



FLORIDA NNN PORTFOLIO | 4 PROPERTIES

RETAIL PROPERTY FOR SALE

1408 PARK AVENUE

+ **SALE PRICE**
Subject To Offer

+ **PROPERTIES**
4

+ **LEASED**
100%

+ **NOI**
\$495,688

+ **CAP RATE**
7.0%

PROPERTY OVERVIEW

This offering features a curated portfolio of freestanding retail properties located in high-growth markets across Florida. Four of the assets are leased to national credit tenants under Triple-Net (NNN) structures, providing stable cash flow with minimal landlord responsibilities. This portfolio is ideal for investors seeking immediate income, long-term appreciation, and geographic diversification.

PROPERTY HIGHLIGHTS

- 4 properties in prime Florida markets: Tampa, Daytona Beach, Panama City, & Orange Park
- All properties fully leased to national tenants
- High-visibility locations along established retail corridors
- Ideal for 1031 exchange and portfolio diversification
- Portfolio NOI: \$495,688





1 DUNKIN DONUTS | ORANGE PARK
1408 Park Avenue
Orange Park, FL 32073

2 FAMILY DOLLAR | DAYTONA BEACH
715 Mason Avenue
Daytona Beach, FL 32117

3 FAMILY DOLLAR | PANAMA CITY
7205 US 231
Panama City, FL 32404

4 CURALEAF | TAMPA
10612 Sheldon Road
Tampa, FL 33626

DUNKIN DONUTS ORANGE PARK

RETAIL PROPERTY FOR SALE



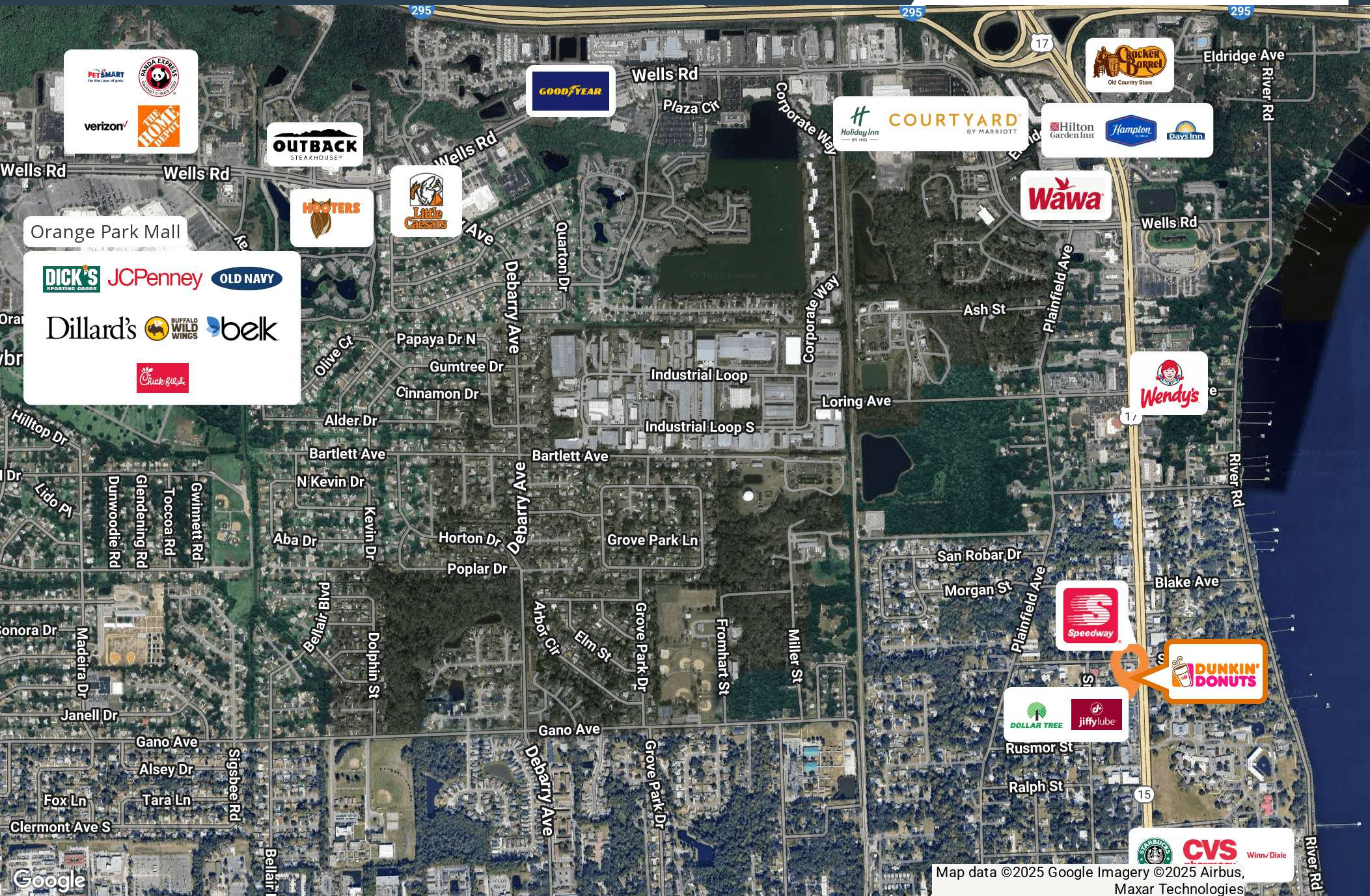
Address	1408 Park Avenue - Orange Park, FL 32073
Property Type	NNN Retail
Leased	100%
NOI	\$138,042
Building Size	2,000 SF
Lot Size	0.53 AC
Number of Buildings	1
Lease Guarantor	Franchise and Personal Guaranty
Renewals	Then (2) 5-Year Extensions to 30 Yrs

