

**BERKSHIRE
HATHAWAY**
HOMESERVICES

FLORIDA NETWORK
REALTY



COMMERCIAL DIVISIONSM

Valentina's Italian Bistro Real Estate & Business

326 College Drive
Orange Park, FL 32065

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Paul Morris

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OFFERING MEMORANDUM

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FOR SALE

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Property Highlights

- Combined real estate and operating restaurant business offered at \$1,250,000
- Approximately 2,501 SF of finished building area per Clay County records
- Approximately 0.476 acre with 101 feet of reported College Drive frontage
- Freestanding, single story masonry building
- Existing dining area, commercial kitchen, storage and restroom facilities
- Seller owned FF&E and transferable business assets included, subject to the final purchase agreement
- Paved surface parking and covered storefront walkway
- Near St. Johns River State College's Orange Park campus and the Thrasher-Horne Center
- Opportunity for an owner operator to acquire both the business and its premises

Offering Summary

Sale Price:	\$1,250,000
Number of Units:	1
Lot Size:	0.47 Acres
Building Size:	2,501 SF

Demographics	1 Mile	3 Miles	5 Miles
Total Households	2,302	16,577	39,402
Total Population	6,249	46,395	110,606
Average HH Income	\$83,918	\$105,732	\$113,989

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Property Description

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Property Description

Berkshire Hathaway HomeServices Florida Network Realty's Commercial Division presents the opportunity to acquire Valentina's Italian Bistro together with its real estate, seller owned furniture, fixtures and equipment, and transferable business assets for \$1,250,000.

Located on College Drive in Orange Park, the offering includes a freestanding restaurant building with approximately 2,501 square feet of finished space on approximately 0.476 acre, according to Clay County property records. The existing layout includes dining and serving space, a commercial kitchen, storage areas and restroom facilities. The property features paved surface parking and approximately 101 feet of reported frontage along College Drive, near St. Johns River State College's Orange Park campus and the Thrasher-Horne Center.

The combined offering provides an opportunity for an owner operator to acquire both the restaurant operation and its premises. Included assets are subject to seller ownership, transferability, stated exclusions and the final purchase agreement. Licenses and permits are subject to applicable approvals and purchaser requirements.

The property is identified in county records as 326 College Drive, while the restaurant is commonly known as 330 College Drive. Square footage varies among available sources and is subject to buyer verification.

Financial and nonpublic operating information is available to qualified prospects following execution of a confidentiality agreement and provision of reasonable evidence of financial capacity. All inquiries and tours must be coordinated through the listing brokers. Please do not approach employees, customers or vendors regarding the sale.

Interior Description

Existing restaurant layout with dining and serving space, a commercial kitchen, counter area, storage, utility space and three restroom/bath rooms shown on the supplied floor plan.

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Building Information

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Building Information

Occupancy %	100%
Tenancy	Single
Ceiling Height	12 ft
Number of Floors	1
Average Floor Size	2,501 SF
Year Built	1985
Gross Leasable Area	2,501 SF
Construction Status	Existing
Framing	Masonry
Condition	Excellent
Roof	Shingle roof over wood trusses, per county records.
Free Standing	Yes
Number of Buildings	1
Walls	Drywall interior partitions, per county records.
Floor Coverings	County records identify concrete finish; verify current floor coverings before advertising a finish.
Corridors	Interior circulation connecting dining, kitchen, storage and restroom areas.
Exterior Walls	Concrete block with approximately 20% common brick, per county records.
Mezzanine	None

