

For Sale • 2 Tenant Co-Anchor Prime Retail Income Property
9978-10000 Atlantic Boulevard • Jacksonville, Florida 32225
**Northern Tool, a World Leader in Industrial Tools and Equipment &
JaxCo Furniture Provider of Quality Home Furnishings**
Purchase Price: Contact Listing Agent for Details



HIGHLIGHTS TO CONSIDER

- Major Anchor Tenants Nearby and over 17 National Automobile Dealerships that create Excellent Traffic!
 - High Traffic Location 70,000+/- Cars Daily
 - Excellent Ingress, Egress & Parking 186 Cars
 - Strong Commercial Retail Hub - Zoned CCG-2
 - Densely Populated Residential Support
 - 2 Dock Height Loading Doors and 2 Grade-Level Loading Doors; Building is sprinklered throughout.
 - Signalized Intersection Atlantic Boulevard & Anniston Road Situated on 5.67 Acres
 - Major East - West Boulevard from Downtown Jacksonville to the Beaches Area
 - Major retailers and automobile dealers in this regional mall market include some of the most dynamic growth companies in America such as Target, Home Depot, Lowe's, AMC 24-Screen Theatres, Burlington, Office Max, Ashley Furniture, Pet Smart, Dillard's, Conn's Appliance, dd's Discount Fashions, Lexus, BMW, Mercedes, Toyota, Audi, Honda, Acura, Jaguar, Mazda, Ford, Chrysler/Dodge Jeep, Mitsubishi, Infiniti, Kia, Subaru, Porsche, Land Rover.
- 76,870+/- People within 3-Mile Radius
 - 206,345+/- People within 5-Mile Radius
 - Average HH Income \$53,568 3-Miles
 - Average HH Income \$62,348 5-Miles

For Further Information, Please Contact: Barry J. Goldstein, President

GOLDSTEIN COMMERCIAL PROPERTIES, INC.

7545 Centurion Parkway, Suite #401 • Jacksonville, Florida 32256

Tel. 904.367.0009 • M. 904.803.0488 • Email: barrygoldstein@bellsouth.net

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ABOUT NORTHERN TOOL & EQUIPMENT

When 35-year-old Don Kotula started Northern Hydraulics out of his Eagan garage in 1980 he was well qualified. As a youngster he worked for his family business, Kotula Iron & Metal, on the Iron Range in northern Minnesota. While still a teen, Don was the company's top salesman. He added tires, car parts, used cars and other items to the inventory. He wrote to manufacturers and obtained distributorships for their products. He discovered the power of newspaper advertising, and the convenience of Greyhound Bus and United Parcel Service for delivering orders.

After graduating from the University of Minnesota at Duluth with a degree in business and marketing, Don gained experience at Montgomery Ward, Northwest Airlines and Ziegler. He learned the value of data-driven decisions, the importance of frugality and the reality of turn.

Forty years later that company, renamed Northern Tool + Equipment in 1998, is a multi-channel business with 130 retail stores nationwide in 23 states, four distribution centers, domestic and foreign manufacturing facilities and a can-do culture. Northern Tool offers more than a hundred thousand quality products to professionals and do-it-yourselfers building dreams of their own. Don's sons Ryan and Wade now lead the company along with their executive team. ing a profit with surplus equipment. He was ready to work on his dream of starting a company. Northern Tool + Equipment's private (9) private label brands make up 40 percent of sales. The company launched a website and mail order catalogue in 2008 called Kotula's, named after the founder. WEBSITE: NORTHERNTOOL.COM



ABOUT JAXCO FURNITURE

ONE OF JACKSONVILLE'S MOST TRUSTED PROVIDER OF QUALITY HOME FURNISHINGS

JaxCo Furniture seeks to be a recognizable staple in the Jacksonville community. We are heavily involved in charity through local schools and education, providing mattresses and furniture to the under-served in our community. Our store holds gatherings on a regular basis to educate, inspire, and involve our community. Our prices are less than what you'd expect and our service is more than what you'd imagine. Our business is built on referrals and return customers by delivering unparalleled customer service to the residents of Northeast Florida. We are Jacksonville's most trusted provider of quality home furnishings.

