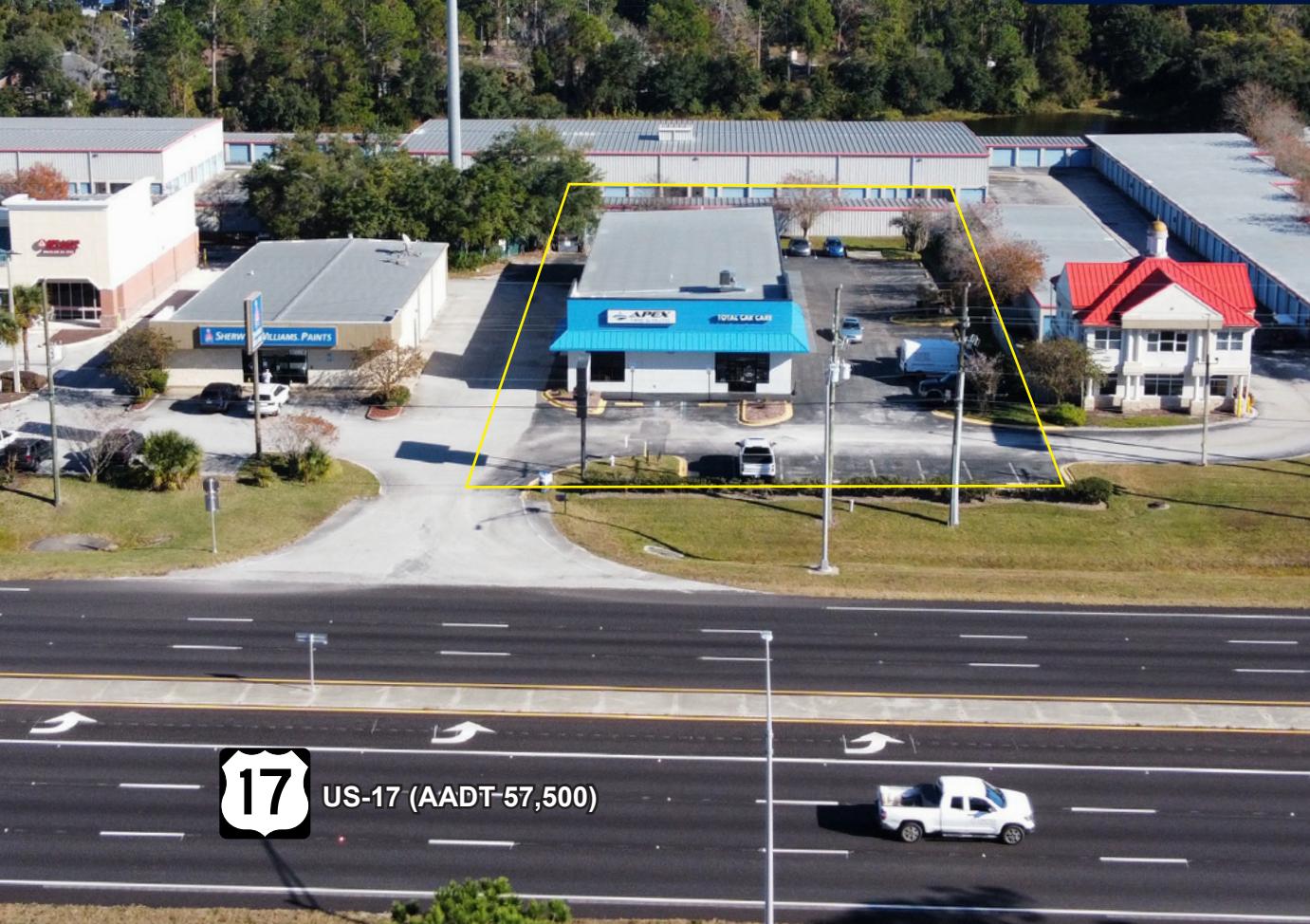


±6,658 SF FREESTANDING AUTO SERVICE CENTER INVESTMENT SALE

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**