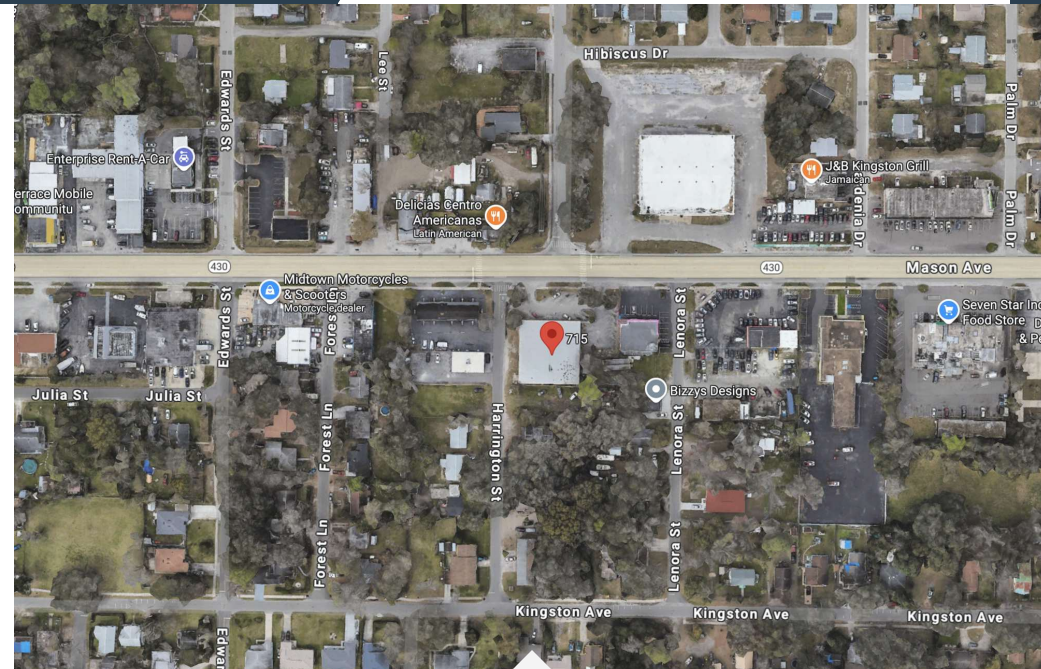
- Tenant: Dunkin Donuts
- Long Term, Triple Net (NNN)
- Lease With Approx. 12 Years Remaining
- Three Percent Annual Rent Increases Throughout Base Term and Option Periods
- Two, Five-Year Tenant Renewal Options
- Lease Expiration: December 31, 2033
- Rent Increases: 3% Annually