Community Involvement - taking Care of Our Neighbors

What does it mean to be part of a community? Here at JaxCo and in our sister store NashCo (Nashville, TN), we believe that it means being more than just a store. We are so honored and grateful to have had the opportunity to serve each one of our customer's throughout the years.

We also believe that it is our duty and responsibility as citizens of Jacksonville to serve and give back to those in need. Thousands of people in Duval and the surrounding counties do not have adequate sleeping and living conditions. We are helping change that.

JaxCo Furniture is committed to giving back to our community in various ways. We work with non-profits such as Sponsored by Grace to help outfit families in need of better sleeping conditions with mattresses and bunk beds. We work with organizations such as 5 Star Veterans on fundraising drives and via mattress donations as they help veterans get off the street and into a place of their own. These are just a few of the ways JaxCo is giving back to our community.

We believe in being leaders in our community and we hope that our efforts inspire others in and around Jacksonville to pour back into their own neighborhoods. WEBSITE: JAXCOFURNITURE.COM



Northern Tool Lease Information:

Address: 10000 Atlantic Boulevard, Jacksonville, Florida

Premises: 24,953 SF

Lease Term and Commencement Date: 15 Year's Started June 15, 2008 through June 30, 2023

Renewal Options: Two (2) Five (5) Renewal Options: To be determined based on current market rent.

First 5 Year Option Exercised: Tenant has exercised their first 5 year renewal option commencing July 1, 2023 through June 30, 2029.

The Current Annual Rent: First 5 Year Option: \$349,712.46

Operating Expenses: Tenant pays its share of Common Area Operating Expenses except for Roof replacement or repairs and maintenance to the foundation, structural maintenance to the exterior wall of the Premises. In addition, a 4% management fee on minimum rent or actual administrative fee.

Real Estate Tax and Property Insurance: Tenant pays it prorata share.

Maintenance by Tenant: Tenant to maintain interior of Premises including flooring, walls, ceilings, partitions, doors fixtures, equipment and appurtenances , lighting, plumbing, fixtures, lighting, electrical, fire protection systems, and heating, ventilating and air-conditioning systems.

Maintenance by Landlord: Landlord to maintain exterior, roof, gutters, downspouts, floors and walls of the exterior of Premises.

AMMMC, LLC - JaxCo Furniture Lease Information

Address: 9978 Atlantic Boulevard, Jacksonville, Florida

Premises: 21,047 SF

Lease Term and Commencement Date: 5 Year's 6 Months - Started November 1, 2018 through May 31, 2024.

Renewal Options: One (1) Five (5) Renewal Options:

