

SINGLE TENANT ABSOLUTE NNN

Sale-Leaseback Investment Opportunity



Brand New 15-Year Lease | 10% Bumps Every 5 Years | 2023 Construction



51 Duval Station Road

JACKSONVILLE FLORIDA

ACTUAL SITE



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NATIONAL NET LEASE

Qualifying Broker: Patrick Nutt, SRS Real Estate Partners-SOFLO LLC | FL License No. BK3120739

SITE OVERVIEW



PROPERTY PHOTOS



PROPERTY PHOTOS





OFFERING

Pricing	\$1,696,000
Net Operating Income	\$97,500
Cap Rate	5.75%

PROPERTY SPECIFICATIONS

Property Address	51 Duval Station Road, Jacksonville, Florida 32218
Rentable Area	+/- 950 SF
Land Area	0.45 AC
Year Built	2023
Tenant	Ellianos Coffee
Lease Signature	Franchisee
Lease Type	Absolute NNN (Sale-Leaseback)
Landlord Responsibilities	None
Lease Term	15 Years
Increases	10% Every 5 Years Including Options
Options	3 (5-Year)
Rent Commencement	COE
Lease Expiration	15 Years From COE

Tenant Name	Square Feet	LEASE TERM		RENTAL RATES				
		Lease Start	Lease End	Begin	Increase	Monthly	Annually	Options
Ellianos Coffee	+/- 950	COE	15 Years From COE	Year 1	-	\$8,125	\$97,500	3 (5-Year)
				Year 6	10%	\$8,938	\$107,250	
				Year 11	10%	\$9,831	\$117,975	
10% Rental Increases Beg. of Each Option								

Brand New 15-Year Lease | Strong & Growing Tenant | Scheduled Rental Increases | Options to Extend

- The tenant will sign a brand-new 15-year lease at the close of escrow with 3 (5-year) options to extend, demonstrating their commitment to the site
- Ellianos Coffee was founded in Lake City, FL, and currently has 39 operating locations with over 110 additional locations planned
- The lease features a 10% rental increases every five years throughout the initial term and in the options to extend, steadily growing the NOI and providing a hedge against inflation

Absolute NNN Sale Leaseback | Zero Landlord Responsibilities | No State Income Tax

- Tenant pays for taxes, insurance, CAM, and maintains all aspects of the premises
- Zero landlord responsibilities
- Ideal, management-free investment for a passive investor in a state with no state income tax

Demographics in 5-mile Trade Area

- More than 64,000 residents and 22,000 employees support the trade area
- Features an average household income of \$110,310 in a 1-mile radius

Off I-95 | Near High Placer.ai Ranked Retailers | 9 Minutes From Jacksonville International Airport

- Ideally positioned off I-95 (121,000 VPD), allowing for on/off ramp access to the site and surrounding trade area
- Just North of the River City Marketplace development, a regional outdoor shopping mall featuring tenants such as Walmart Supercenter, Lowe's, Best Buy, and more
 - The River City Marketplace ranks in the top 85% of all US super-regional malls and the Walmart Supercenter ranks in the top 80% of all US locations according to Placer.ai
- Ellianos Coffee is located just 9 minutes from the Jacksonville International Airport
- Click [HERE](#) and [HERE](#) for more information on this Ellianos location

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](#))"



ELLIANOS COFFEE

ellianos.com

Company Type: Private

Locations: 39+

Ellianos Coffee was founded in 2002 by entrepreneurs Scott and Pam Stewart with the mission to become the premiere double-sided drive-through coffee shop in the southeast. Ellianos currently has 39 stores open and over 110 more in development. In 2023, the Franchise Business Review (FBR) named Ellianos a Top Franchise and a 2022 Top Food Franchise. In its 2023 Franchise 500 list, Entrepreneur magazine recognized Ellianos among the nation's top franchises.



Source: ellianos.com

LOCATION



Jacksonville, Florida
Duval County

PARKING



There are 21 parking spaces on the owned parcel.

