

JONIS PIZZA ITALIAN RESTURANT OFFERING PRICE: \$850,000

145 HILDEN RD. UNIT 118, PONTE VEDRA 32081

BUILDING SIZE: 1,456 SQ/FT



SVR
Commercial

CONFIDENTIAL OFFERING MEMORANDUM

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by SVR Commercial, LLC in compliance with all applicable fair housing and equal opportunity laws.



Exclusively Presented By: SVR Commercial, LLC | Jacksonville, FL

100 Fairway Park Blvd
Unit 2200
Ponte Vedra Beach, FL 32082

Exclusive Sales Representatives



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EXECUTIVE SUMMARY





OVERVIEW:

SVR Commercial, as exclusive advisor, is privileged to present the opportunity to acquire Jonis Pizza Italian Restaurant located at 145 Hilden Road, Ponte Vedra Beach, FL 32081 (the "Property"). The Property consists of the kitchen, dining area with 12 tables along with the restrooms. All cooking equipment and dining furniture is included. The business is included in the sale.

PROPERTY DETAILS:

Address:	145 HILDEN RD. UNIT 118 PONTE VEDRA 32081
Tax Real Estate Number:	0259811118
Size:	1,456 sq/ft
Dining Area:	600+ sq/ft
Built Year:	2006
Price Expectation:	\$850,000 (business and condo)

INVESTMENT HIGHLIGHTS

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GREAT LOCATION

Positioned at the heart of one of the fastest-growing corridors in Northeast Florida. Located in a high-traffic, booming area along US 1 North, nestled between Nocatee and Palencia, and right next to the bustling Nease High School. The property is positioned a short drive to downtown St. Augustine.

BUILDING BREAKDOWN

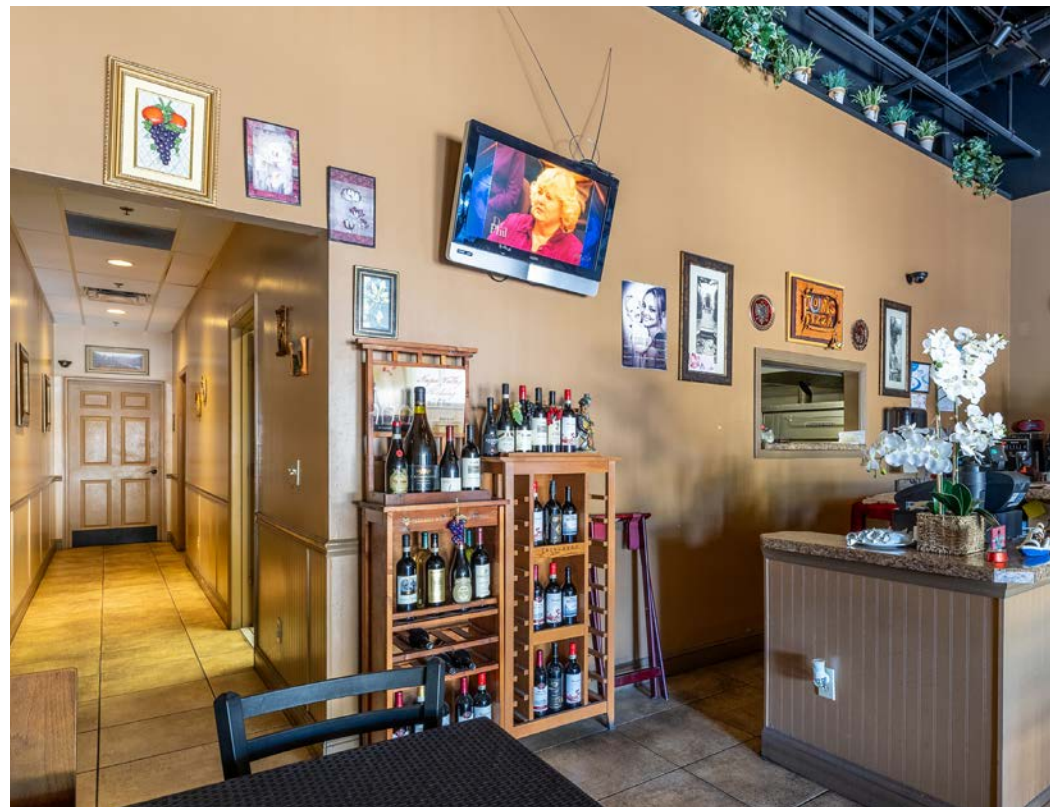
The property consists of a fully operational kitchen. A commercial electric doughmaker, a double gas Pizza oven, sizable freezer, and gas stove are some of the highlights of this sale.





Radius	1 Mile	3 Miles	5 Miles
Population			
2029 Projection	1,338	32,933	76,965
2024 Estimate	1,008	24,431	58,032
2020 Census	860	16,998	41,398
Growth 2024-2029	32.74%	34.80%	32.63%
Growth 2020-2024	17.21%	43.73%	40.18%
Households			
2029 Projection	429	11,742	27,014
2024 Estimate	323	8,714	20,399
2020 Census	273	6,006	14,466
Growth 2024-2029	32.83%	34.75%	32.43%
Growth 2020-2024	18.32%	45.06%	41.01%
Owner Occupied	243	7,373	17,525
Renter Occupied	80	1,341	2,874
2024 Households by HH Income			
Income: <\$25,000	18	481	1,251
Income: \$25,000-\$50,000	18	599	1,536
Income: \$50,000-\$75,000	52	961	2,596
Income: \$75,000-\$100,000	46	1,200	2,497
Income: \$100,000-\$125,000	24	883	2,230
Income: \$125,000-\$150,000	28	1,063	2,461
Income: \$150,000-\$200,000	20	624	1,969
Income: \$200,000+	117	2,902	5,859
2024 Avg Household Income	\$168,204	\$166,076	\$157,048
2024 Med Household Income	\$128,125	\$130,468	\$125,909

PROPERTY PHOTOS



AERIAL VIEW



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TRANSACTION GUIDELINES

In addition to the limitations outlined herein, the Seller reserves the right to accept or reject any offer at any time and to extend the date for submission of offers for any reason at its sole discretion.

FORM OF PROPOSALS

Prospective purchasers will be required to submit in writing a detailed, non-binding proposal for the Property ("Proposal"). All Proposals must include the following:

- » Purchase Price
- » Initial deposit and nonrefundable deposit
- » Transaction expense responsibility
- » Contract, due diligence and closing periods
- » Sources of equity and debt
- » Detailed description of the principals of the prospective purchaser
- » Anticipated conditions to the execution of the transaction documents including shareholder's consent and board, regulatory or other approvals.



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