5 Year Option Exercised: Tenant has exercised their 5 year renewal option commencing June 1, 2024 through May 31, 2029.

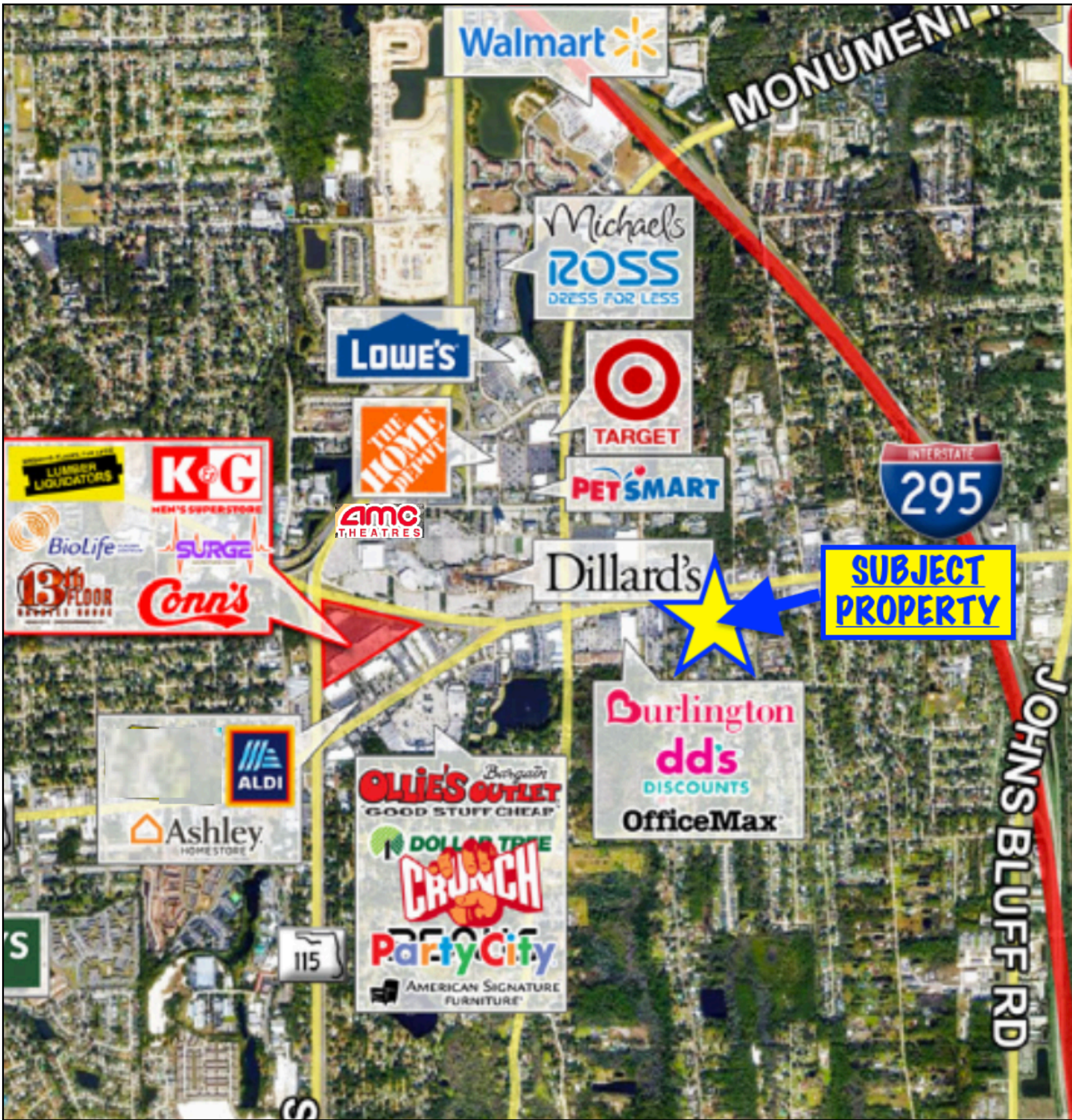
The Current Annual Rent is: Commencing 6/1/24 through 5/31/25 is \$147,469.00 subject to 4% annual increase throughout the renewal term as follows: 6/1/25 through 5/31/26 of \$153,367.76; 6/1/26 through 5/31/27 of \$159,502.47; 6/1/27 through 5/31/28 of \$165,882.57 and 6/1/28 through 5/1/29 of \$172,517.87.

Operating Expenses: Tenant pays its full prorata share of Common Area Operating Expenses.

Real Estate Tax and Property Insurance: Tenant pays it prorata share.

Maintenance by Tenant: Tenant to maintain interior of Premises including flooring, walls, ceilings, partitions, doors fixtures, equipment and appurtenances , lighting, plumbing, fixtures, lighting, electrical, fire protection systems, and heating, ventilating and air-conditioning systems.

Maintenance by Landlord: Landlord to maintain exterior of Premises.



