

MULTI TENANT NNN RETAIL W/DRIVE-THRU

Investment Opportunity

*Shops at
Longleaf Pine*



100% Occupied Three-Tenant Strip | A Top Growth Submarket in FL | \$186K Avg. HH Income



 **Top 10% Performing Publix Nationwide**
 **Placer.ai**

FUTURE DEVELOPMENT

SUBJECT SITE

6995 Longleaf Pine Parkway | St. Johns, Florida

JACKSONVILLE MSA

ACTUAL SITE



EXCLUSIVELY MARKETED BY

*Shops at
Longleaf Pine*

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WILLIAM WAMBLE

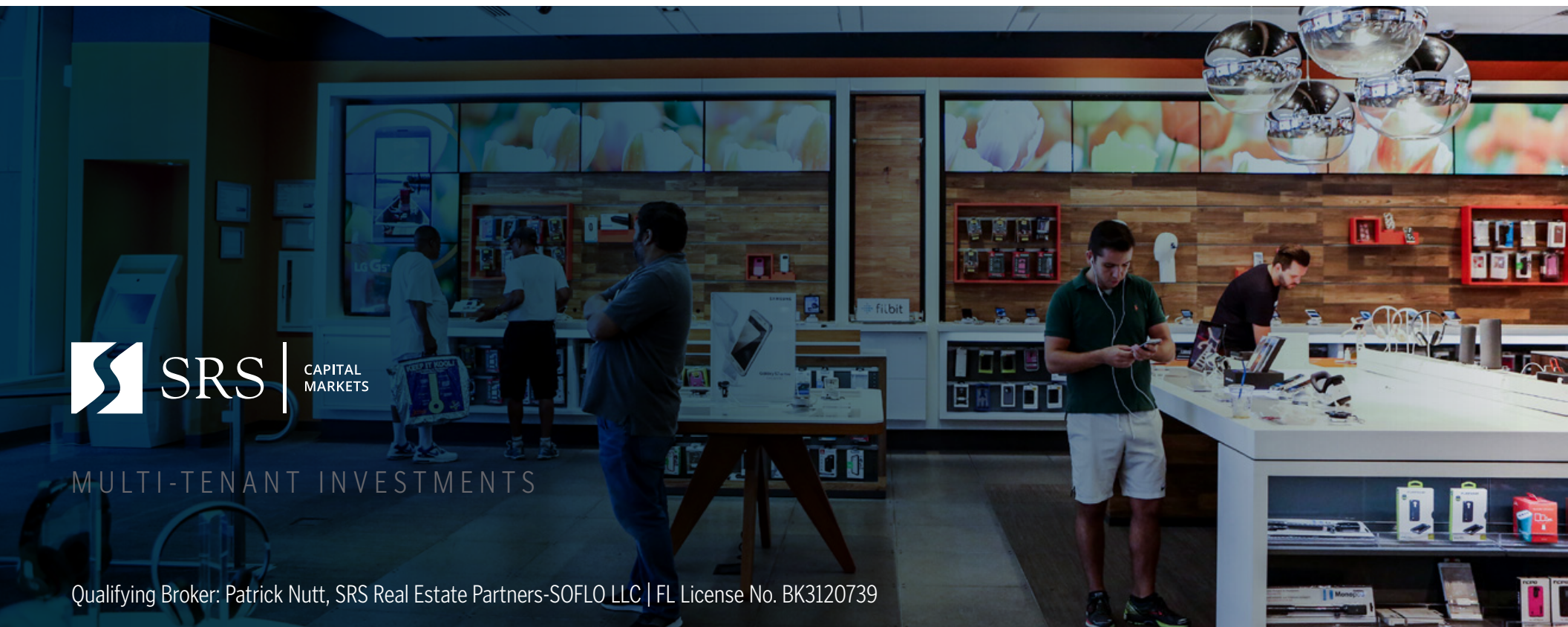
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MULTI-TENANT INVESTMENTS

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



SITE OVERVIEW



CONSTRUCTION PHOTOS (AS OF JUNE 9, 2024)

