



SALE

STNL Goodyear & NAPA Autocare Investment

5807 MERRILL ROAD

Jacksonville, FL 32277

PRESENTED BY:

ANTHONY MIGLIORE
Phone: 904.421.8523
anthony.migliore@svn.com

COLIN NICHOLSON III, CCIM
Phone: 904.281.1990
cnicholson@svn.com

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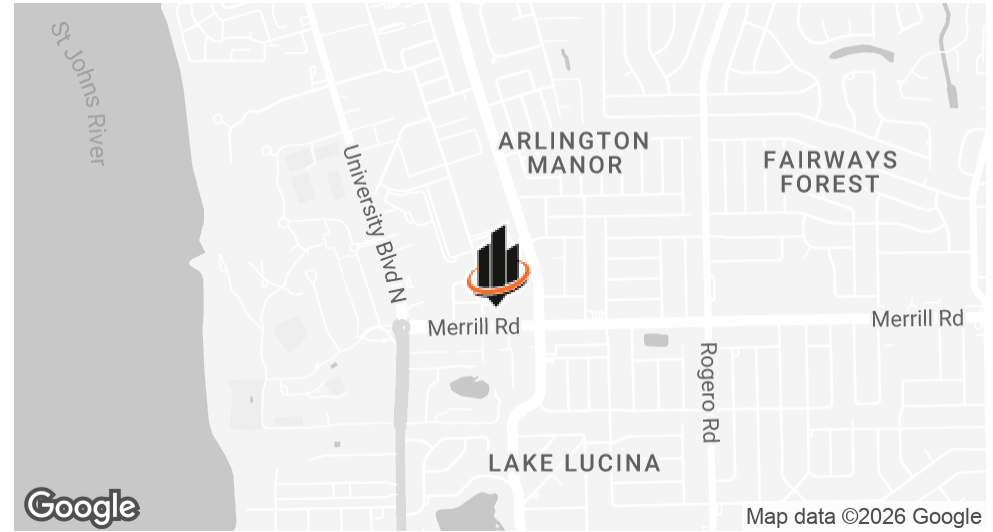
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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$670,000
LOT SIZE:	0.58 Acres
BUILDING SIZE:	4,274 SF
NOI:	\$49,464.00
CAP RATE:	7.38%

PROPERTY DESCRIPTION

SVN First Coast Commercial is pleased to present 5807 Merrill Road, a single-tenant automotive service investment opportunity located along Jacksonville's heavily traveled Merrill Road corridor in the established Arlington submarket. The property is occupied by a long-standing Goodyear-branded automotive service operator and offers stable in-place income with contractual annual rental increases. This has been a Goodyear branded location for approx 38 years.

The approximately 4,274 SF automotive facility is positioned on a highly visible corner-influenced site with multiple service bays, monument signage, generous parking, and excellent ingress/egress from Merrill Road.

The existing lease extends through December 31, 2029 and features annual 2.5% rental increases during the current renewal term. The lease is structured as a modified NNN lease with the tenant responsible for the majority of operating expenses, while landlord responsibilities are generally limited to roof and structural components.

The offering provides investors with an attractive in-place return relative to comparable institutional net lease automotive assets currently trading at significantly lower cap rates. The property is well suited for private investors, 1031 exchange buyers, and automotive owner-operators seeking stable cash flow with future upside potential.

The property is offered at \$670,000, representing an approximate 7.38% in-place return based on current scheduled income. The modified NNN lease structure provides investors with stable cash flow characteristics while limiting landlord responsibilities primarily to roof and structural components.