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Additional Photos

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Retailer Map

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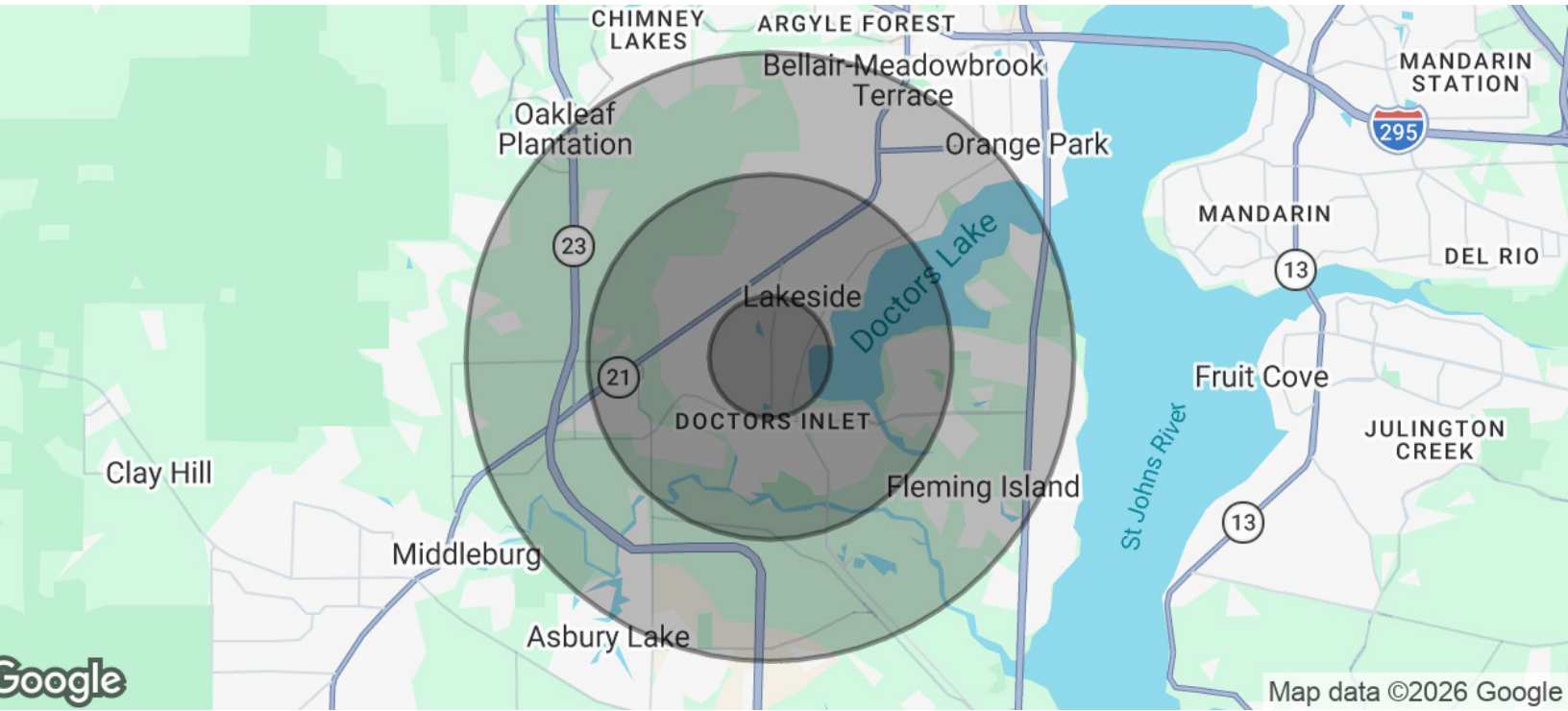
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Demographics Map & Report

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Population	1 Mile	3 Miles	5 Miles
Total Population	6,249	46,395	110,606
Average Age	39.7	40.7	40.8
Average Age (Male)	33.8	38.6	39.4
Average Age (Female)	44.9	42.9	42.5

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	2,302	16,577	39,402
# of Persons per HH	2.7	2.8	2.8
Average HH Income	\$83,918	\$105,732	\$113,989
Average House Value	\$228,432	\$290,498	\$312,077

2023 American Community Survey (ACS)

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Senior Commercial Real Estate Advisor

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Professional Background

Matthew Adams is a Senior Commercial Real Estate Advisor specializing in acquisitions, investment sales, development, and leasing across Northeast Florida. With a Master of Science in Real Estate Development (MSRED), Matthew offers advanced expertise in financial modeling, investment pro forma analysis, and strategic positioning, enabling clients to maximize returns and asset value. His experience spans multifamily investments, land development, short-term and long-term investments, and site selection, allowing him to support a wide range of investor and business needs. Matthew's approach is deeply analytical and hands-on—he assists clients with: Conducting detailed site selection and financial analysis, Preparing cash flow models and evaluating cap rates, Marketing properties for disposition with strategic positioning, Coordinating lease negotiations and tenant placements, Navigating development and permitting processes with local municipalities. With a background in real estate development, he is also adept at supporting ground-up projects—from zoning and entitlement review to construction coordination. Whether assisting with the sale of an income-producing property, identifying redevelopment opportunities, or leading site selection for a new tenant, Matthew is known for his professionalism, problem-solving ability, and dedication to results.

Education

M.S. in Real Estate Development from Nova Southeastern University

B.A. in History from Keene State College

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Professional Background

Paul Morris is a senior-level real estate and development advisor with over two decades of experience in franchise development, site acquisition, and telecommunications infrastructure projects. His deep industry knowledge spans national brands and complex regulatory landscapes, offering clients exceptional insight into location strategy, permitting, and project execution.

Paul co-established a full-service A&E and Program Management firm, where he led initiatives for franchise clients such as McDonald's, Popeyes, Arby's, Burger King, and Tim Horton's. His work has encompassed:

Full site selection and investigation

Site surveys, civil/architectural/MEP engineering coordination Entitlement work including zoning hearings and permitting Navigating franchisor approval processes for new store development

Previously, Paul served as National Director of A&E and Site Acquisition at EBI Consulting, where he led large-scale telecom projects across the U.S., generating over \$20M in revenue through efficient site rollout strategies.

Earlier in his career, he directed the acquisition, permitting, and design of more than 1,000 cellular tower locations, managing everything from stealth/low-visual-impact designs to difficult zoning challenges across major metro markets in New York and beyond.

Education

M.B.A. in Business Administration & Management from Western Governors University

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Memberships

ICSC

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