*Shops at
Longleaf Pine*




**WATCH DRONE
VIDEO**



CONSTRUCTION PHOTOS (AS OF JUNE 9, 2024)

*Shops at
Longleaf Pine*





OFFERING

Pricing	\$3,667,000
Net Operating Income	\$220,004
Cap Rate	6.00%

PROPERTY SPECIFICATIONS

Property Address	6995 Longleaf Pine Parkway St. Johns, Florida 32259
Rentable Area	5,040 SF
Total Occupancy	100%
Land Area	0.98 AC
Year Built	2024
Tenants	AT&T Grand Nails Jeremiah's
Lease Types	NNN
Landlord Responsibilities	Roof, Structure, Foundation

RENT ROLL

Suite #	Tenant Name	Size SF	Pro					Rental Increases				Lease Start Date	Lease End Date	Options Remaining			
			Rata (SF)	Rent Monthly	Rent \$/SF/Mo	Rent Annual	Rent \$/SF/Yr	Rata (\$)	Increase Date	Inc.	Rent Monthly				Rent \$/SF/Mo	Rent Annual	Rent \$/SF/Yr
A	AT&T	1,500	30%	\$5,500	\$3.67	\$66,000	\$44.00	30%	Sep-29	10.0%	\$6,050	\$4.03	\$72,600	\$48.40	Sep-24 (Est.)	Sep-34	2 (5-Year) Opt 1: \$53.24 PSF/Yr Opt 2: \$58.57 PSF/Yr
B	Grand Nails	2,000	40%	\$7,333	\$3.67	\$88,000	\$44.00	40%	Sep-29	12.5%	\$8,250	\$4.12	\$99,000	\$49.50	Sep-24 (Est.)	Sep-34	2 (5-Year) Opt 1: \$55.69 PSF/Yr Opt 2: \$62.65 PSF/Yr
C	Jeremiah's	1,540	31%	\$5,500	\$3.57	\$66,004	\$42.86	30%	Sep-29	10.0%	\$6,051	\$3.93	\$72,611	\$47.15	Sep-24 (Est.)	Sep-34	2 (5-Year) Opt 1: \$51.87 PSF/Yr Opt 2: \$57.06 PSF/Yr
Total Occupied		5,040	100%	\$18,334	\$3.64	\$220,004	\$43.65	100%									
Total Vacant		0	0%	\$0		\$0		0%									
Total / Wtd. Avg:		5,040	100%	\$18,334	\$3.64	\$220,004	\$43.65	100%									

Brand New Three-Tenant Strip | 100% Occupied | NNN Leases | Fee Simple Ownership | Growing Submarket

- Opportunity to acquire the Longleaf Center, a brand new three-tenant strip in St. John's, FL
- The 100% occupied building features tenants operating under NNN leases, limiting expense obligations for a future investor
- The landlord will be responsible for the roof, structure, and foundation

Part of New Retail Development | Across From Publix Center | Bartram Trail High School

- The asset is part of a larger retail development under construction that will feature tenants such as Wendy's, Dunkin', Mavis, Heartland Dental, and more
- The strong tenant synergy throughout the site will increase crossover store exposure to the subject property
- Ideally located across the street from Shoppes at RiverTown, a Publix-anchored shopping center
- **The Publix ranks in the top 91% (113 out of 1,323) out of all nationwide locations according to Placer.ai**
- Just North of Bartram Trail High School (2,666-students), providing an additional consumer base from which to draw

Demographics 10-Mile Trade Area

- More than 270,100 residents and 83,300 employees support the trade area
- \$186,780 average household income within a 3-mile radius

RiverTown - Master Planned Community | Single/Multi Family | Only Riverfront Community in Jacksonville

- The Longleaf Center development is part of the master planned community called RiverTown currently under construction
- RiverTown is the only riverfront master-planned community in Jacksonville. About 150 families currently live there, and it is approved for up to 4,950 homes, meaning that more than 10,000 people will eventually call this sought-after and family-friendly neighborhood home (more info [HERE](#))
- The development will feature six neighborhoods: Arbors West, Bluffs, Ravines, Settlement, Shores, Watersong, and more
- A 335-unit apartment community is also planned for RiverTown, the first multifamily development in the master-planned community

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](#))

LIST OF WHAT'S COMING TO ST. JOHNS COUNTY

It's no secret that northern St. Johns County is experiencing a massive development boom right now.