** The property is located within the Renew Arlington CRA district, which includes corridor improvement and redevelopment initiatives applicable to portions of the surrounding area. Buyers shall independently verify any overlay,

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COMPLETE HIGHLIGHTS



PROPERTY HIGHLIGHTS

- Roof replaced December 2020 reducing near-term capital expenditure concerns
- Goodyear-branded automotive service location operating approximately 38 years
- NAPA AutoCare affiliated automotive service operator
- Signalized hard corner
- Lease currently extends through 12/31/2029 with annual 2.5% rent increases. Options to 12/31/39.
- Modified NNN lease structure with limited landlord responsibilities
- Approximately 252' of frontage along heavily traveled Merrill Road
- Strong visibility with monument signage and multiple curb cuts
- Established Arlington infill location surrounded by dense residential neighborhoods
- Attractive 7.38% in-place return based on current scheduled income
- Long-standing automotive service use with dedicated service bay infrastructure
- Well positioned for private investors and 1031 exchange buyers

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ADDITIONAL PHOTOS



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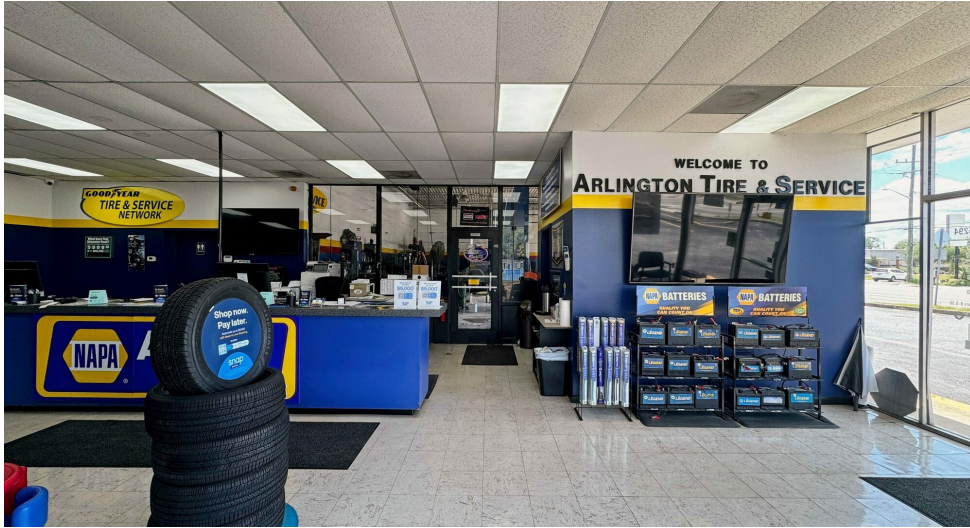
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FINANCIAL SUMMARY