ACCESS



Duval Station Road: 1 Access Point

PARCEL



Parcel Number: 107669-0500
Acres: 0.45
Square Feet: 19,602

TRAFFIC COUNTS



Duval Station Road: 9,700 VPD
N. Main Street/State Highway 5: 21,500 VPD

CONSTRUCTION



Year Built: 2023

IMPROVEMENTS



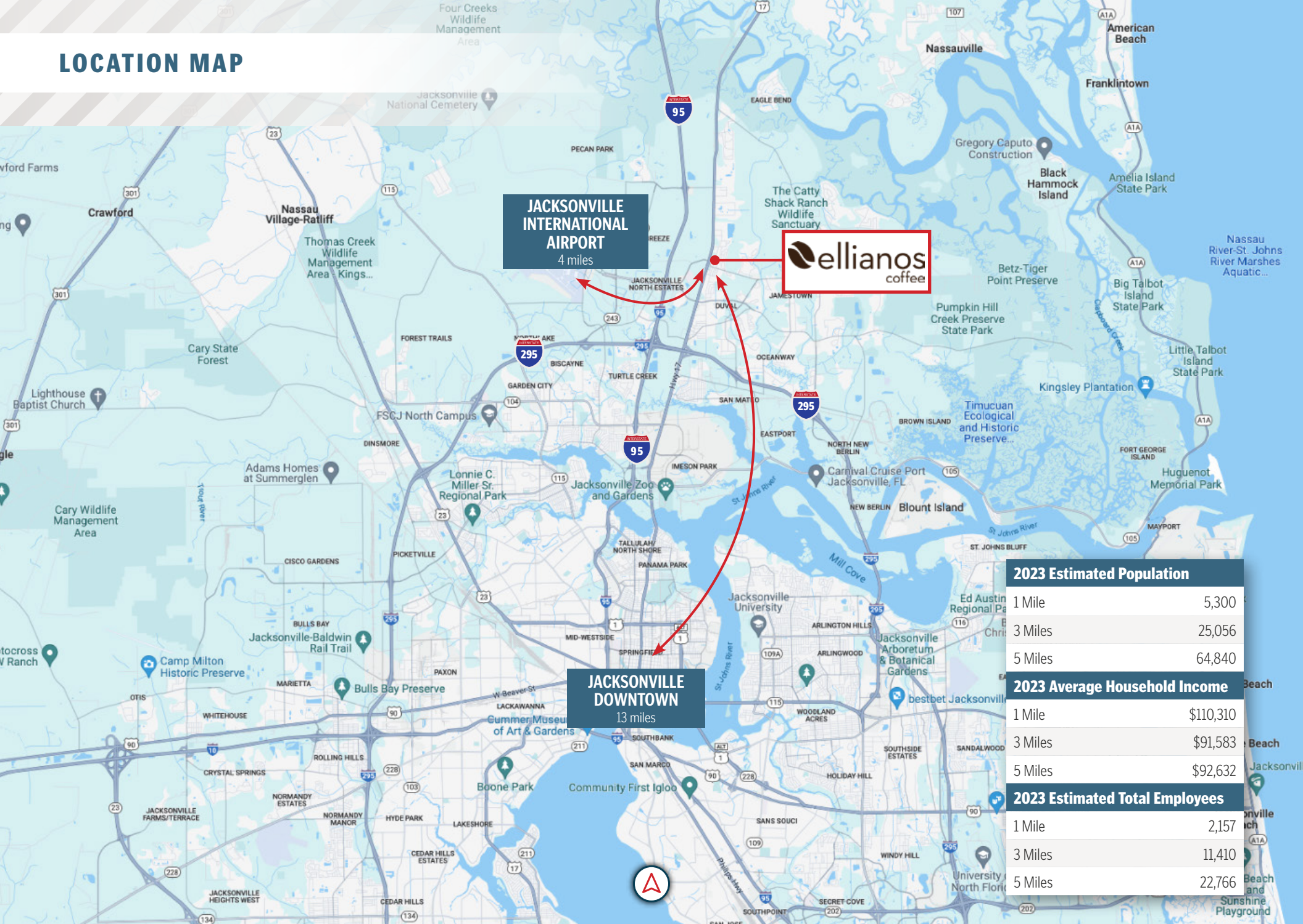
There is approximately +/- 950 SF of existing building area