Walmart

MONUMENT

Michael's
ROSS
DRESS FOR LESS

LOWE'S

TARGET

THE HOME DEPOT

PET SMART

INTERSTATE
295

LUMBER LIQUIDATORS
K&G
MEN'S SUPERSTORE
BioLife
SURGE
13th FLOOR
CONN'S

AMC
THEATRES

Dillard's

SUBJECT
PROPERTY

ALDI
Ashley
HOME STORE

Burlington
dd's
DISCOUNTS
OfficeMax

OLLIE'S OUTLET
GOOD STUFF CHEAP
DOLLAR TREE
CRUNCH
Party City
AMERICAN SIGNATURE
FURNITURE

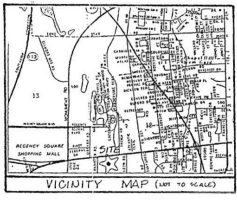
JOHNS BLUFF RD

115

60

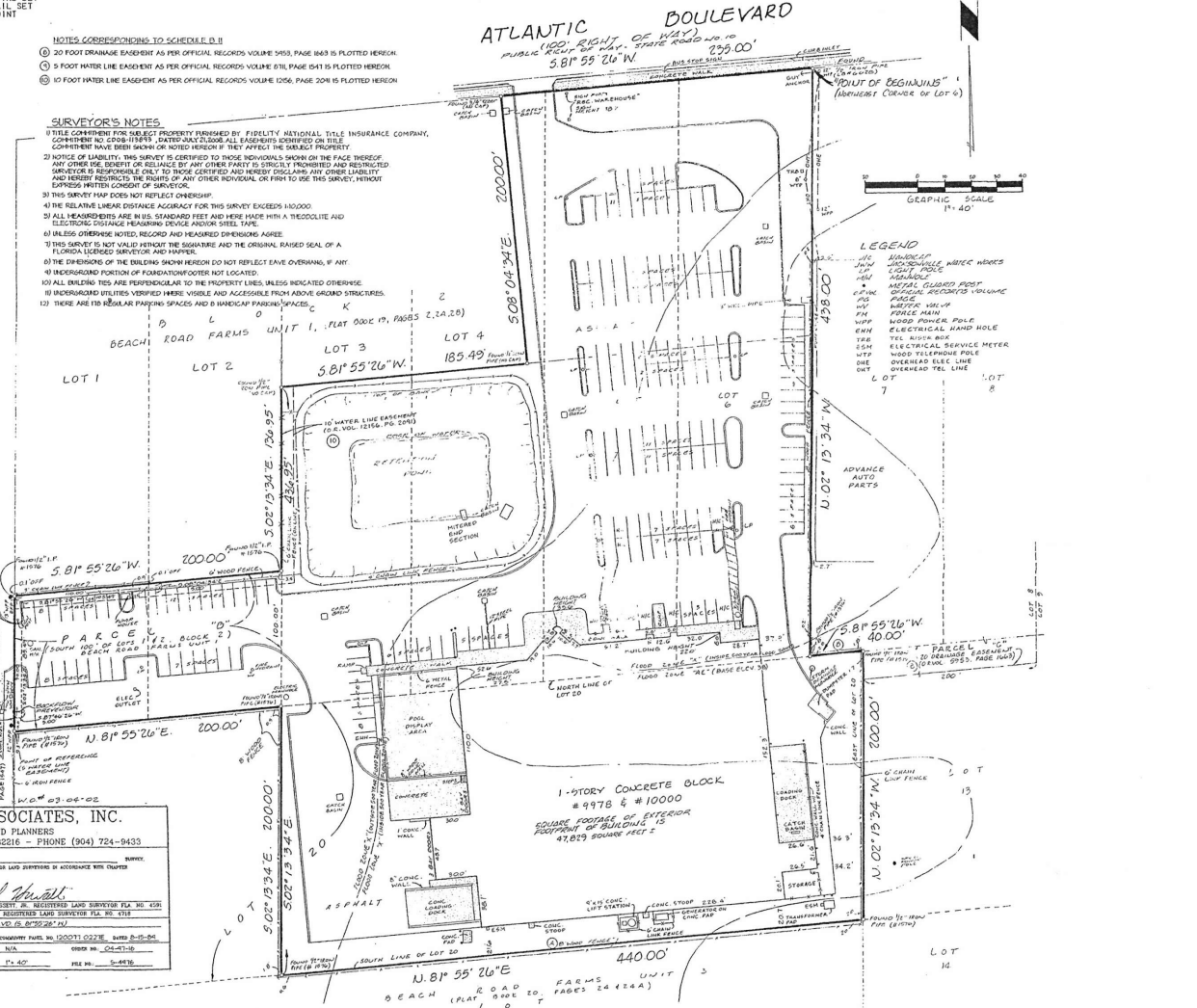


- LEGEND**
- IRON PIN FOUND
 - R. R. SPIKE FOUND
 - P. K. NAIL FOUND
 - STONE FOUND
 - FENCE POST FND. & USED
 - IRON PIN SET
 - R. R. SPIKE SET
 - P. K. NAIL SET
 - BREAK POINT



- NOTES CORRESPONDING TO SCHEDULE D.1**
- 20 FOOT DRAINAGE EASEMENT AS PER OFFICIAL RECORDS VOLUME 1563, PAGE 1463 IS PLOTTED HEREIN.
 - 5 FOOT WATER LINE EASEMENT AS PER OFFICIAL RECORDS VOLUME 0711, PAGE 041 IS PLOTTED HEREIN.
 - 10 FOOT WATER LINE EASEMENT AS PER OFFICIAL RECORDS VOLUME 1256, PAGE 204 IS PLOTTED HEREIN.

- SURVEYOR'S NOTES**
- THIS COMMENT FOR SUBJECT PROPERTY PROVIDED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. CP08-118749, DATED 04/21/2008, ALL EASEMENTS IDENTIFIED ON THIS COMMENT HAVE BEEN SHOWN OR NOTED HEREON IF THEY AFFECT THE SUBJECT PROPERTY.
