

Single-Tenant Retail Investment

2011 Emerson St.
Jacksonville, FL 32207

- Freestanding fast-food building
- Signalized corner location
- New 5-year lease in place
- Annual rent increases
- Near-NNN lease structure
- Price: \$575,000
- Cap rate: 8.35%

St Augustine Rd

Also Available
0.60 Acres

SITE

Emerson St

St. FranklinStreet
LAND ADVISORY GROUP

Franklin Street Real Estate Services, LLC - A Licensed Florida Broker: CQ1032352

INVESTMENT SUMMARY

PROPERTY DETAILS

Address	2011 Emerson St, Jacksonville, FL
Building	±1,348 SF
Land	±0.22 acres
Year Built	1985
Zoning	CCG-2
Lease Type	Near-NNN
Lease Term	Jan 2025 – Dec 2030
Renewal	One 5-year option
Current Rent	\$4,000/month
Annual Rent	\$48,000
Rent Increases	5% annually starting 2027
List Price	\$575,000
Cap Rate	8.35%



LEASE OVERVIEW

2025 → \$3,500/MONTH

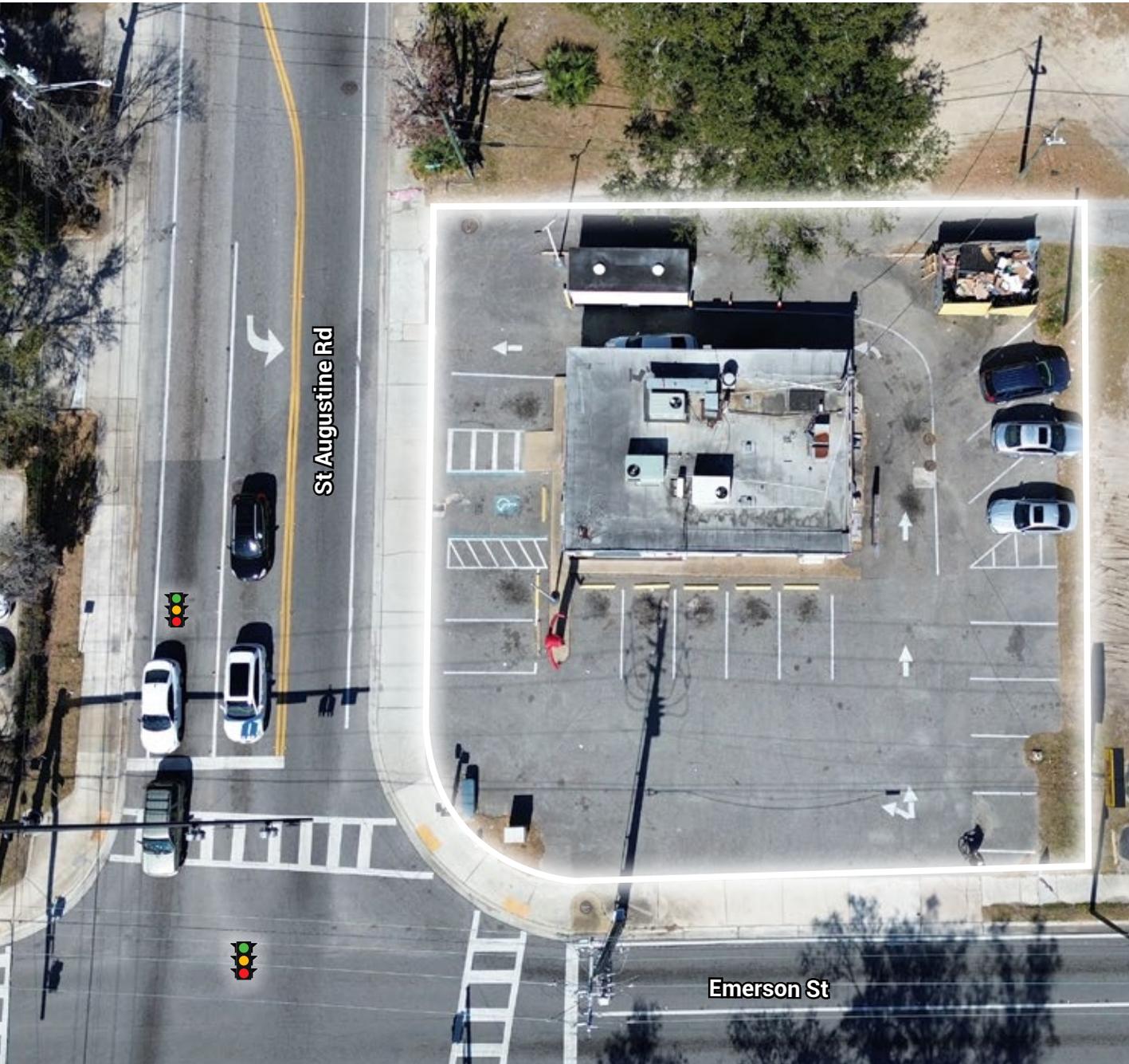
2026 → \$4,000/MONTH

2027-2030 → 5% ANNUAL INCREASES

OPTION → ONE 5-YEAR RENEWAL OPTION

Near-NNN lease structure with tenant responsible for maintenance, repairs, and insurance, providing stable cash flow with limited landlord responsibilities

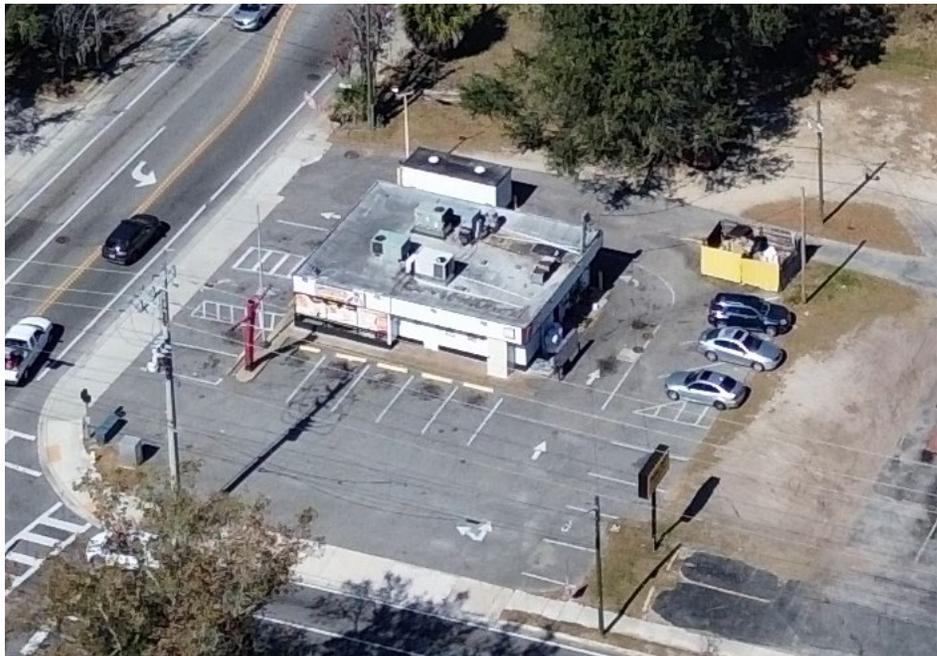




LOCATION DETAILS

- Signalized intersection
- Strong visibility on Emerson Rd
- Established commercial corridor
- Surrounded by industrial and residential density

PROPERTY PHOTOS



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