ZONING



Commercial

LOCATION MAP



JACKSONVILLE INTERNATIONAL AIRPORT
4 miles

ellianos coffee

JACKSONVILLE DOWNTOWN
13 miles

2023 Estimated Population

1 Mile	5,300
3 Miles	25,056
5 Miles	64,840

2023 Average Household Income

1 Mile	\$110,310
3 Miles	\$91,583
5 Miles	\$92,632

2023 Estimated Total Employees

1 Mile	2,157
3 Miles	11,410
5 Miles	22,766



21,500
VEHICLES PER DAY

CIRCLE K

POPEYES

U.S. HIGHWAY 17

BENTON ST.

CVS pharmacy

ellianos
coffee

9,700
VEHICLES PER DAY

DUVAL STATION RD.



RIVER CITY MARKETPLACE

Walmart Supercentre, BJ's, HomeGoods, Ashley Furniture, Burlington, Lowe's, Goodyear Auto Service, Best Buy, PetSmart, Dollar Tree, Discount Tire, Office Depot, OfficeMax, Tire Kingdom

ALDI, Dick's Sporting Goods, Wendy's, Hobby Lobby, Marshalls, BJ's

aloft HOTELS

UF HEALTH NORTH

Hilton Garden Inn Fairfield, Hampton by Hilton, Comfort Suites, Courtyard by Marriott, Residence Inn by Marriott, Springhill Suites by Marriott, Crowne Plaza Hotels & Resorts, Home2 Suites by Hilton, Days Inn, Sleep Inn, Hyatt Place

JACKSONVILLE INTERNATIONAL AIRPORT

THE LIVING EXPLORES

DOLLAR GENERAL

ellianos coffee

O'Reilly AUTO PARTS

CVS pharmacy

Carwash

9,700 VEHICLES PER DAY

21,500 VEHICLES PER DAY

DUVAL STATION RD.

U.S. HIGHWAY 17

BENTON ST.

POPEYES

CIRCLE K





121,000
VEHICLES PER DAY

21,500
VEHICLES PER DAY

9,700
VEHICLES PER DAY

JACKSONVILLE NORTH
VA OUTPATIENT
CLINIC AND
DOMICILIARY

RIVERCITY
REHAB

RIVERS EDGE

MARY
GLASS

Carwash

CIRCLE K

POPEYES

CVS pharmacy

O'Reilly AUTO PARTS

DOLLAR GENERAL

ellianos
coffee

PARKWAY SHOPS

DICK'S
SPORTING GOODS
HOBBY LOBBY
Marshalls
THE VITAMIN SHOPPE
Mellow MUSHROOM
ULTA
ALDI
Wendy's
BJ's