 - NOTICE OF LIABILITY: THIS SURVEY IS CERTIFIED TO THOSE INDIVIDUALS SHOWN ON THE FACE THEREOF. ANY OTHER EASEMENTS OR ENCUMBRANCES BY ANY OTHER PARTY IS HEREBY DISCLOSED AND RECOGNIZED. SURVEYOR IS RESPONSIBLE ONLY TO THOSE CERTIFIED AND HEREBY DISCLOSED. ANY OTHER LIABILITY AND HEREBY REJECTS TO THE SURVEYOR. ANY OTHER INDIVIDUAL OR PARTY TO USE THIS SURVEY, HEREBY EXPRESS WRITTEN CONSENT OF SURVEYOR.
 - THIS SURVEY MAP DOES NOT REFLECT OWNERSHIP.
 - THE RELATIVE LINEAR DISTANCE ACCURACY FOR THIS SURVEY EXCEEDS ±1:10,000.
 - ALL MEASUREMENTS ARE IN U.S. STANDARD FEET AND HERE MADE WITH A THEODOLITE AND ELECTRIC DISTANCE MEASURING DEVICE AND/OR TOTAL STATION.
 - UNLESS OTHERWISE NOTED, RECORD AND MEASURED DIMENSIONS AGREE.
 - THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
 - THE DIMENSIONS OF THE BUILDING SHOWN HEREON DO NOT REFLECT EAVE OVERHANGS, IF ANY.
 - UNDERGROUND PORTION OF FOUNDATION/FOOTING NOT LOCATED.
 - ALL BUILDINGS ARE PERPENDICULAR TO THE PROPERTY LINES, UNLESS INDICATED OTHERWISE.
 - UNDERGROUND UTILITIES VERIFIED HEREIN, VISIBLE AND ACCESSIBLE FROM ABOVE GROUND STRUCTURES.
 - THOSE ARE THE SOLAR PANEL SPACES AND 8 HANDICAP PARKING SPACES.



