

FOR SALE
RETAIL PROPERTY



2929 Plummer Cove Rd., Suite 2
Jacksonville, FL 32223

IFLY GROUND LEASE

10579 BRIGHTMAN BLVD
JACKSONVILLE, FL 32246

AMANDA KINKADE
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FOR SALE

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iFly Ground Lease - 10579 Brightman Blvd Jacksonville, FL 32246

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PROPERTY INFORMATION

FOR SALE

EXECUTIVE SUMMARY

iFLY Ground Lease • 10579 Brightman Blvd, Jacksonville, FL 32246



OFFERING SUMMARY

Sale Price:	\$4,500,000
Building Size:	7,513 SF
Lot Size:	1.14 Acres
Price / SF:	\$90.62
Zoning:	PUD

PROPERTY OVERVIEW

For Sale is a 50 year absolute NNN ground lease available in the heart of Jacksonville's Southside shopping and dining district. iFLY occupies on the main subject property with a building size of 7,513 +/-SF which sits on 1.05 +/- acres. There is an adjacent .09+/- acres parcel that is also on a 50 year NNN Lease which is utilized for parking by the Holiday Inn Express owner.

This is an absolute triple-net ground lease with zero Landlord responsibilities.

PROPERTY HIGHLIGHTS

- Long-term NNN Lease
- 5% Cap Rate
- Jacksonville's Town Center
- Excellent exposure along I-295
- Traffic counts 113,000 AADT

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PROPERTY DESCRIPTION

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Listed For Sale is a 50 year absolute NNN ground lease available in the heart of Jacksonville's Southside shopping and dining district. iFLY occupies on the main subject property with a building size of 7,513 +/-SF which sits on 1.05 +/- acres. There is an adjacent .09+/- acres parcel that is also on a 50 year NNN Lease which is utilized for parking by the Holiday Inn Express owner.

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LOCATION DESCRIPTION

Located in Town Center Jacksonville, FL within heart of outdoor shopping and dining, which is less than two (2) miles from UNF (University of North Florida), less than 15 miles from Jacksonville's Beaches, and about 14 miles from Jacksonville's Downtown, and about 25 miles from JAX (Jacksonville International Airport).



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FOR SALE COMPLETE HIGHLIGHTS

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PROPERTY HIGHLIGHTS

- Long-term NNN Lease
- 5% Cap Rate
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iFLY Two (2) Parcel Lease Overview

iFLY Site			
Term	Monthly Rent	Annualized Rent	Rent Increases
Years 1-5	15,833	190,000	
Years 6-10	17,417	209,000	10%
Years 11-15	19,158	229,900	10%
Renewal Terms			
Years 16-20	21,074	252,890	10%
Years 21-25	23,812	278,179	10%
Years 26-30	25,500	305,977	10%
Years 31-35	28,050	336,597	10%
Years 36-40	30,855	370,256	10%
Years 41-45	33,940	407,282	10%
Years 46-50	37,334	448,010	10%
* Commencement 2/1/2019			
Adjacent .09 Parcel			
Term	Monthly Rent	Annualized Rent	Rent Increases
Years 1-5	1,000	12,000	
Years 6-10	1,100	13,200	10%
Years 11-15	1,210	14,520	10%
Renewal Terms			
Years 16-20	1,331	15,972	10%
Years 21-25	1,464.1	17,569.2	10%
Years 26-30	1,610.51	19,326.12	10%
Years 31-35	1,771.56	21,258.73	10%
Years 36-40	1,948.72	23,384.6	10%
Years 41-45	2,143.59	25,723.06	10%
Years 46-50	2,357.95	28,295.37	10%
* Commencement 1/1/2019			