Over the past decade, thousands of single-family and multi-family living units have popped up throughout land that had long sat undeveloped near the county line between southern Duval and northern St. Johns. And with any significant growth in population, commercial development soon follows.

Over half a dozen retail center projects have sprung up in the northern St. Johns area. The largest of these projects, Durbin Park, has been detailed frequently by local publications, including our own. We even created a running list of future Durbin Park tenants which became one of our most-viewed articles of all time, showing the clear interest in retail growth in the area.

SHOPPES AT BEACHWALK

- Beachwalk Dental (Narducci Dental)
- Cold Stone Creamery
- Fancy Sushi & Grill
- Fifth Third Bank
- Great Clips
- Publix/Publix Liquors
- Urgent Vet
- Wendy's

GRAND CYPRESS RETAIL

- Winn-Dixie
- Zaxby's
- 12,000 square feet of shops
- 4 outparcels

SHOPPES OF ST. JOHNS PARKWAY

- 1928 Cuban Bistro
- Al Dente's Restaurant
- Canopy Road Cafe
- Ember & Iron Rustic American Fare
- Engel & Völkers
- The Great Greek Mediterranean Grill
- Xtreme Wings Sports Grille
- Heartland Dental
- Hot Spot Power Yoga
- Massage Envy
- RaceTrac
- Shores Fine Wine & Spirits
- Whataburger

PARKWAY PLACE AT DURBIN

- Circle K
- Dep Nails & Spa
- Goodwill
- Jeremiah's Italian Ice
- PearleVision
- Planet Smoothie
- Sadhana Eyebrow Threading
- Strickland Brothers 10 Minute Oil Change
- Tire Outlet
- My Neighborhood Storage Center

DURBIN CREEK CROSSING

- 7-Eleven
- ABC Fine Wine & Spirits
- ALDI
- Burger King
- Ellianos Coffee
- First Florida Credit Union
- Pepper's Cocina Mexicana
- Scrubbles Express Wash
- TD Bank
- Tire Kingdom
- ~280 multifamily apartment units
- ~120 townhomes
- 4 other outparcel tenants

BEACHWALK LIFESTYLE CENTER

- Bagels R Us
- BurgerFi
- The Covery
- Daybreak Market
- F45 Training
- Fysh Restaurant
- Jax Kitchen / Kilwin's
- Huey Magoo's
- Sierra Grille
- SuperCuts
- Whiskey Joe's Bar & Grill
- A 110-room hotel

FOUNTAINS AT ST. JOHNS

- Ascension St. Johns Hospital
- Bartram Dental Center
- Culver's
- Dunkin' GO
- Endeavor Health
- ENT Specialists of North Florida
- Florida Eye Specialists
- Green Papaya
- Grumpy's Restaurant
- Juice Tap
- Lil Voyagers Academy
- Salsas Mexican Restaurant
- Tikka Bowls & Tacos
- Valvoline Instant Oil Change

FORUM AT GREENBRIAR

- Atlantic Self Storage
- Bowden Eye Associates
- Brooks Rehabilitation
- F.E.N.I.X. Fitness
- First Coast Surgery Center
- Flagler Health+ Primary Care
- Jet & Ivy Children's Boutique
- Mademoiselle Hair Salon
- Nori Sushi Bar
- Pet Supplies Plus
- Poppy's Italiano
- Tim's Wine Market
- Zen & Ginger



AT&T

att.com

Company Type: Public (NYSE: T)

Locations: 5,407+

2023 Revenue: \$122.43 Billion

2023 Net Income: \$14.40 Billion

2023 Assets: \$407.06 Billion

2023 Equity: \$103.30 Billion

Credit Rating: S&P: BBB



AT&T help more than 100 million U.S. families, friends and neighbors, plus nearly 2.5 million businesses, connect to greater possibility. From the first phone call 140+ years ago to their 5G wireless and multi-gig internet offerings today, AT&T innovate to improve lives. There are 5,340 AT & T locations in the United States as of April 02, 2024.