REVIS: STAGE 1 IS A REVISION TO THE USE FOR SUBJECT PROPERTY FOR ZONING CODE.

MANJIVSON

Counter to
LISA@
RLC@

CHARLES BASSETT & ASSOCIATES, INC.
 SURVEYORS - ENGINEERS - LAND PLANNERS
 200 CENTURY 21 DR. - JACKSONVILLE, FLORIDA - 32216 - PHONE (904) 724-9433

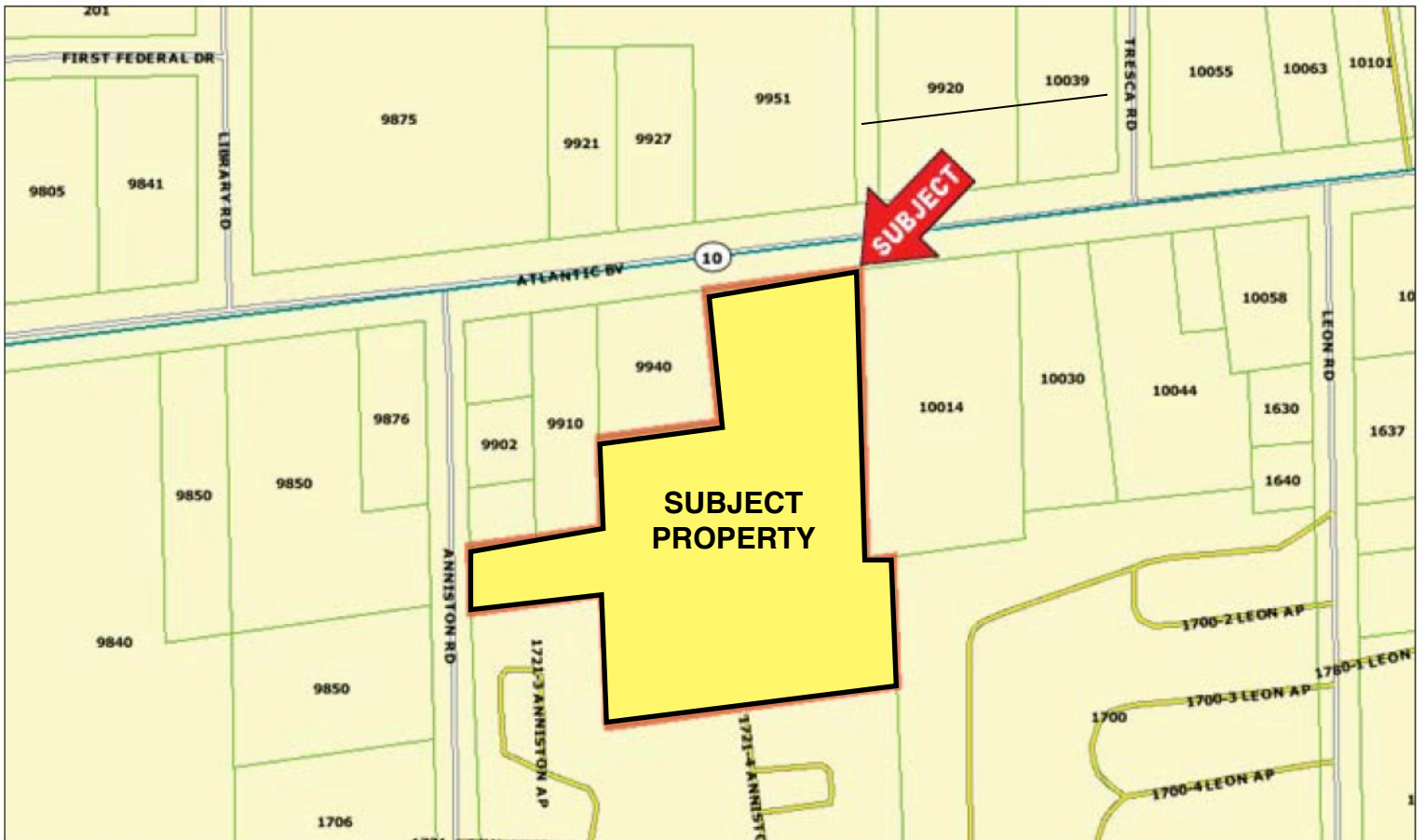
