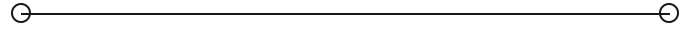


SALE

Red Roof Inn-6099 Youngerman Circle

6099 YOUNGERMAN CIRCLE

Jacksonville, FL 32244



PRESENTED BY:

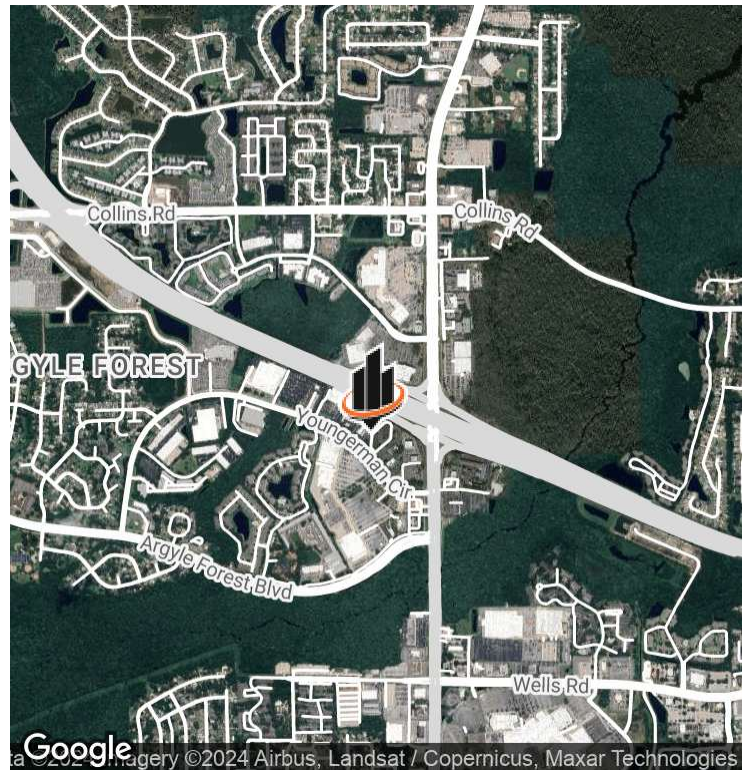
MITAL SARAIYA

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$10,200,000
NUMBER OF ROOMS:	108
LOT SIZE:	2.53 Acres
BUILDING SIZE:	42,264 SF

PROPERTY DESCRIPTION

108 room Red Roof Inn located in Orange Park, just east of the Argyle Forest community in Duval County. The property sits on a 2.53 acre parcel and is conveniently located near a full I-295 Interchange with highway visibility. There are 2 buildings both of which are 16,666 square feet, each with 2 floors and exterior corridors.

The property is located just North of the booming Orange Park/Clay County submarket which has seen significant population growth in recent years and is projected to grow to 300,000 residents by 2040. Nearby retail includes a Walmart Supercenter, Publix, Best Buy, Sam's Club, Olive Garden, Chuck-E-Cheese, Starbucks, Chipotle and a number of other retail locations. It is also within close proximity to Orange Park Mall.