Source: about.att.com, finance.yahoo.com



JEREMIAH'S ITALIAN ICE

jeremiahsice.com

Company Type: Private

Locations: 100+



Founded in 1996 and franchising since 2019, Jeremiah's Italian Ice has come to be known not only for its superior frozen treats, but also for its outstanding customer service, community involvement, and an exciting brand image that exudes the Jeremiah's motto - LIVE LIFE TO THE COOLEST. Focused on delivering flavorful experiences to each and every guest, Jeremiah's is committed to serving its vibrant, flavorful treats up with a smile in a lively environment. With 100+ locations throughout Florida, Arizona, Georgia, North Carolina, South Carolina, Louisiana, Colorado, Nevada, Alabama, Tennessee and Texas, Jeremiah's is offering franchises across the Southern United States.

Source: prnewswire.com

PROPERTY OVERVIEW

LOCATION



St. Johns, Florida
St. Johns County
Jacksonville MSA

ACCESS



Longleaf Pine Parkway: 3 Access Points
Greenbriar Road: 2 Access Points

TRAFFIC COUNTS



Longleaf Pine Parkway: 8,600 VPD
Greenbriar Road: 7,400 VPD
State Highway 13: 27,100 VPD

IMPROVEMENTS



There is approximately 5,040 SF of existing building area

PARKING



There are approximately 28 parking spaces on the owned parcel.