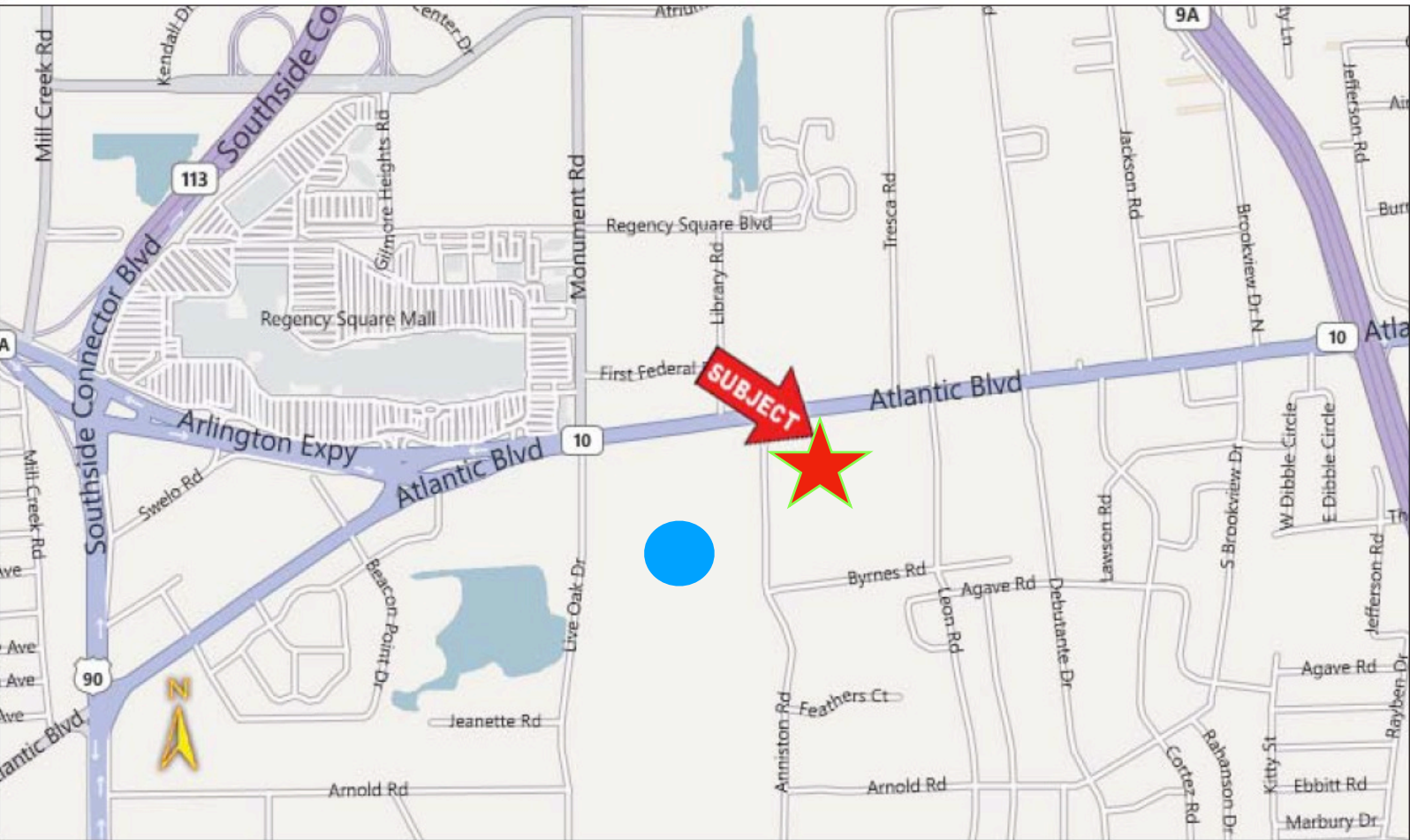
HEREBY CERTIFY THAT THE BOUNDARY DIMENSIONS SHOWN MEET THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYS IN ACCORDANCE WITH CHAPTER 1057-4, F.A.C. AND APPLICABLE CODE (PROVIDED TO RECEIVE ATTEST. PARAGRAPH PROVISION).

