



VERIZON WIRELESS – RELOCATION STORE

463701 STATE ROAD 200 | YULEE, FL | 32097

BRAND NEW SINGLE TENANT NET LEASE PROPERTY

CBRE, Inc. | Licensed Real Estate Broker



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MARKET INFORMATION

Tenant Profile
Disclaimer

VIEW - EAST



Villages of Amelia
JO-ANN
Public
KOHLS
ULTA
The Home Depot

Winn-Dixie
Advance Auto Parts
AMC



CVS/pharmacy



chili's
GRILL & BAR

petco

SYNOVUS

hair cuttery
A good haircut is a good haircut.

verizon

MAVIS
DISCOUNT
TIRE



ALDI

AutoZone

Pizza Hut





PRICE:	\$2,455,000
ANNUAL RENT:	\$147,280
CAP RATE:	6.0%
TENANT TRADE NAME:	Verizon
GUARANTOR:	Cellular Sales of Knoxville, Inc.
RENTAL INCREASES:	5% every 5 years, including options
LEASE TERM:	10 years
OPTIONS:	(2) 5-year options
OPENING & RENT COMMENCEMENT:	May 20, 2019
LANDLORD OBLIGATIONS:	Roof and Structure
EXISTING FINANCING:	No debt to assume
BUILDING SIZE:	2,800± SF
LAND SIZE:	1.15± acres
PARKING SPACES:	20 spaces (7.14 spaces per 1,000 SF)
YEAR BUILT:	2019

CBRE is pleased to present this brand new 10-year Verizon deal located in Yulee, FL, which is located just north of Jacksonville. This stand-alone store is a relocation of successful store that was in a multi-tenant retail center approximately 1.8 miles to the East along Sate Road A1A (SR 200). This is a brand new 10-year lease and new construction with fixed rental increases throughout the entire term and the only landlord obligations being roof and structure. The lease is guaranteed by Cellular Sales of Knoxville, Inc., who is the largest authorized Verizon dealer in the United States with over 730 locations.

The property is located within a strong retail corridor and surrounded by national retailers such as Target, Home Depot, Kohl's, WalMart, Ulta, AMC, McDonalds, Chilis, and many more. This entire corridor is benefiting from the \$60 million I-95 interchange improvement and the multi-phase road widening project of State Road A1A (SR 200) from Interstate 95 east to O'Neil Scott Road. This project is scheduled to be completed in 2019.

investment highlights

- Brand New 10 Year Verizon deal
- Guaranteed by Cellular Sales of Knoxville, Inc. - The largest authorized Verizon dealer in the US with more than 730 Stores.
- Fixed Rental Increases Throughout Entire Term
- Strong Retail location (Target, Home Depot, Kohl's, Walmart, Ulta, AMC, McDonalds, Chilis)
- \$60 million I-95 interchange improvement and the multi-phase road widening project of State Road A1A (SR 200) from Interstate 95 east to O'Neil Scott Road.
- Passive Management Investment