PARCEL



Parcel Number: TBD
Acres: 0.98
Square Feet: 42,689

CONSTRUCTION



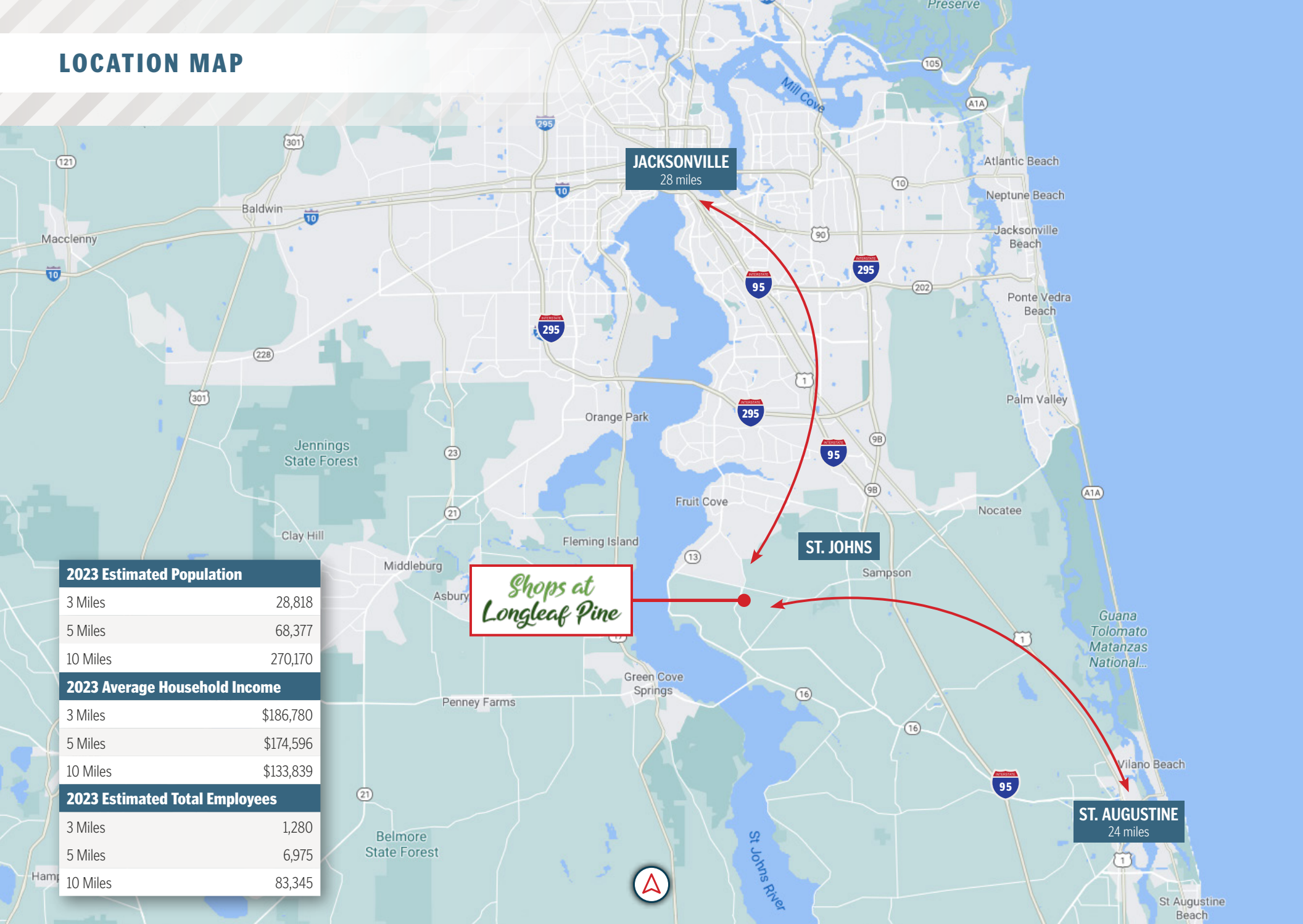
Year Built: 2024

ZONING



Commercial

LOCATION MAP



2023 Estimated Population

3 Miles	28,818
5 Miles	68,377
10 Miles	270,170

2023 Average Household Income

3 Miles	\$186,780
5 Miles	\$174,596
10 Miles	\$133,839

2023 Estimated Total Employees

3 Miles	1,280
5 Miles	6,975
10 Miles	83,345

*Shops at
Longleaf Pine*





Top 10% Performing Publix Nationwide



Placer.ai



publix



Great Clips
IT'S GONNA BE GREAT



GREENBRIAR RD.



Dailys
It's nicer here.

THE SHOPPES AT RIVERTOWN



LONGLEAF PINE PKWY.



DUNKIN'

LOCKHART
STORAGE CENTERS



Shops at
Longleaf Pine

CHASE



BARTRAM TRAIL HIGH SCHOOL



Shops at Longleaf Pine



Top 10% Performing Publix Nationwide




Placer.ai



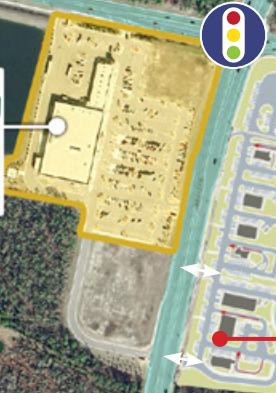
THE SHOPPES AT RIVERTOWN

LONGLEAF PINE PKWY.





Top 10% Performing Publix Nationwide



THE SHOPS AT
LONGLEAF PINE



Shops at
Longleaf Pine

GREENBRIAR RD.

7,400
VEHICLES PER DAY

LONGLEAF PINE PKWY.