Property	Start	End	Rent Monthly	Rent Annual
Initial Term 20 Years Then (2) 5-Year Extensions to 30 Yrs Increase Every Year on Jan 1 - 3% Property Tax Escrow Adjusts Annually And is Included in Monthly Rent Currently \$941.61	01/2013	12/2013	\$ 7,833	\$ 94,000
	01/2014	12/2014	\$ 8,068	\$ 96,820
	01/2015	12/2015	\$ 8,310	\$ 99,725
	01/2016	12/2016	\$ 8,560	\$ 102,716
	01/2017	12/2017	\$ 8,816	\$ 105,798
	01/2018	12/2018	\$ 9,081	\$ 108,972
	01/2019	12/2019	\$ 9,353	\$ 112,241
	01/2020	12/2020	\$ 9,634	\$ 115,608
	01/2021	12/2021	\$ 9,923	\$ 119,076
	01/2022	12/2022	\$ 10,221	\$ 122,649
	01/2023	12/2023	\$ 10,527	\$ 126,328
	01/2024	12/2024	\$ 10,843	\$ 130,118
	01/2025	12/2025	\$ 11,168	\$ 134,021
	01/2026	12/2026	\$ 11,504	\$ 138,042
	01/2027	12/2027	\$ 11,849	\$ 142,183
	01/2028	12/2028	\$ 12,204	\$ 146,449
	01/2029	12/2029	\$ 12,570	\$ 150,842
	01/2030	12/2030	\$ 12,947	\$ 155,368
	01/2031	12/2031	\$ 13,336	\$ 160,029
	01/2032	12/2032	\$ 13,736	\$ 164,829
	01/2033	12/2033	\$ 14,148	\$ 169,774
	01/2034	12/2034	\$ 14,572	\$ 174,868
	01/2035	12/2035	\$ 15,009	\$ 180,114
	01/2036	12/2036	\$ 15,460	\$ 185,517
	01/2037	12/2037	\$ 15,924	\$ 191,083
	01/2038	12/2038	\$ 16,401	\$ 196,815
	01/2039	12/2039	\$ 16,893	\$ 202,719
	01/2040	12/2040	\$ 17,400	\$ 208,801
	01/2041	12/2041	\$ 17,922	\$ 215,065
	01/2042	12/2042	\$ 18,460	\$ 221,517