PROPERTY HIGHLIGHTS

- 108 Room Red Roof Inn
- 2 16,666 SF Buildings with 2 Floors

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ADDITIONAL PHOTOS



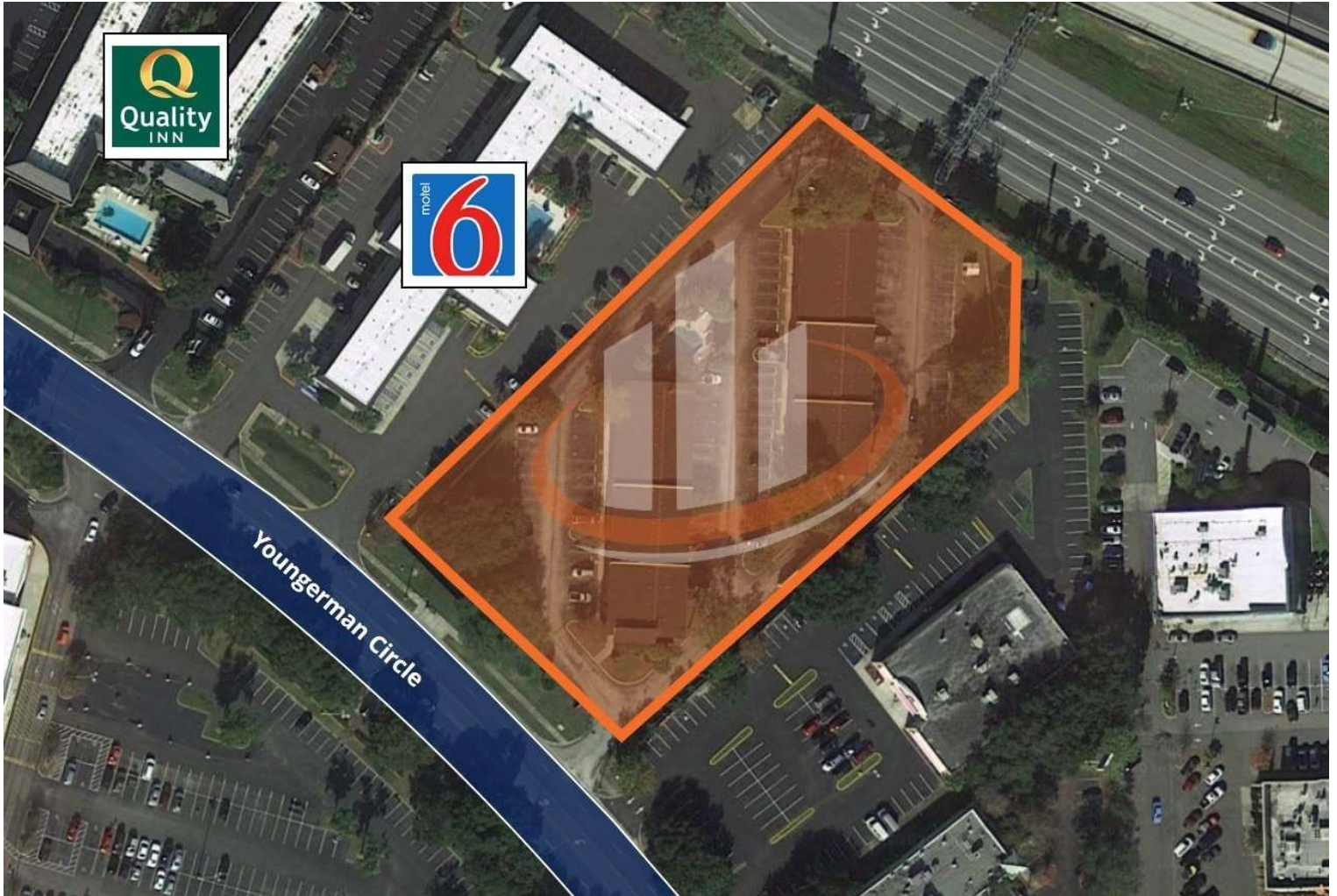
