

Retail Property
FOR SALE



4586 SAN JUAN AVENUE

Jacksonville, FL 32210

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PROPERTY DESCRIPTION

Premier opportunity to acquire a newly constructed, single-tenant retail asset at 4586 San Juan Avenue in Jacksonville, Florida, leased to Avis/Budget, one of the nation's leading car rental brands. The property is currently under construction and being delivered as a corporate-operated Avis/Budget rental car facility, providing investors with the added security of a corporate-backed tenant.

This investment features a unique revenue participation component, with the landlord receiving 7% of gross annual revenue, creating the potential for upside beyond base rent. As a corporate store, Avis/Budget reports sales directly, offering enhanced transparency and alignment of interests between tenant and ownership.

Located along San Juan Avenue, a well-traveled commercial corridor in Jacksonville, the property benefits from strong visibility and access, supporting long-term tenant performance. The asset is situated within a designated Opportunity Zone, providing potential tax advantages for qualified investors.

The lease runs through February 28, 2033, offering a stable income stream with long-term cash flow. The projected NOI is based on February 2027, reflecting stabilized operations and revenue participation.

PROPERTY HIGHLIGHTS

- Corporate Avis/Budget Location – Corporate-operated store with direct sales reporting
- 7% Gross Revenue Participation – Annual percentage rent provides potential upside beyond base rent
- Long-Term Lease – Lease expiration: February 28, 2033
- Opportunity Zone Location – Potential tax benefits for qualified investors
- Strong Jacksonville Corridor – Located on San Juan Ave with excellent visibility and access

OFFERING SUMMARY

Sale Price:	\$1,800,000
Number of Units:	1
Building Size:	850 SF
NOI:	\$96,820.00
Cap Rate:	5.38%

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,129	34,305	76,091
Total Population	9,109	78,992	184,736
Average HH Income	\$95,915	\$83,913	\$77,206

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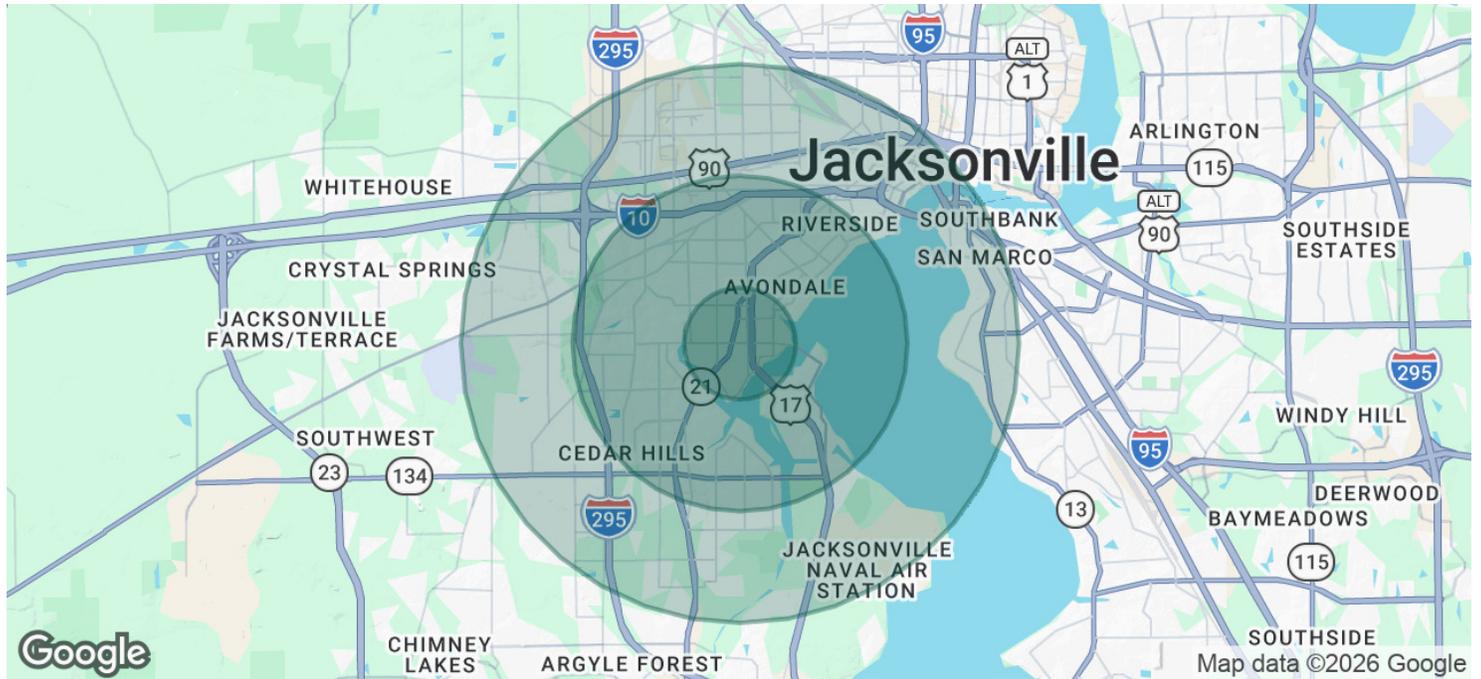
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,109	78,992	184,736
Average Age	42	40	40
Average Age (Male)	41	39	39
Average Age (Female)	43	41	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,129	34,305	76,091
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$95,915	\$83,913	\$77,206
Average House Value	\$332,566	\$338,279	\$287,994

Demographics data derived from AlphaMap

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