DUNKIN DONUTS RETAILER MAP

RETAIL PROPERTY FOR SALE

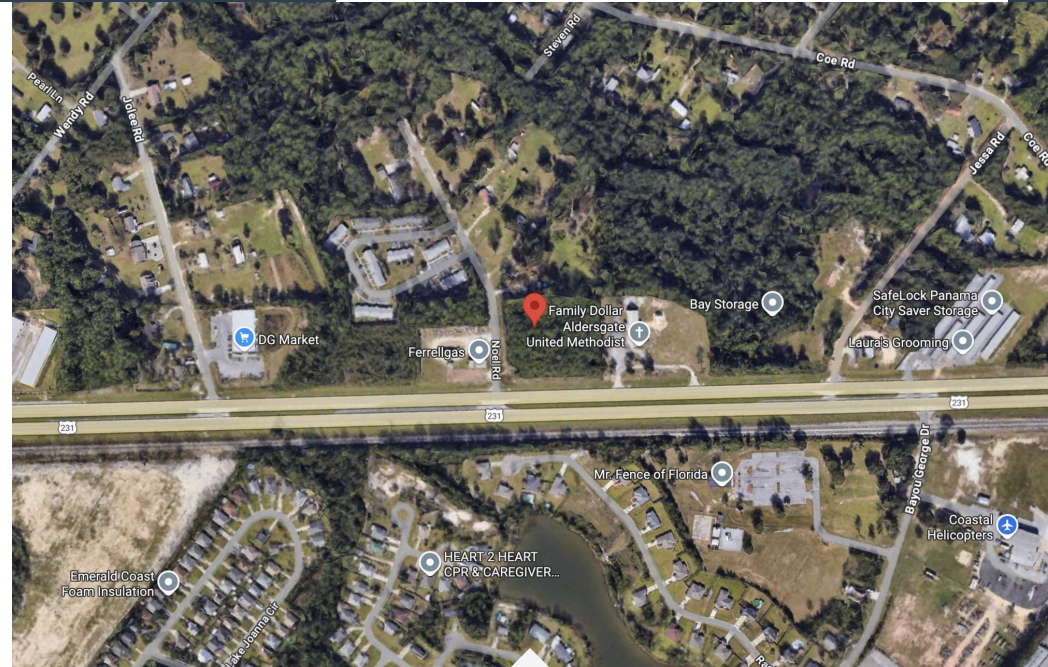




Address	715 Mason Avenue - Daytona Beach, FL 32117
Property Type	NNN Retail
Leased	100%
NOI	\$67,174
Building Size	10,100 SF
Lot Size	0.59 AC
Number of Buildings	1
Lease Guarantor	Corporate
Renewals	Then (6) 5-Year Extensions to 35 Yrs

- Tenant: Family Dollar
- Traffic Count: AADT (Vehicles Per Day) – 19,100
- Annual Rent Increases: 10% every 5 years
- High-visibility location on Mason Avenue, a well-traveled commercial corridor in Daytona Beach.
- Established commercial area with a mix of national brands and local businesses, ensuring consistent customer flow.

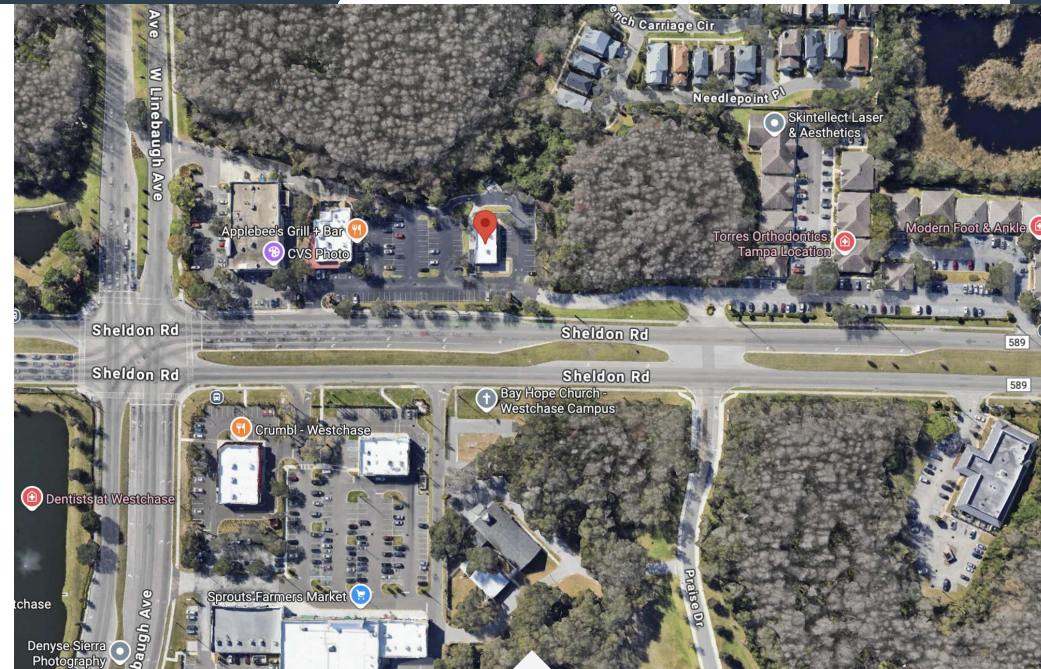
Property	Start	End	Rent Monthly	Rent Annual
	04/2002	03/2007	\$ 5,000	\$ 60,000
Initial Term 5 Years	04/2007	03/2012	\$ 5,504	\$ 66,050
Then (6) 5-Year Extensions to 35 Yrs	04/2012	03/2017	\$ 6,064	\$ 72,765
Increase Every 5 Years	04/2017	03/2022	\$ 6,685	\$ 80,219
	04/2022	03/2027	\$ 7,019	\$ 84,230
	04/2027	03/2032	\$ 7,375	\$ 88,503
	04/2032	03/2037	\$ 8,139	\$ 97,667