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FOR SALE ADDITIONAL PHOTOS

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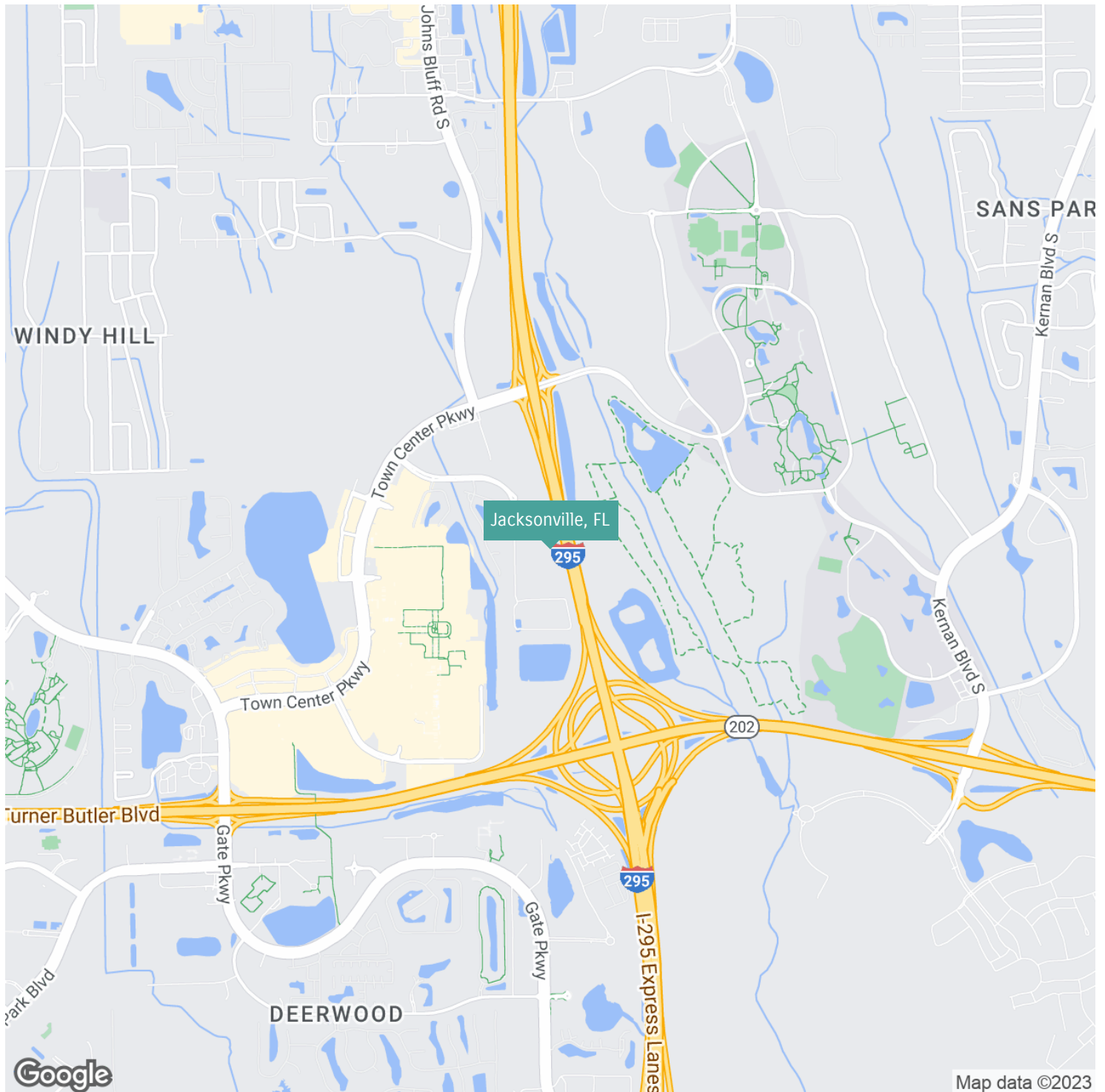
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A photograph of a modern, multi-story building with a teal and white facade. The words 'INDOOR SKYDIVING' are prominently displayed in large, raised letters on the upper level. Below, a sign for 'iFLY' features a silhouette of a person in a skydiving pose. The building has large glass windows and a modern architectural style. In the foreground, there is a set of stairs with blue metal railings and some landscaping.