INVESTMENT OVERVIEW

PRICE	\$670,000
PRICE PER SF	\$157
CAP RATE	7.38%

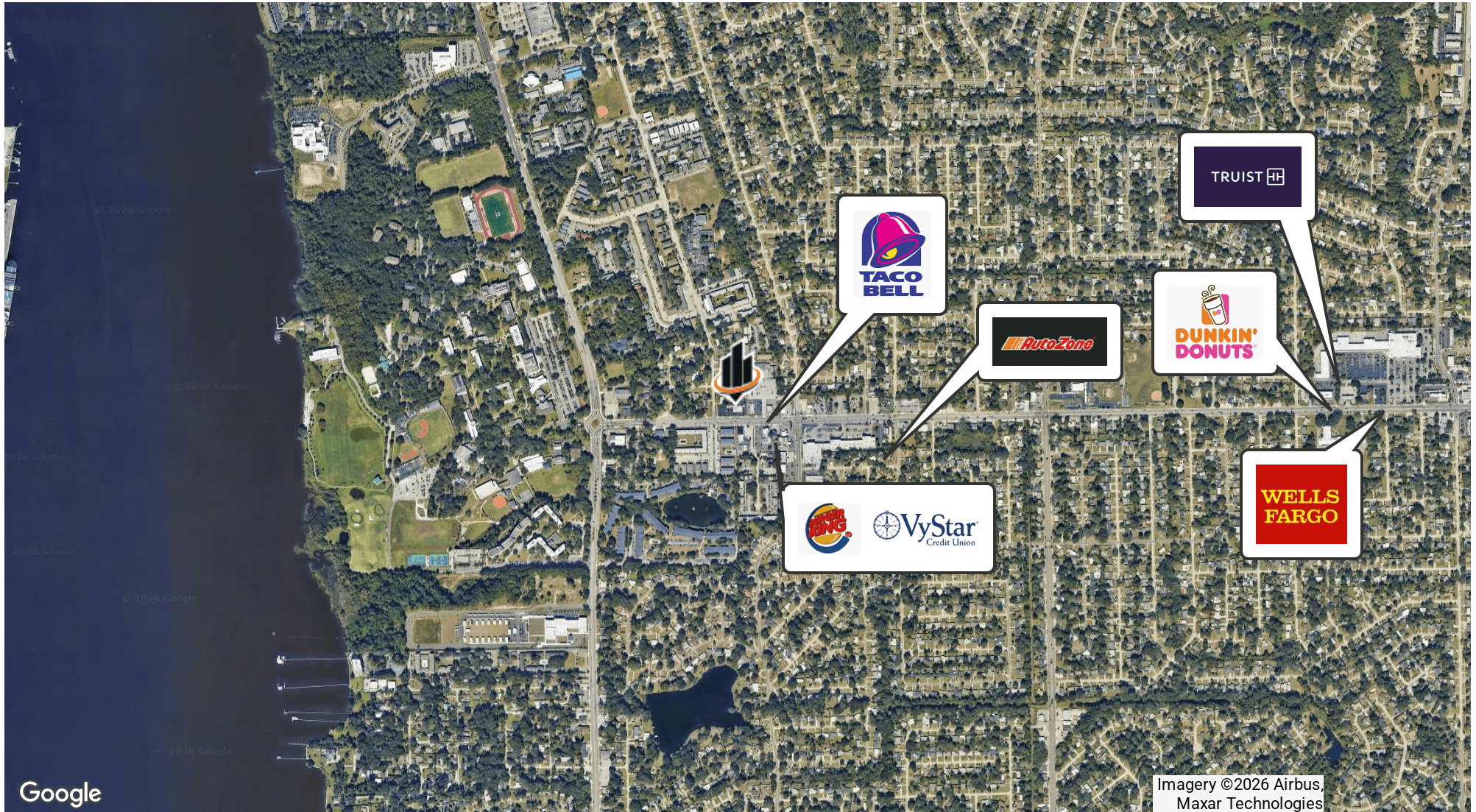
OPERATING DATA

NET OPERATING INCOME	\$49,464
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FINANCING DATA