Address	7205 US 231 - Panama City, FL 32404
Property Type	NNN Retail
Leased	100%
NOI	\$95,472
Building Size	9,180 SF
Number of Buildings	1
Lease Guarantor	Corporate
Renewals	Then (5) 5-Year Extensions to 30 Yrs

- Tenant: Family Dollar
- High visibility and easy access for daily commuters and regional travelers.
- Prime frontage on U.S. Highway 231, a major north-south route through Panama City and a key connector to I-10 and surrounding markets
- Traffic Count: AADT (Vehicles Per Day) – 29,500

Property	Start	End	Rent Monthly	Rent Annual
	06/2020	12/2030	\$ 7,956	\$ 95,472
Initial Term 10 Years	01/2031	12/2035	\$ 8,339	\$ 100,062
Then (5) 5-Year Extensions to 30 Yrs	01/2036	12/2040	\$ 8,721	\$ 104,652
Increase Every 5 Years After Initial Term	01/2041	12/2045	\$ 9,104	\$ 109,242
	01/2046	12/2050	\$ 9,486	\$ 113,832
	01/2051	12/2055	\$ 9,869	\$ 118,422



Address	10612 Sheldon Road - Tampa, FL 33626
Rentable Area	2,700 SF
Land Area	1.55 AC
Year Built / Remodeled	2000 / 2022
Lease Type	NNN
Lease Term	10 Years (May 2022 - 2032)
Increases	10% Every 5 Years & Beg. of Each Option
Lease Guarantor	Corporate
Renewals	Then (2) 5-Year Extensions to 20 Yrs

- Absolute NNN Lease
- Fee-Simple Ownership
- Zero Landlord Responsibilities
- Tenant pays for CAM, taxes, insurance, and maintains all aspects of the premises
- No landlord responsibilities
- Investor benefits from fee-simple ownership of the building and land
- Ideal, low-management investment for a passive investor in a state with no state income tax

Property	Start	End	Rent Monthly	Rent Annual
	09/2021	08/2026	\$ 16,250	\$ 195,000
Initial Term 10 Years	09/2026	08/2031	\$ 17,875	\$ 214,500
Then (2) 5-Year Extensions to 20 Yrs	09/2031	08/2036	\$ 19,663	\$ 235,950
10% Increase Every 5 Years	09/2036	08/2041	\$ 21,629	\$ 259,545



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OUR SERVICES

FA Commercial is a specialized team led by Fabio & Sebastian Faerman focusing on investment sales, landlord & tenant representation, market analysis, site selection, strategy selection, and portfolio overview.

Furthermore, our approach is distinctive, comprehensive, and thorough. We capitalize on opportunities and provide clients with strategies for their real estate properties.

Fabio Faerman is the director of the commercial division at Fortune International Realty where he has been the top producer 10 years in a row. Since 2002 Fabio and his team have sold over \$1 Billion in assets across South Florida.

INVESTMENT SALES

Mitigating risk and maximizing value for clients using holistic commercial real estate services plus implementing robust and personalized marketing strategies.

OWNER REPRESENTATION

Providing unparalleled representation for property owners, connecting owners with tenants, enhancing the tenant mix, and creating property specific-solutions.

TENANT REPRESENTATION

Advising tenants on market trends, demographic analysis, site selection and lease negotiation tactics to assist clients when deciding on their investment.

FA Commercial is the expert leading with both **landlord and tenant representation**.





FABIO FAERMAN, CCIM, MBA
Broker Associate
fff@facommercial.com
+1 786 262 9966



SEBASTIAN FAERMAN
Sales Associate
sf@facommercial.com
+1 786 262 3771

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
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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by FA Commercial Advisors, LLC in compliance with all applicable fair housing and equal opportunity laws.

Presented By:

FABIO FAERMAN, CCIM

 786.262.9966

 info@facommercial.com

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