LOCATION INFORMATION

FOR SALE REGIONAL MAP

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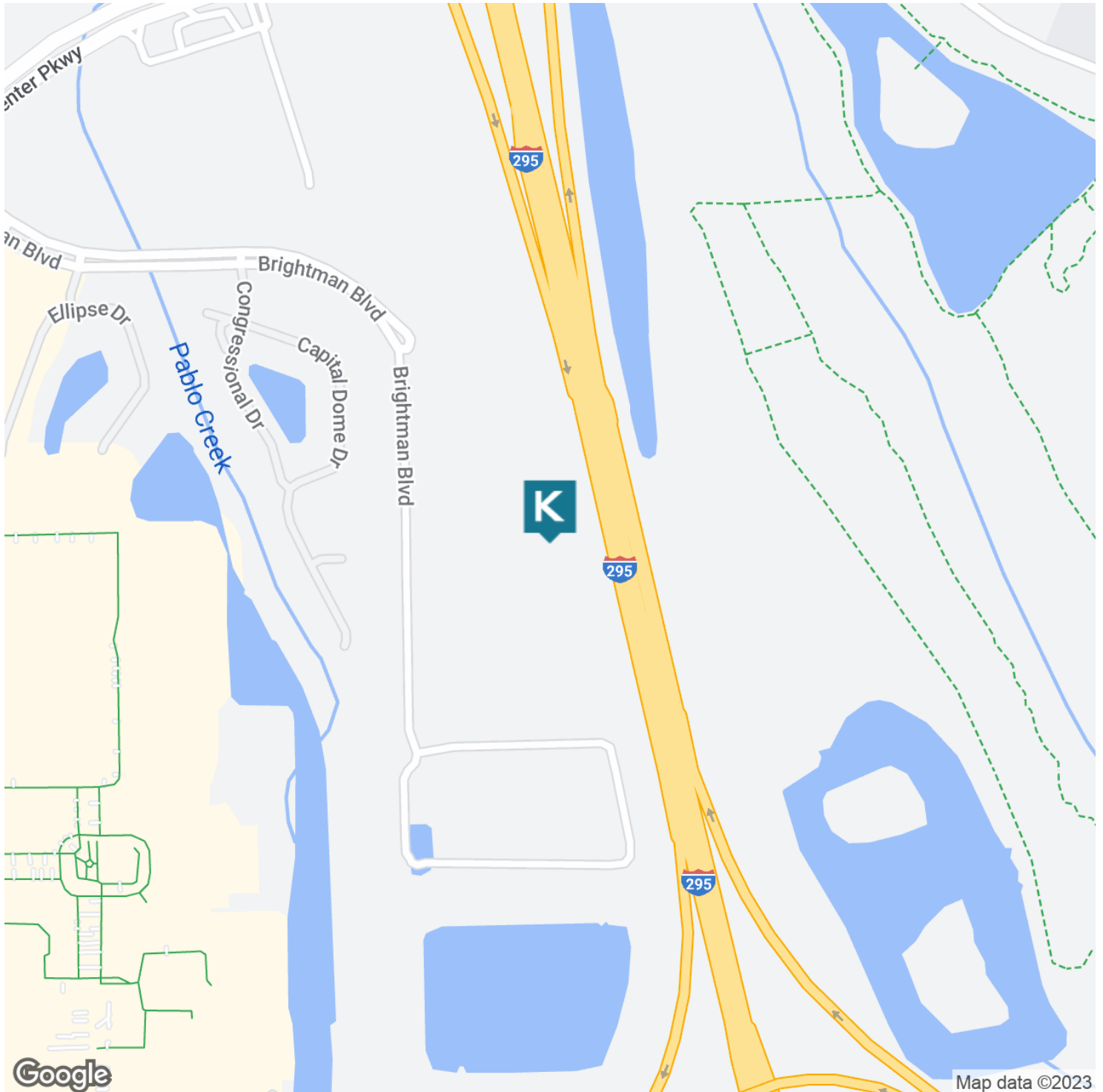
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FOR SALE LOCATION MAP