SURVEYED APRIL 18 2011
 SURVEYOR'S LICENSE NO. 150001102126, DATED 05-05-04
 SCALE BASED ON THE SOUTH RIGHT-OF-WAY LINE OF ATLANTIC BLVD. (S. 81° 55' 26" W.)

DATE: APR 18 2011
 TIME: 11:40 AM
 INSTRUMENT NO. 24-4236

SITE PLAN/SURVEY OF SUBJECT PROPERTY

RECERTIFIED: 3-4-04, TO UPDATE SURVEY NO. 03-04-02
 AMENDED: 11-04-07 TO UPDATE CERTIFICATION
 RECERTIFIED: 11-10-11 TO UPDATE SURVEY NO. 04-04-11





Overview

- Jacksonville's strategic location in the Southeast coupled with its deep-water port makes it attractive option for businesses that want to serve larger regional and international markets
- Jacksonville is the largest metro area by land mass in the U.S. The region's strong military presence together with its affordable cost of living and high quality of life attracts a young a talented workforce.
- Jacksonville MSA's employment is projected to increase 15.8% over the next eight years.
- Business relocations and expansions continued to directly benefit the area, resulting in an unemployment rate of 3.5% in July 2019.
- The area saw a specific emphasis on new and emerging tech company growth.
- From 2011 to 2018 over 118,000 jobs were created resulting in a growth rate of 18%.

Highlights By Industry

- Health & Biomedical – Home to one of three Mayo Clinics and one of five Baptist MD Anderson Cancer Center partnerships
- IT & Innovation – Skilled talent and subsea fiber connectivity to more than 40 countries put region on global digital map
- Advanced Manufacturing – One of the largest manufacturing regions in Florida with two certified megasites and a skilled, talented workforce
- Advanced Transportation & Logistics – Jacksonville is America's Logistics Center providing companies with same-day access to more than 94 million consumers
- Financial Services – Jacksonville is known as a global banking and finance powerhouse with more than 60,000 employees in the industry



MARKET OVERVIEW

Jacksonville, Florida

The greater Jacksonville metropolitan area is home to 1.5 million people and growing. It offers a sophisticated transportation and technology infrastructure and a promising economy. The area's many economic opportunities have attracted young talented professionals; 70% of newcomers were under the age of 40 in 2018. Other advantages of the area are the cost of living, which is below the national average and education – the area is home to Florida's #1 school district.

A variety of industries support Jacksonville's \$80 billion economy: Advanced Manufacturing, Advanced Transportation and Logistics, Financial Services, Health and Biosciences and IT, and Innovation. Healthcare accounts for one of every six jobs, with Baptist Health being a major employer in the area. In addition, one of the three Mayo Clinics is located in Jacksonville. It also boasts the third largest military presences in the country with three major naval stations. Lastly, over 80 companies have national or divisional headquarters in the area, such as Florida Blue (BCBS), Wells Fargo and AT&T.

Regarding transportation, three major highways make it easy to get around town: I-75, I-10 and I-95. The latter runs through downtown Jacksonville, and I-295 encircles the city. There are also several U.S. Routes that lead to the downtown: U.S. 17, U.S. 23, U.S. 90, U.S. 10 and U.S. 1.



12th most populous city in the U.S.



6th fastest growing metro in 2018



Over half of new residents are from international locations



Metro unemployment rate of 2.8%