UF HEALTH
NORTH

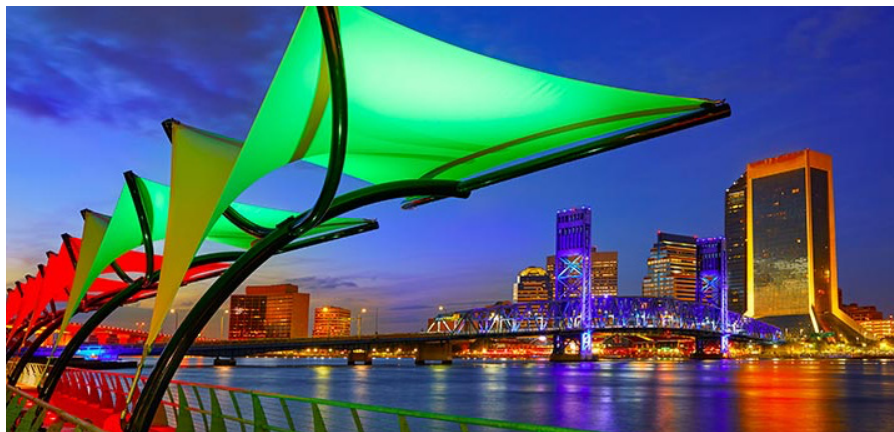
RIVER CITY MARKETPLACE

Walmart
HomeGoods
Michaels
Burlington
ASHLEY
Office DEPOT
OfficeMax
five BEL'W
GOODYEAR
OLD NAVY
DAVID'S BRIDAL
DOLLAR TREE
carter's
DTLR
Foot Locker
MATTRESS FIRM
PET SMART
BEST BUY
LOWE'S
SPORTSMAN'S
WAREHOUSE
ROSS
DRESS FOR LESS
rue21
AT&T
BJ's
TJ Maxx
SALLY.
TORRID
DISCOUNT
TIRE
TIRE KINGDOM.





	1 Mile	3 Miles	5 Miles
Population			
2023 Estimated Population	5,300	25,056	64,840
2028 Projected Population	0.56%	1.13%	0.65%
2023 Median Age	37.5	37.9	37.8
Households & Growth			
2023 Estimated Households	1,920	9,525	24,330
2028 Projected Households	2,000	10,246	25,438
Income			
2023 Estimated Average Household Income	\$110,310	\$91,583	\$92,632
2023 Estimated Median Household Income	\$83,549	\$69,986	\$72,248
Businesses & Employees			
2023 Estimated Total Businesses	185	839	1,816
2023 Estimated Total Employees	2,157	11,410	22,766



JACKSONVILLE, FLORIDA

Jacksonville 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 986,073 as of July 1, 2023.

Jacksonville is the leading transportation and distribution hub in the state. 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.

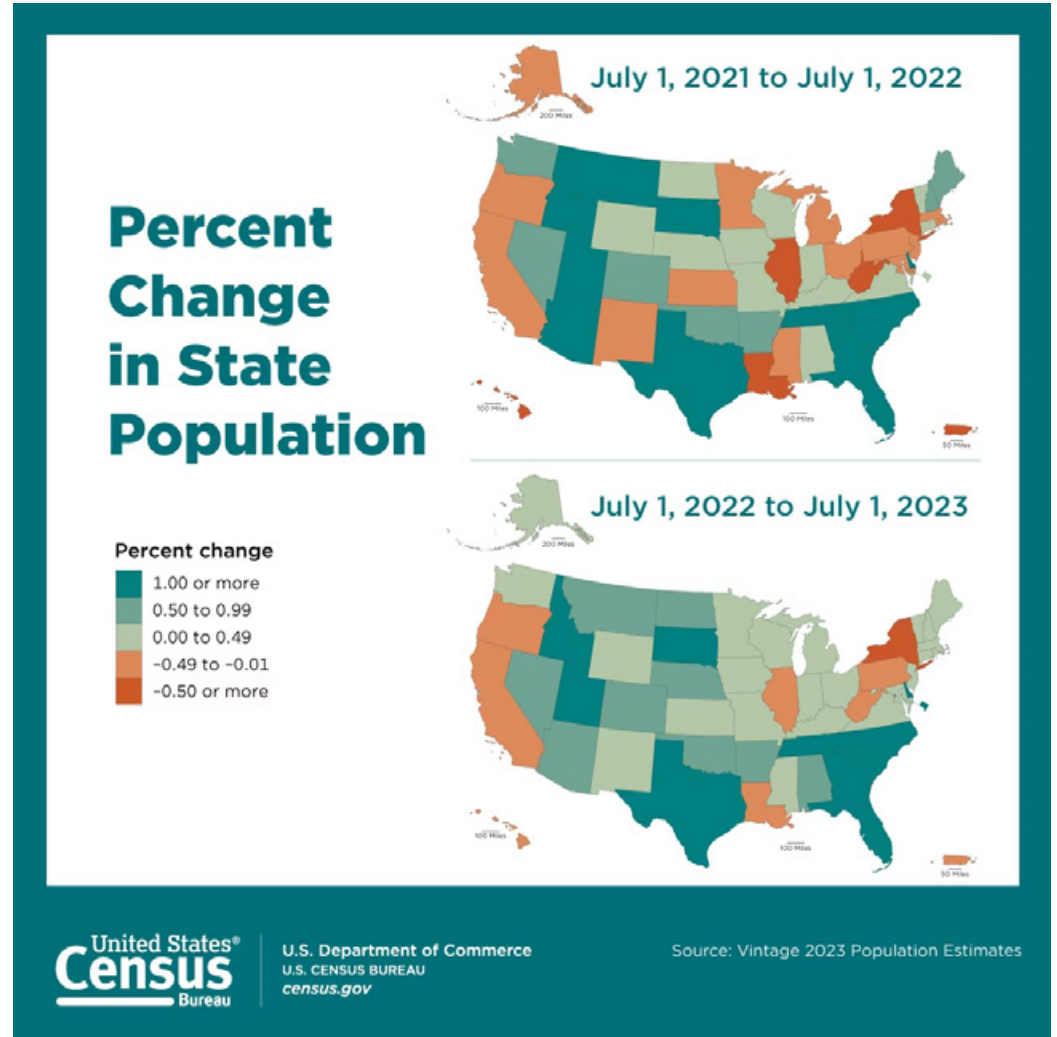
Jacksonville is home to many prominent corporations and organizations, including the headquarters of four Fortune 500 companies: CSX Corporation, Fidelity National Financial, Fidelity National Information Services and Southeastern Grocers. Interline Brands is based in Jacksonville and is currently owned 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. A growing economy, a strong workforce and an excellent living environment are just some of the reasons why one should do business in Jacksonville.

