



LEGACY
COMMERCIAL REAL ESTATE ADVISORS



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5340 SOUTEL DR, JACKSONVILLE, FL 32219

WALGREENS

FOR SALE \$2,070,000 | 7.5% CAP

LEGACYCREA.COM

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JACKSONVILLE, FL

- Single Tenant Freestanding Walgreens in Jacksonville, FL
- Walgreens Has Successfully Operated at this Site since 1998
- Recently Extended for 10 Years with a 55% Increase In Rent, Showing Strong Commitment to this Site
- Current Annual Rent of \$10.65 is Well Below Market & Below the Chainwide Average
- Dense Demographics - Population Exceeds 47,000 Within 3 Miles & 130,000 Within 5 Miles
- Excellent Location Across from Harvey's Supermarket
- Situated on a Signalized Hard Corner - 21,000+ VPD Pass the Intersection of Soutel Drive and Moncrief Road
- 20 Minute Drive to Jacksonville International Airport (11.6 Mile Distance)
- Recently Equipped with New Roof (2021)
- Florida is a Income-Tax Free State

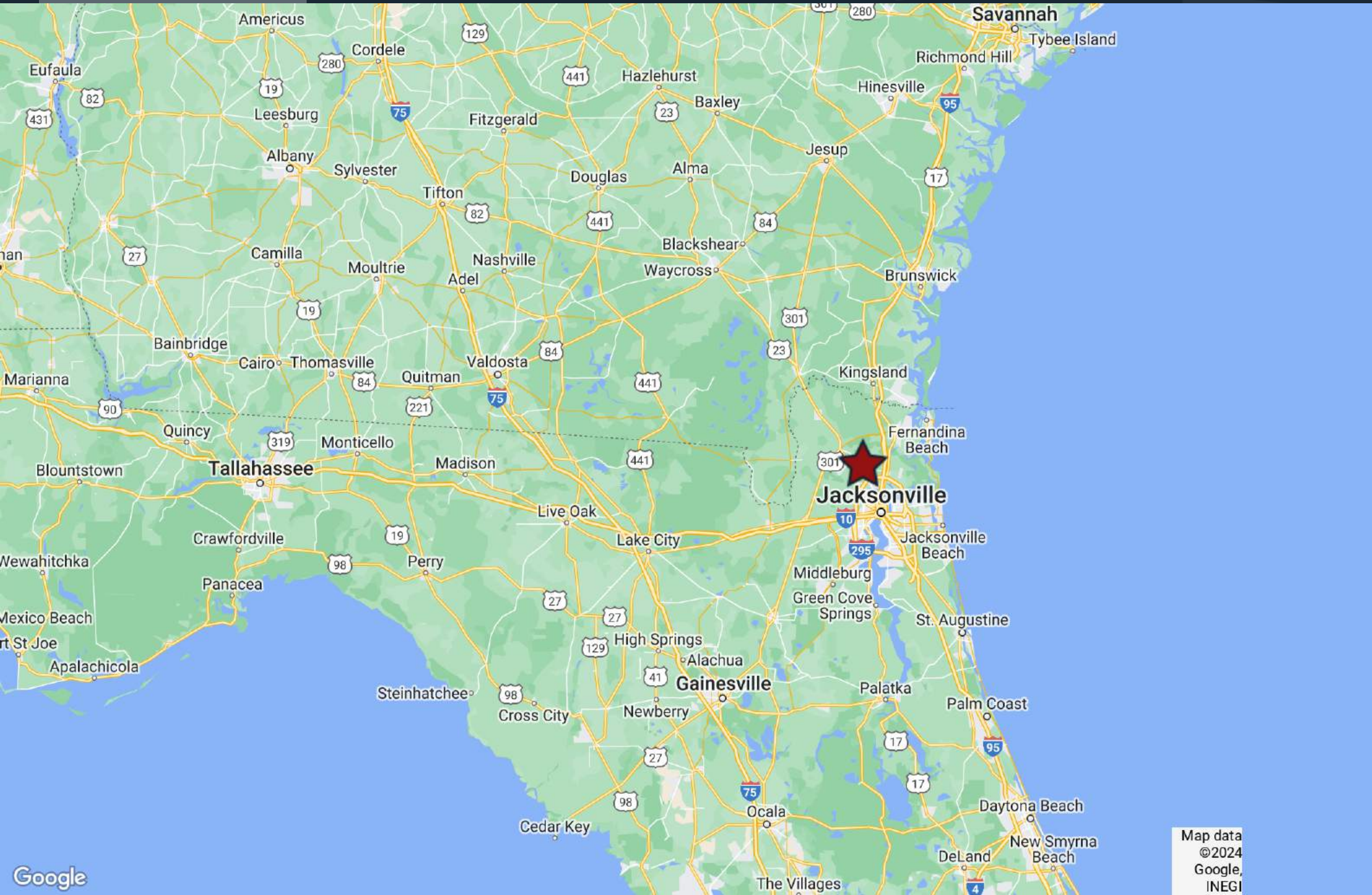
PROPERTY DETAILS

Building Area:	14,548 SF
Land Area:	1.83 Acres
Year Built:	1998
Cap Rate:	7.50%
Price:	\$2,070,000
Price (PSF):	\$142.29