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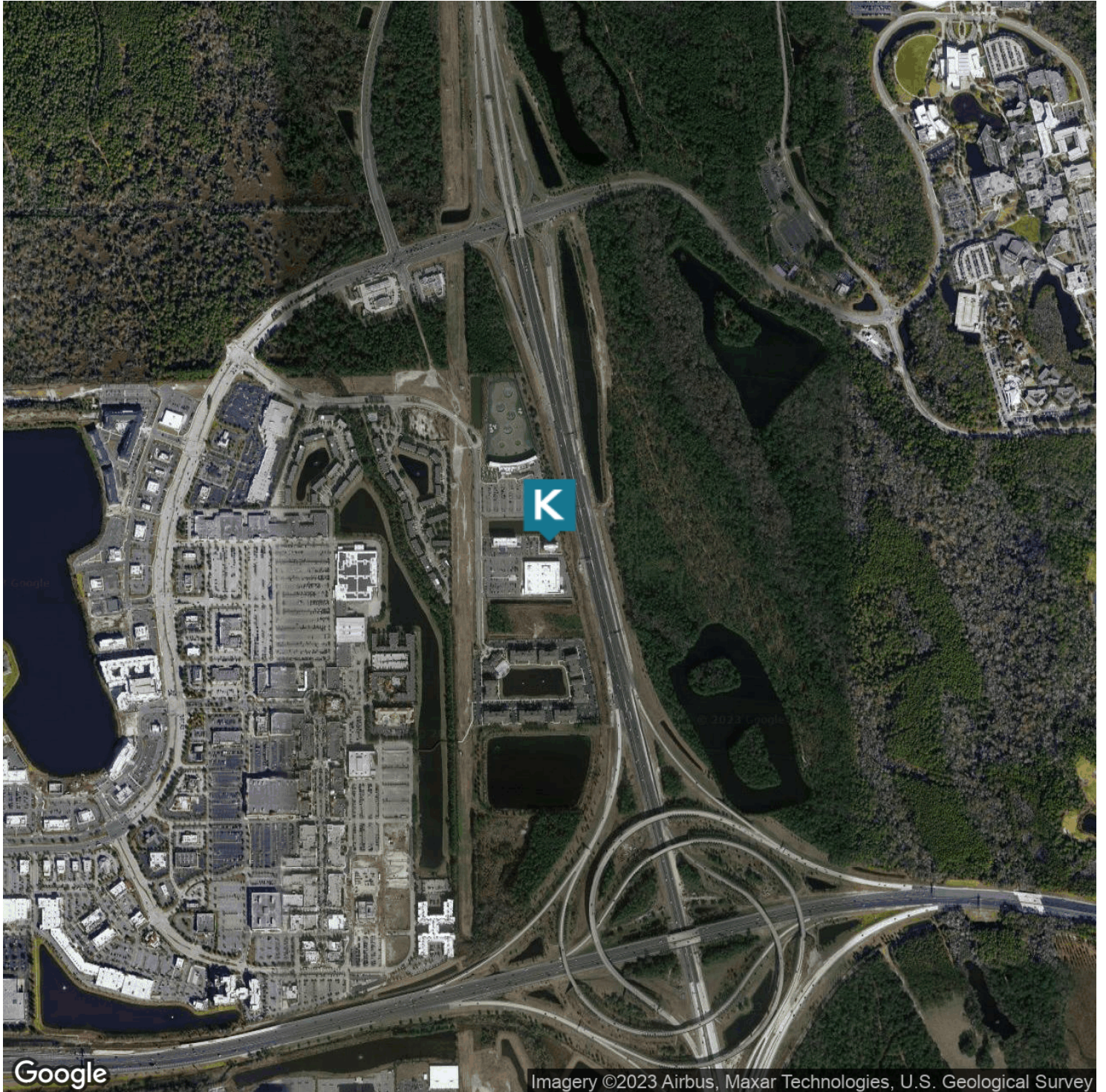
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FOR SALE AERIAL MAP