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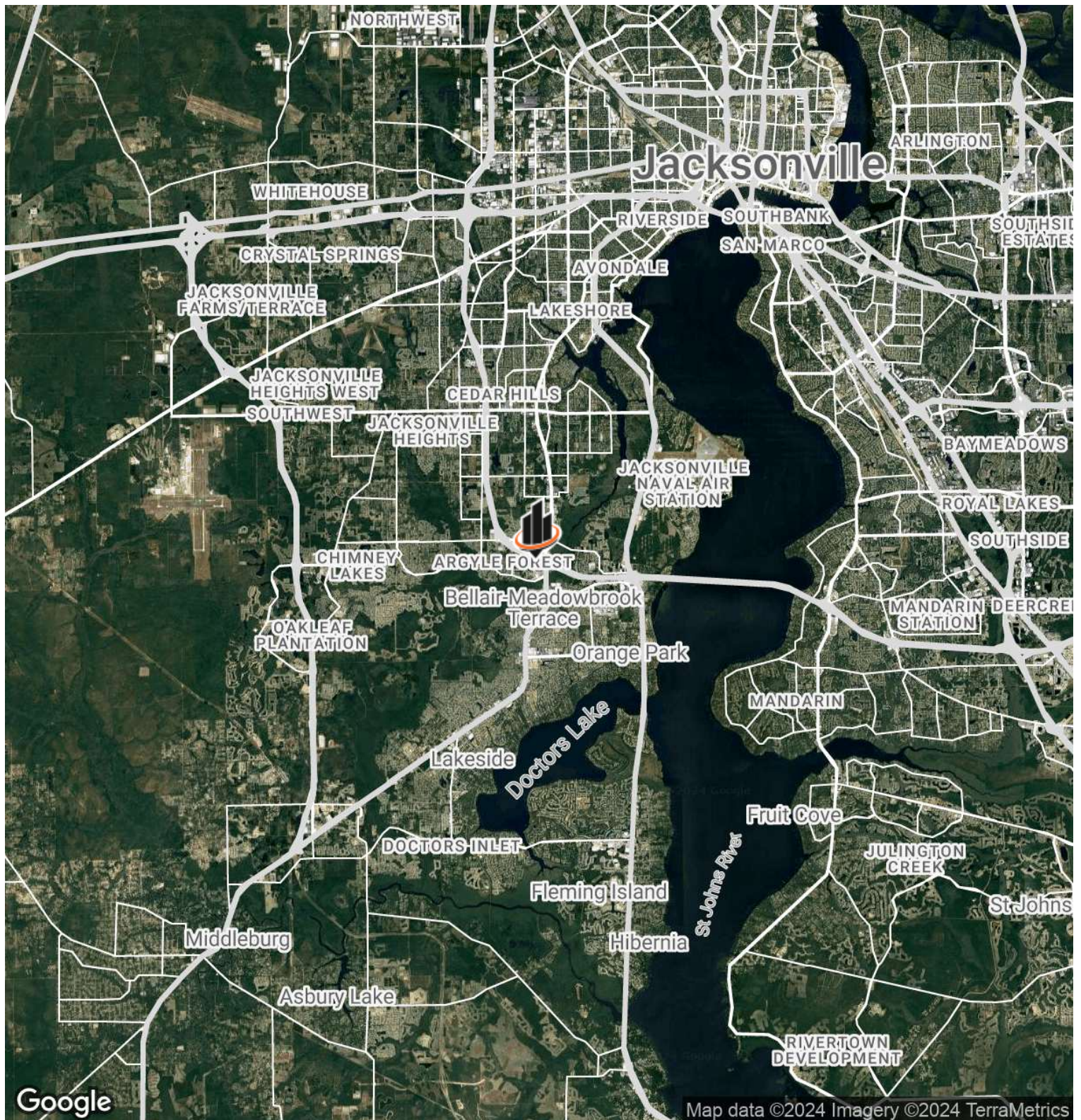
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LOCATION MAP



