

±6,658 SF FREESTANDING AUTO SERVICE CENTER INVESTMENT SALE

3575 Highway 17 N | Fleming Island, FL 32003

- ±0.86 Acres
- Recently Renovated
- 8 grade-level bays
- 118' frontage on US-17
with AADT of 57,500
Cars/Day
- Apex family lease
10/30/29
- Cell tower lease 11/09/34



US-17 (AADT-57,500)

LOCAL MARKET EXPERTS

LADSON MONTGOMERY

PRG Developments

lmontgomery@prgdevelopments.net

904.399.5222

CHRISTIE STOUDEMIRE

PRG Developments

cstoudemire@prgdevelopments.net

904.399.5222

NEWMARK
PHOENIX REALTY GROUP

Newmark Phoenix Realty Group, Inc.

10739 Deerwood Park Blvd. #310

Jacksonville, FL 32256

INVESTMENT SUMMARY



ANNUAL INCOME

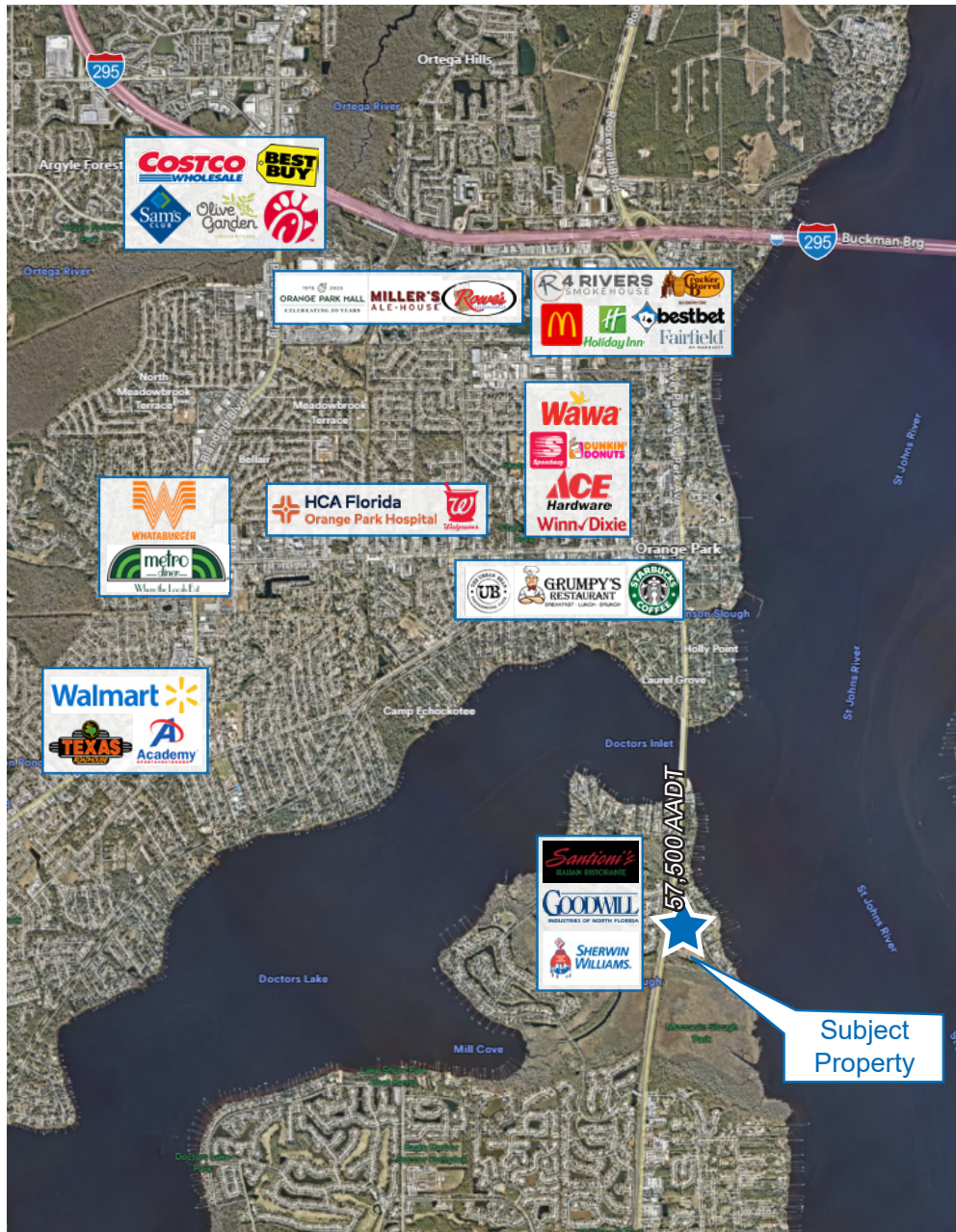
11/25 - 10/26	\$103,292.88
11/26 - 10/27	\$106,031.76
11/27 - 10/28	\$108,852.72
11/28 - 10/29	\$111,758.28

*Cell tower lease through 11/9/34

*Apex lease 10/29 with renewal options (5 years)



THE IDEAL LOCATION



Distance To:	Miles
Interstate 295	5.0
Interstate 95	14.0
Interstate 10	16.0
First Coast Expressway	11.0