8,600
VEHICLES PER DAY

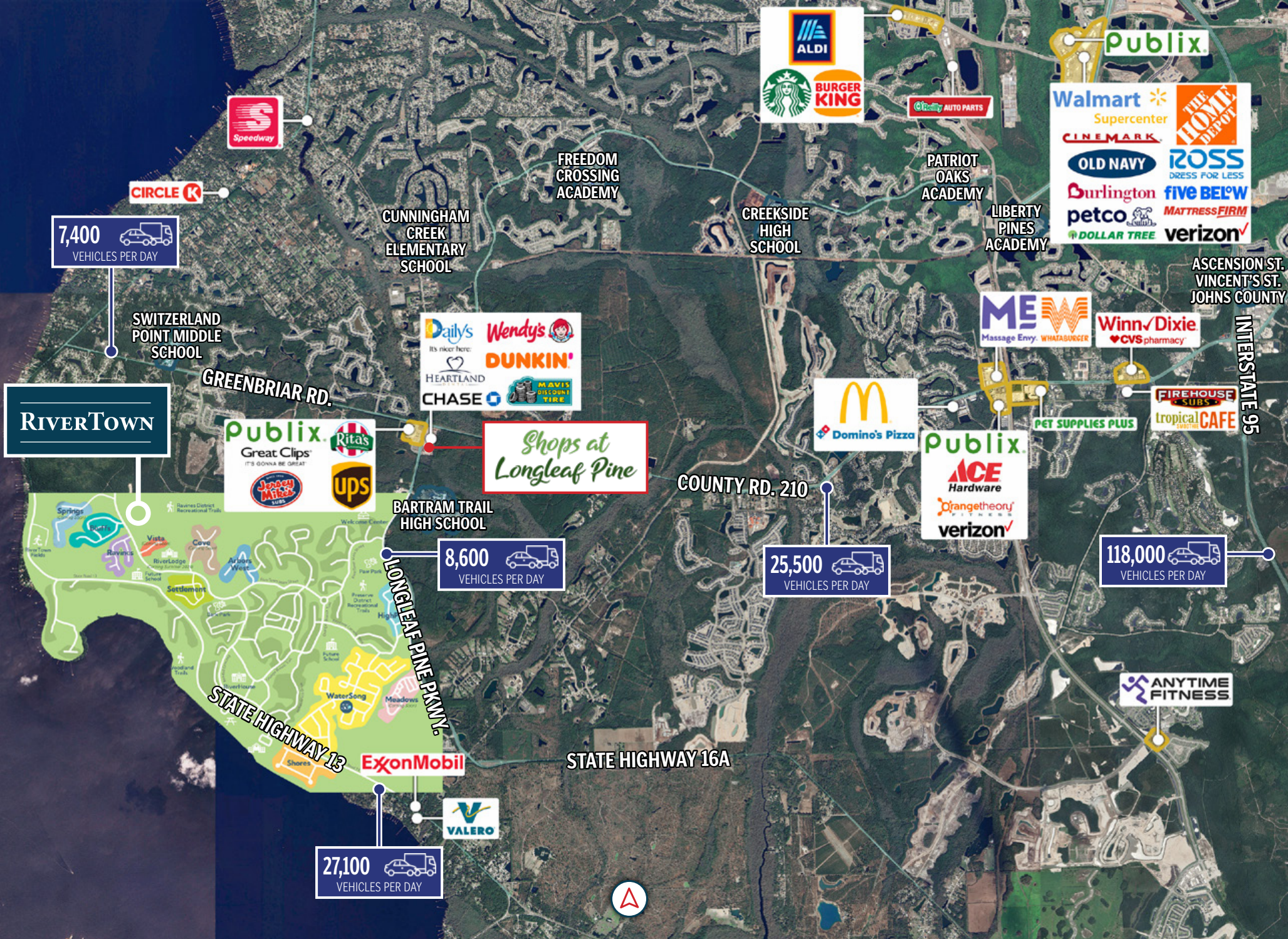
RIVERTOWN

BARTRAM TRAIL
HIGH SCHOOL



Welcome Center







Suite	Tenant	SQ FT
A	AT&T	1,500
B	Grand Nails	2,000
C	Jeremiah's	1,540

	3 Miles	5 Miles	10 Miles
Population			
2023 Estimated Population	28,818	68,377	270,170
2028 Projected Population	33,149	77,781	296,610
2023 Median Age	41.0	39.7	40.0
Households & Growth			
2023 Estimated Households	3.01%	2.75%	98,852
2028 Projected Households	5.71%	4.26%	109,301
Income			
2023 Estimated Average Household Income	\$186,780	\$174,596	\$133,839
2023 Estimated Median Household Income	\$141,992	\$136,644	\$100,828
Businesses & Employees			
2023 Estimated Total Businesses	272	1,069	8,726
2023 Estimated Total Employees	1,280	6,975	83,345