ANTHONY MIGLIORE **COLIN NICHOLSON III, CCIM**
O: 904.421.8523 O: 904.281.1990
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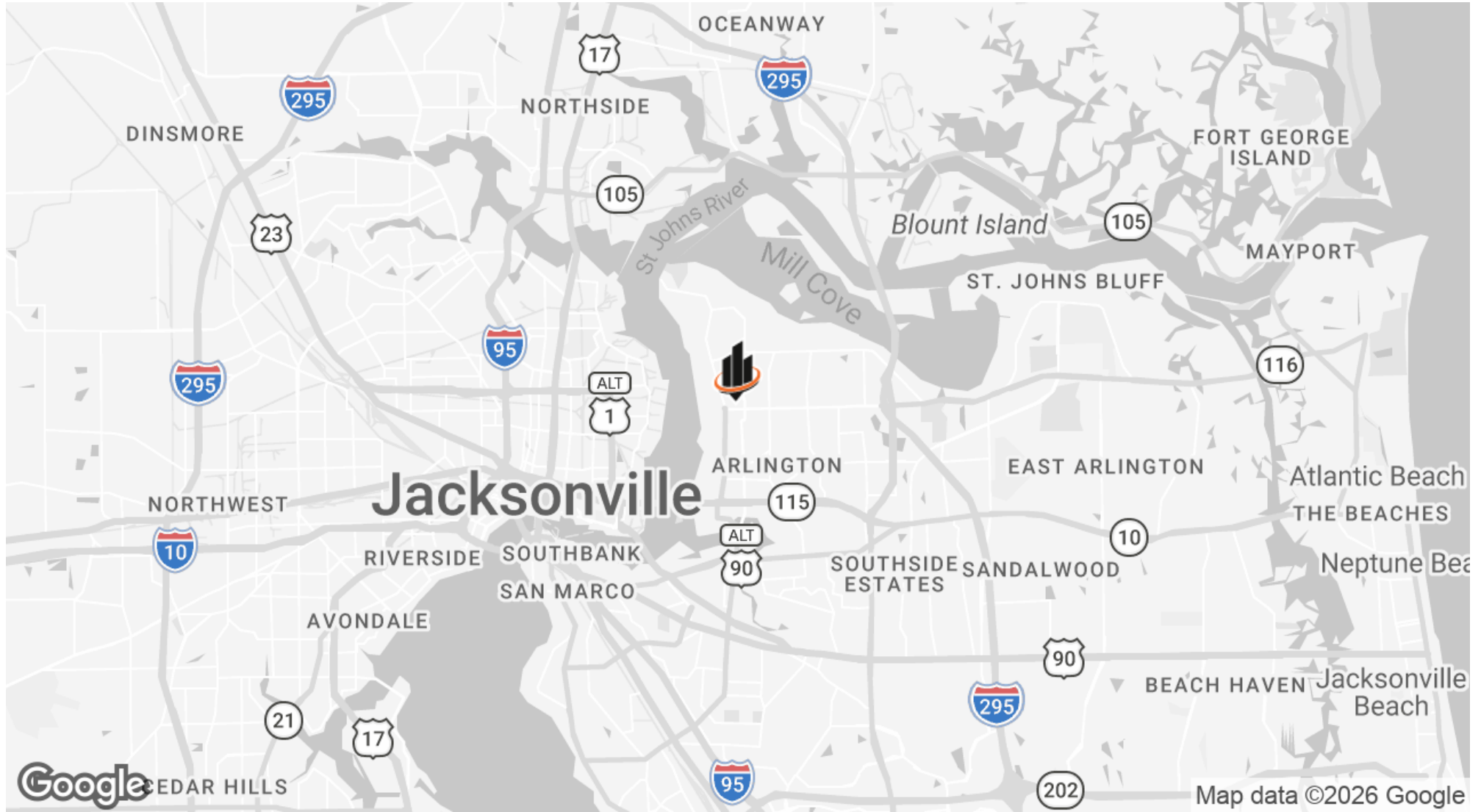
RETAILER MAP



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LOCATION MAP



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JACKSONVILLE, FL



HIGHLIGHTS:

- Twenty-two miles of beaches, 1,100 miles of shoreline
- Largest urban park system in the country with 80,000 acres
- 40 golf courses
- Historical landmarks
- Culture and entertainment
- 270 average days of sunshine per year
- One of only 17 U.S. strategic ports on-call to move military cargo

AREA INFORMATION

One of Florida's most historic cities, first founded by European settlers back 1562. Jacksonville is rich with old Florida history, Civil War history, Civil Rights history, and Southern Rock history. Jacksonville's Downtown is one of the oldest in the state and packed with architectural gems from the early 1900's. Museums dedicated to the African American story, museums featuring the history of our beaches and a museum dedicated to the history of the biggest and most historic park, the Timucuan Ecological and Historic Preserve.

The final 35 miles of the St. Johns River runs through Jacksonville, the largest city by area in the United States, with a population of over one million. Much of the economic base of Jacksonville depends on the river: Northeast Florida's strong military presence operates on the river and 18,000,000 tons of goods are shipped in and out of Jacksonville annually.

The military presence also has a significant economic impact on the region that provides stability and diversity within the local community. Area military installations such as Naval Air Station Jacksonville, Naval Station Mayport, Kings Bay Naval Base, Camp Blanding Joint Training Center, Naval Aviation Depot Jacksonville and Marine Corps Blount Island Command provide employment to more than 50,000 active duty, reserve and civilian men and women.

There's little doubt the St. Johns River is the trade engine that drives Jacksonville. While its economic impact may be hard to quantify, the peripheral industries the river supports and affects are abundant.

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