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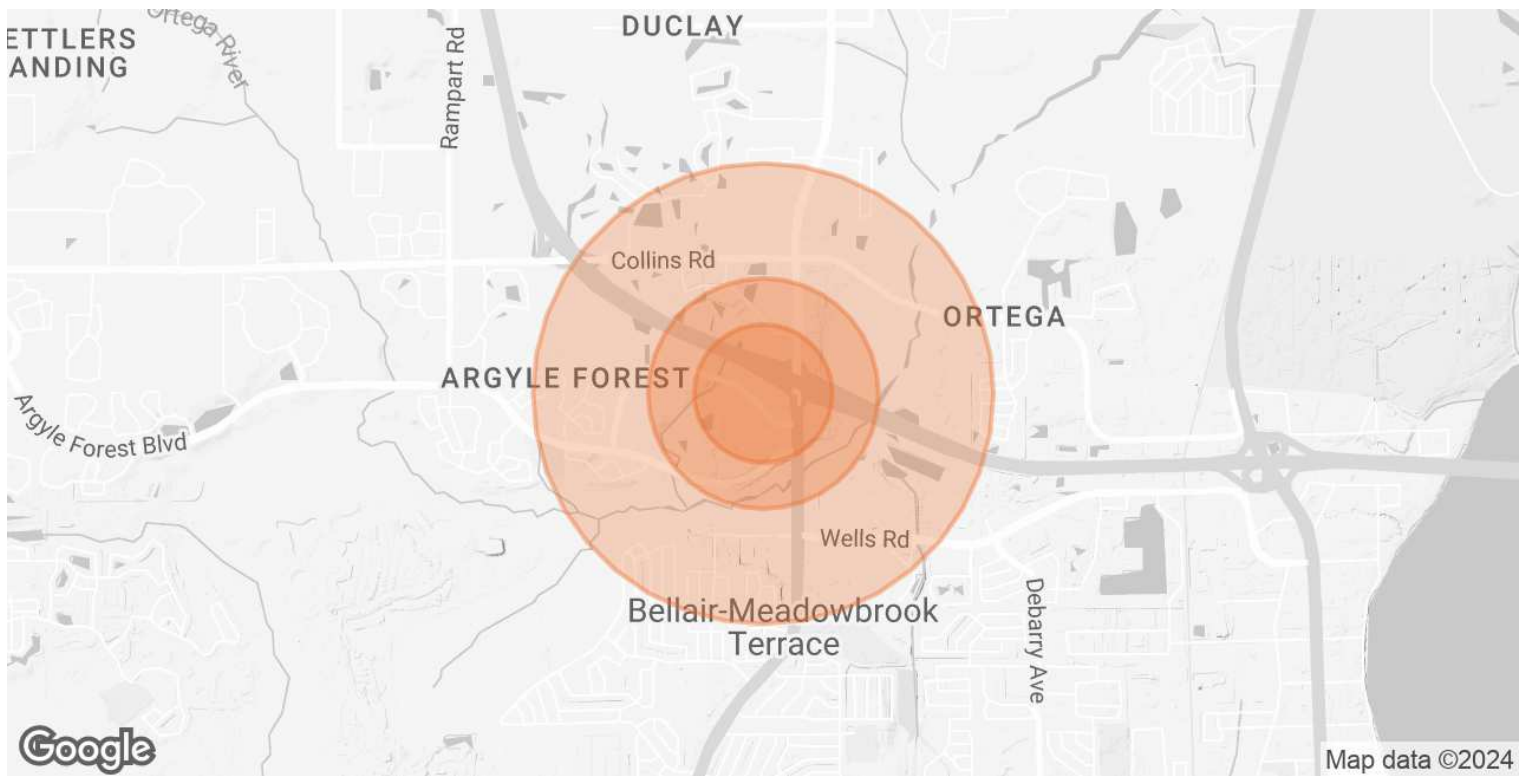
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DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	301	1,388	10,364
AVERAGE AGE	35	35	35
AVERAGE AGE (MALE)	33	33	33
AVERAGE AGE (FEMALE)	36	36	36
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	130	594	4,459
# OF PERSONS PER HH	2.3	2.3	2.3
AVERAGE HH INCOME	\$53,602	\$54,764	\$59,610
AVERAGE HOUSE VALUE	\$235,333	\$229,445	\$224,922

Demographics data derived from AlphaMap

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