PERCENT CHANGE IN STATE POPULATION

Top 10 States by Numeric Growth: 2022 to 2023					
Rank	Geographic Area	April 1, 2020 (est. base)	July 1, 2022	July 1, 2023	Numeric Growth
1	Texas	29,145,459	30,029,848	30,503,301	473,453
2	Florida	21,538,216	22,245,521	22,610,726	365,205
3	North Carolina	10,439,459	10,695,965	10,835,491	139,526
4	Georgia	10,713,771	10,913,150	11,029,227	116,077
5	South Carolina	5,118,422	5,282,955	5,373,555	90,600
6	Tennessee	6,910,786	7,048,976	7,126,489	77,513
7	Arizona	7,157,902	7,365,684	7,431,344	65,660
8	Virginia	8,631,373	8,679,099	8,715,698	36,599
9	Colorado	5,773,707	5,841,039	5,877,610	36,571
10	Utah	3,271,614	3,381,236	3,417,734	36,498

Top 10 States or State Equivalent by Percent Growth: 2022 to 2023					
Rank	Geographic Area	April 1, 2020 (est. base)	July 1, 2022	July 1, 2023	Percent Growth
1	South Carolina	5,118,422	5,282,955	5,373,555	1.7%
2	Florida	21,538,216	22,245,521	22,610,726	1.6%
3	Texas	29,145,459	30,029,848	30,503,301	1.6%
4	Idaho	1,839,117	1,938,996	1,964,726	1.3%
5	North Carolina	10,439,459	10,695,965	10,835,491	1.3%
6	Delaware	989,946	1,019,459	1,031,890	1.2%
7	D.C.	689,548	670,949	678,972	1.2%
8	Tennessee	6,910,786	7,048,976	7,126,489	1.1%
9	Utah	3,271,614	3,381,236	3,417,734	1.1%
10	Georgia	10,713,771	10,913,150	11,029,227	1.1%



Source: United States Census Bureau
Read Full Article [HERE](#)
Posted on December 18, 2023



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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