ST. JOHNS, FLORIDA

Saint Johns is an unincorporated community in northwest St. Johns County, Florida, United States and a suburb of Jacksonville. The current population is estimated to be approximately 63,429 people.

The largest industries in St. Johns, FL are Health Care & Social Assistance, Retail Trade, and Finance & Insurance, and the highest paying industries are Finance & Insurance, Professional, Scientific, & Technical Services, and Utilities.

St. Johns County primarily comprises residential bedroom communities for those who commute to Jacksonville. Tourism, primarily associated with St. Augustine and the many golf courses in the area, is the chief economic industry.

Business locations within the county are connected to multi-modal transportation networks through Interstate 95 and U.S. 1 corridors, which provide convenient access to regional assets such as the Jacksonville International Airport and JAXPORT, as well as local assets like the Northeast Florida Regional Airport in St. Augustine. Historically, the County's primary economic sectors have been agriculture, tourism, and retail, which correlate to the state's economic drivers. Leading industry sectors for employment provided within the County include education and health services, followed by hospitality and leisure, and trade, transportation and utilities.



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 1,330,000 as of 2023.

As with much of Florida, tourism is also important to the Jacksonville area, particularly related to golf. Jacksonville is home to a number of attractions including Jacksonville Landing, Jacksonville Riverwalks, Jacksonville Maritime Museum, Jacksonville Zoo and Gardens and St. Johns River Park or Friendship Park.

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.

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 coastal location facilitates the Port of Jacksonville, Florida's third largest seaport and multiple military facilities. Jacksonville has the largest deep-water port in the South Atlantic, 14th largest in the U.S. and is the nation's leading port for automobile imports.



10TH
MOST
POPULOUS
UNITED STATES
CITY



POPULATION
(AS OF 2023)
1.33MIL

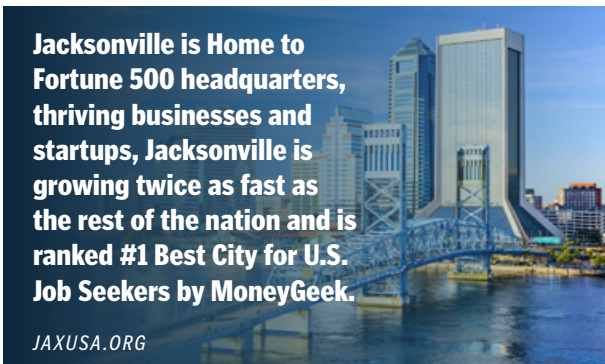


#2
BEST STATE TO
START A BUSINESS

<p>#3 CITY BEST U.S. CITY FOR JOB SEEKERS</p>	<p>872,000+ WORKING AGE ADULTS</p>
<p>1.22% POPULATION GROWTH RATE</p>	<p>15% LOWER CONSTRUCTION COSTS THAN THE U.S. AVERAGE</p>

#1 **SCHOOL DISTRICT IN FLORIDA**
St. Johns County ranked as top school district in Florida for over a decade!

#4 **JACKSONVILLE**
Fastest Growing City in the United States



Jacksonville is Home to Fortune 500 headquarters, thriving businesses and startups, Jacksonville is growing twice as fast as the rest of the nation and is ranked #1 Best City for U.S. Job Seekers by MoneyGeek.

