2024 Estimated Median Household Income	\$44,793	\$56,341	\$67,157
Businesses & Employees			
2024 Estimated Total Businesses	901	4,083	10,317
2024 Estimated Total Employees	10,192	34,193	112,343



JACKSONVILLE, FLORIDA

Jacksonville, the largest city in Florida, is located in Duval County in the northeast corner of Florida, on the banks of the St. Johns River and adjacent to the Atlantic Ocean. It is the largest metropolitan area in northeast Florida and southeast Georgia. The City of Jacksonville is the largest city in Florida with a population of 1,000,696 as of July 1, 2024.

Jacksonville is the leading transportation and distribution hub in the state. However, the strength of the city's economy lies in its broad diversification. The area's economy is balanced among distribution, financial services, biomedical technology, consumer goods, information services, manufacturing, and other industries. More than 50,000 new jobs have been created by companies expanding or relocating in Jacksonville during the last five years. A central location with access to road, rail, sea and air transportation has made Jacksonville the intermodal hub of the southeast United States.

With a growing population, a strong economy, diverse cultural and recreational opportunities and abundant natural resources, Jacksonville continues to distinguish itself as one of the nation's most dynamic and progressive cities.

Jacksonville is home to many prominent corporations and organizations, including the headquarters of four Fortune 500 companies: CSX Corporation, Fidelity National Financial, Fidelity National Information Services and Southeastern Grocers. Interline Brands is based in Jacksonville and is currently owned by The Home Depot. The Florida East Coast Railway, Swisher International Group and the large short line railroad holding company RailAmerica are also based in Jacksonville.

Jacksonville's appeal as a premier place to do business has been reinforced by national media attention, including a steady ranking among the top ten best places to live by Money magazine.



THE EXCLUSIVE NATIONAL NET LEASE TEAM of SRS Real Estate Partners

300+

TEAM
MEMBERS

25+

OFFICES

2K+

RETAIL
TRANSACTIONS

company-wide
in 2023

510+

CAPITAL MARKETS
PROPERTIES

SOLD
in 2023

\$2.2B+

CAPITAL MARKETS
TRANSACTION

VALUE
in 2023

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