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Google

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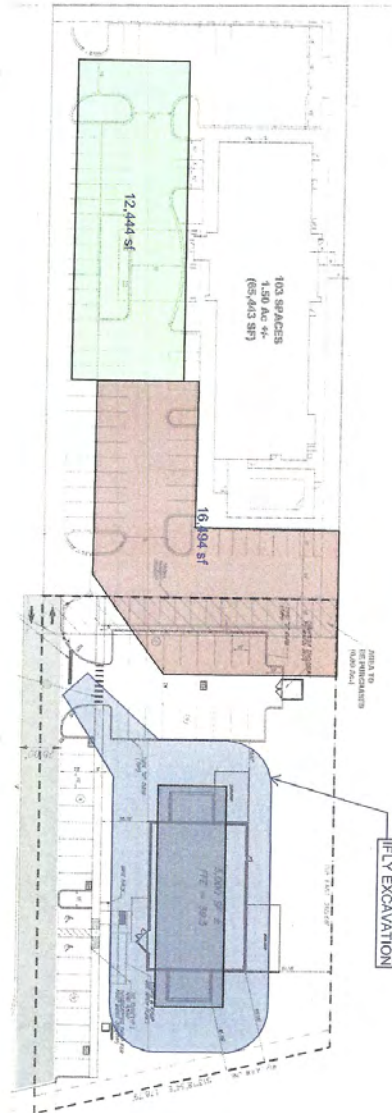
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FOR SALE SITE PLANS