JAXUSA.ORG



20 MAJOR
BANKS, INSURANCE & INVESTMENT SERVICES FIRMS ON THE FORTUNE GLOBAL 500 LIST HAVE OPERATIONS IN JACKSONVILLE



2022 GDP
JACKSONVILLE MSA



\$117BIL

TOP EMPLOYERS IN THE JACKSONVILLE REGION



AT&T



Walmart



BANK OF AMERICA



Publix



Florida Blue



BAPTIST HEALTH



J.P.Morgan

Hottest Job Market

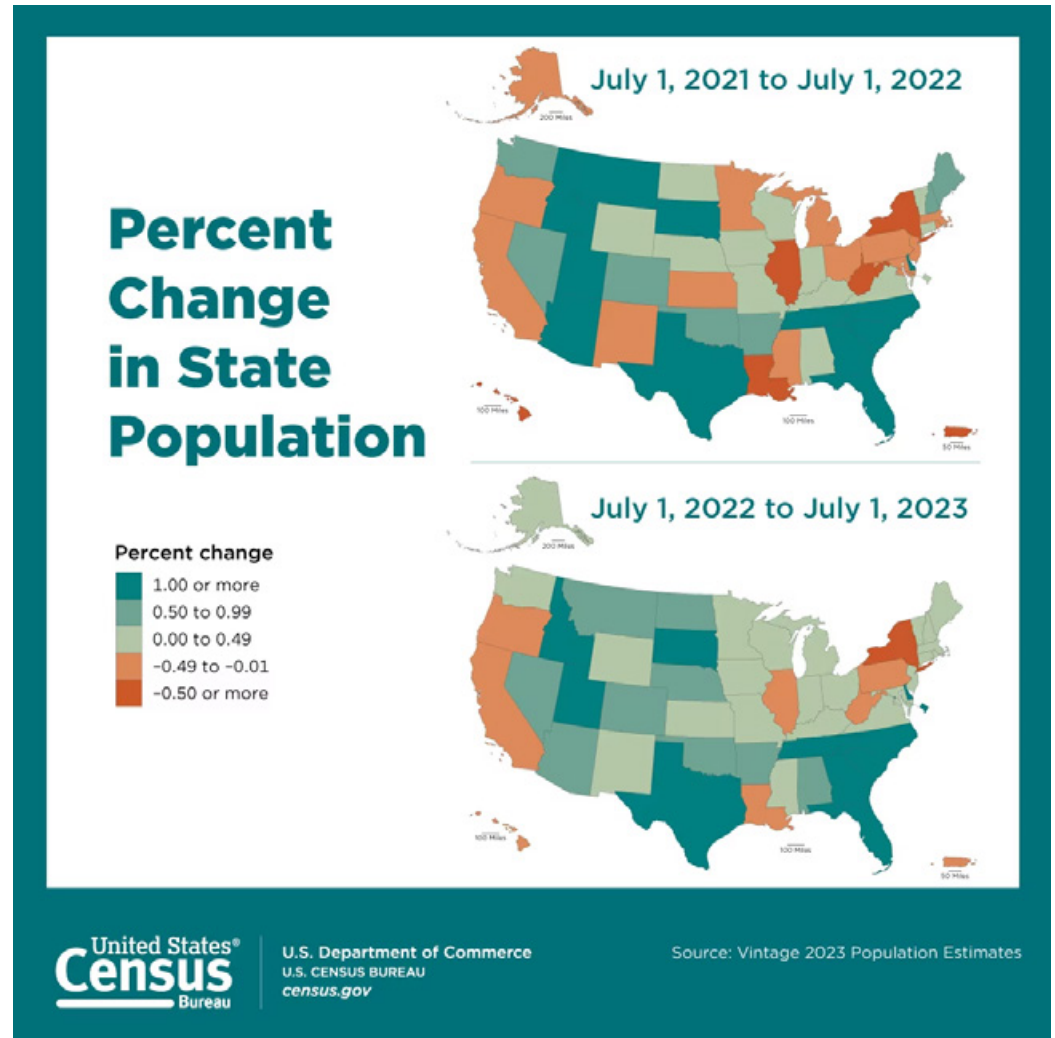


#2

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



SRS

CAPITAL
MARKETS

MULTI-TENANT INVESTMENTS

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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