LEASE OVERVIEW

Remaining Lease Term:	8.5+ Years
Rent Commencement:	03/1/1998
Lease Expiration:	02/28/2033
NOI:	\$155,000
Lease Type:	NN+
Scheduled Rent Increases:	16% In First Option
Options & Increases:	(4) 5 Year
Insurance:	Tenant
Parking Lot Maintenance:	Tenant
Property Taxes:	Tenant
Roof & Structure:	Landlord
HVAC:	Tenant





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Walgreens

4,606 Vehicles Per Day

16,814 Vehicles Per Day

115A

Bronson Ln

Moncrief Rd W

Moncrief Rd W

Hull St

Hull St

Moncrief Rd W

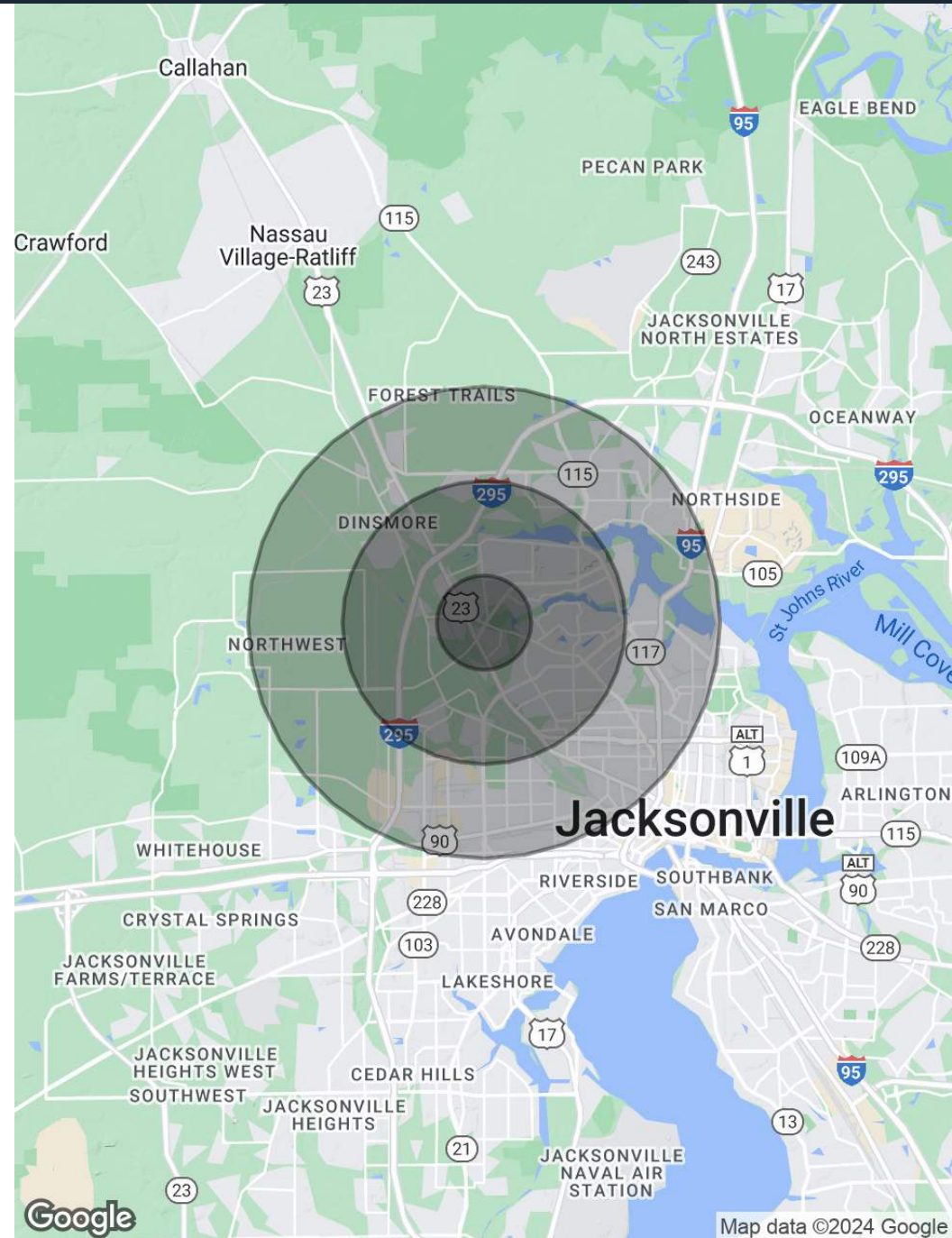
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,284	47,214	130,704
Average Age	45	42	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,310	17,695	50,179
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$54,557	\$57,542	\$55,506
Average House Value	\$167,235	\$178,616	\$189,887

Demographics data derived from AlphaMap





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