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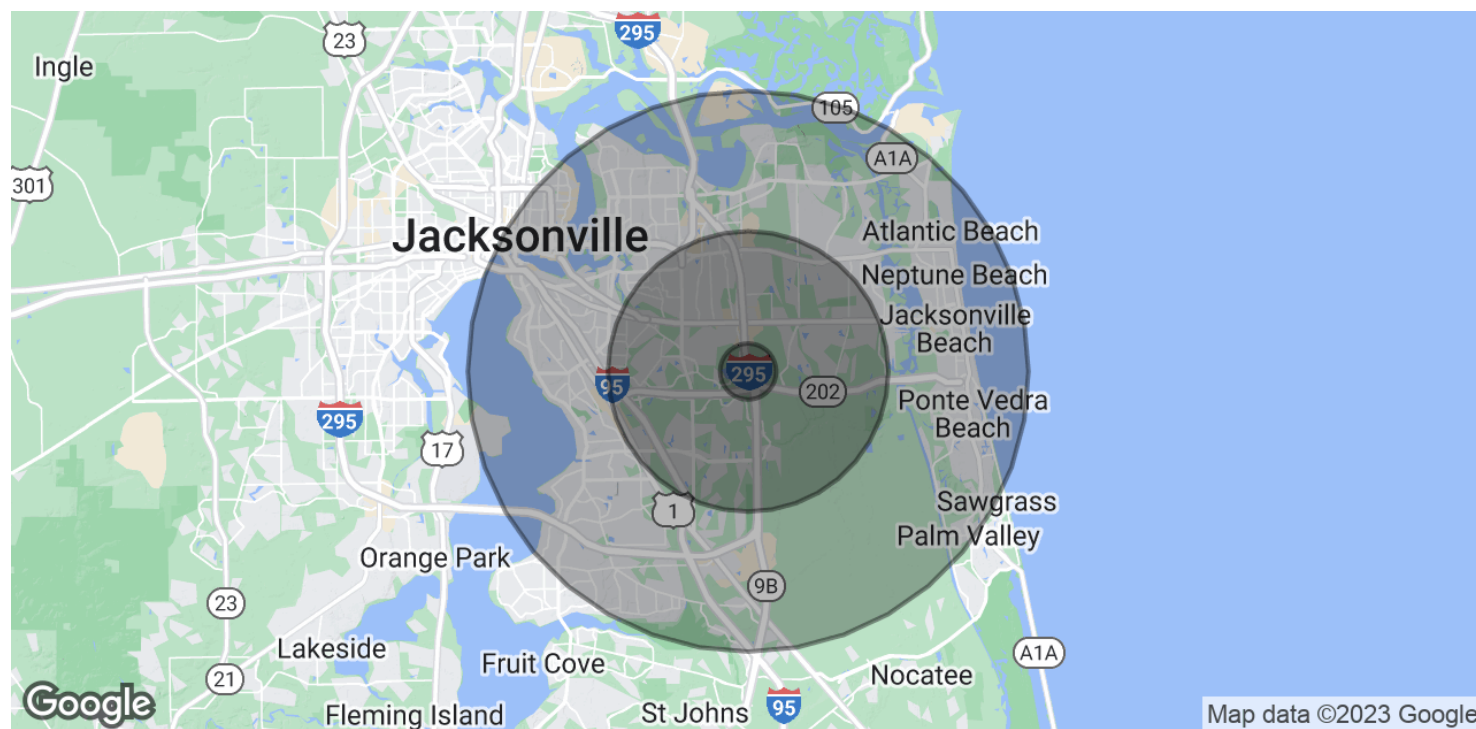
A photograph of a modern, multi-story building with a teal and white facade. The words 'INDOOR SKYDIVING' are mounted in large, raised letters on the upper level. Below, a sign for 'iFLY' features a silhouette of a skydiver. A set of stairs with blue railings is visible in the foreground. The entire image is overlaid with a semi-transparent teal filter.

DEMOGRAPHICS

FOR SALE

DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	5,535	169,892	541,570
Average Age	27.8	35.7	38.3
Average Age (Male)	26.9	35.2	37.3
Average Age (Female)	29.9	36.2	39.4
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	2,548	76,203	241,429
# of Persons per HH	2.2	2.2	2.2
Average HH Income	\$72,579	\$76,685	\$81,073
Average House Value	\$178,069	\$199,005	\$246,856

* Demographic data derived from 2020 ACS - US Census

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ADVISOR BIOS

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ADVISOR BIO 1



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AMANDA KINKADE

Broker/Owner

amanda@kinkadecommercial.com

Direct: 904.635.6376

PROFESSIONAL BACKGROUND

Amanda Kinkade is a Jacksonville native that graduated from the University of North Florida in 2004 with a BA in Finance, with a specific track in real estate. Amanda obtained her real estate license immediately upon graduating and started working for a local real estate developer, The Devlin Group. In early 2007, she transitioned into commercial real estate, with Addison Commercial Real Estate. At that time, Amanda obtained her real estate broker's license. Since then she has worked on a number of leasing and sales transactions totaling over \$75 Million, which have included office, retail, industrial and land development sectors.

Amanda started her own commercial real estate company in early 2018 so she could better care for her long term commercial real estate clients and investors.

EDUCATION

University of North Florida - 2004- Finance

MEMBERSHIPS

Amanda is actively involved in the community and is President Elect for the Exchange Club Jacksonville. She is also former President of her BNI networking group - The Money Tree chapter. Amanda currently is on the Board of Directors for a local non-profit, Inspire to Rise, Inc., with is dedicated to strengthening families. Amanda is also very involved in her church, Mandarin United Methodist Church (MUMC) where she was on the children's council and previous nursery lead for Longleaf Church, an extension of MUMC.

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