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**

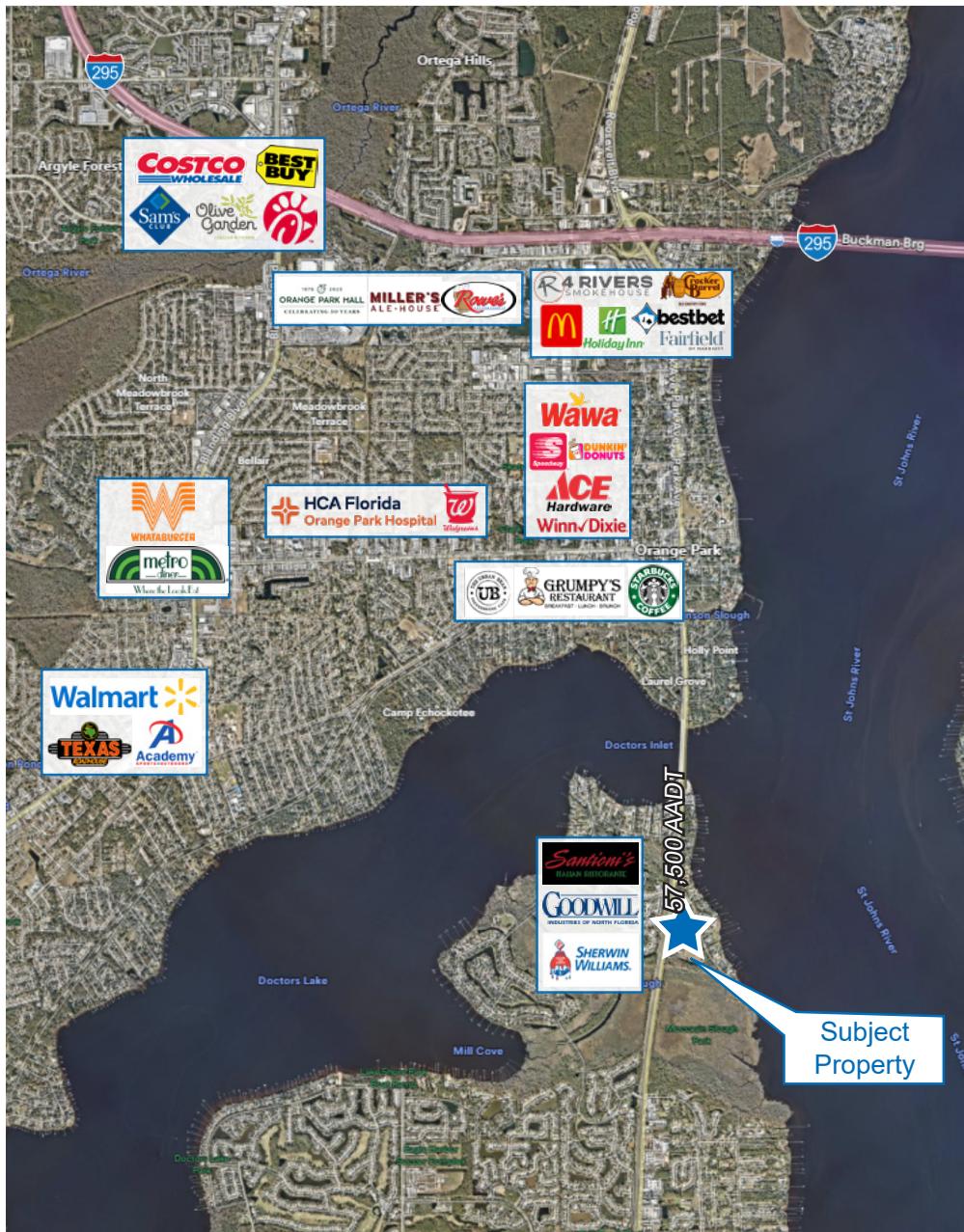
11/28 - 10/29 **\$111,758.28**

***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