VIEW - NORTHEAST

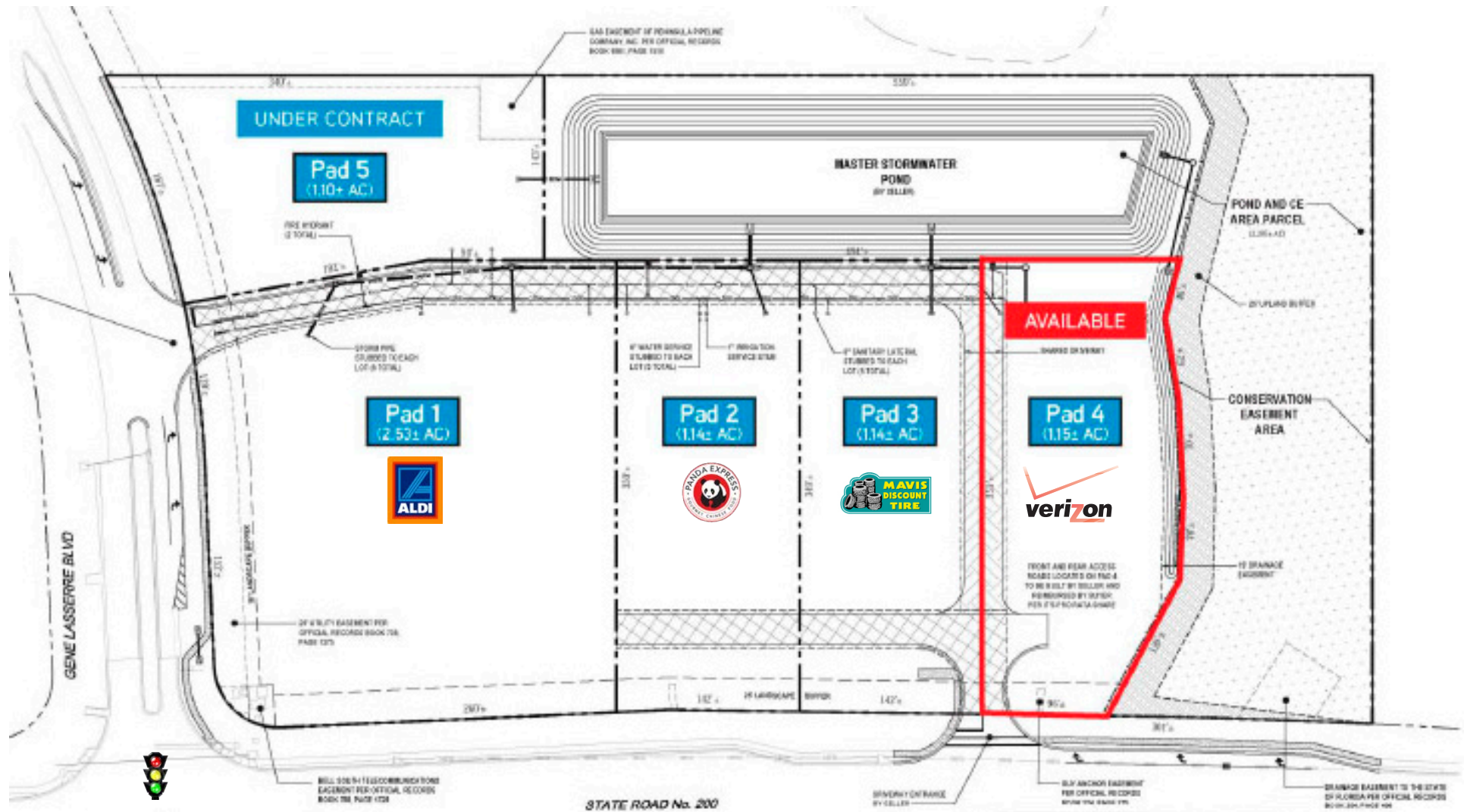


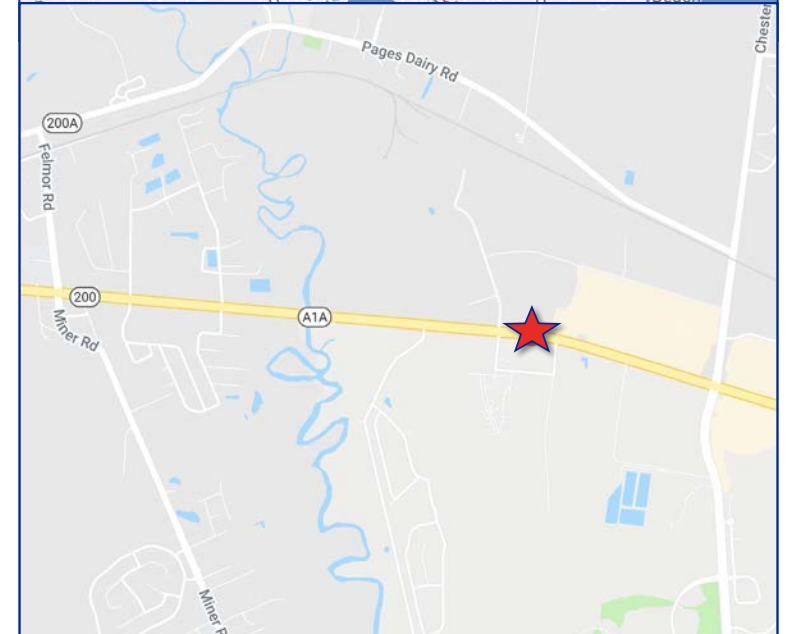
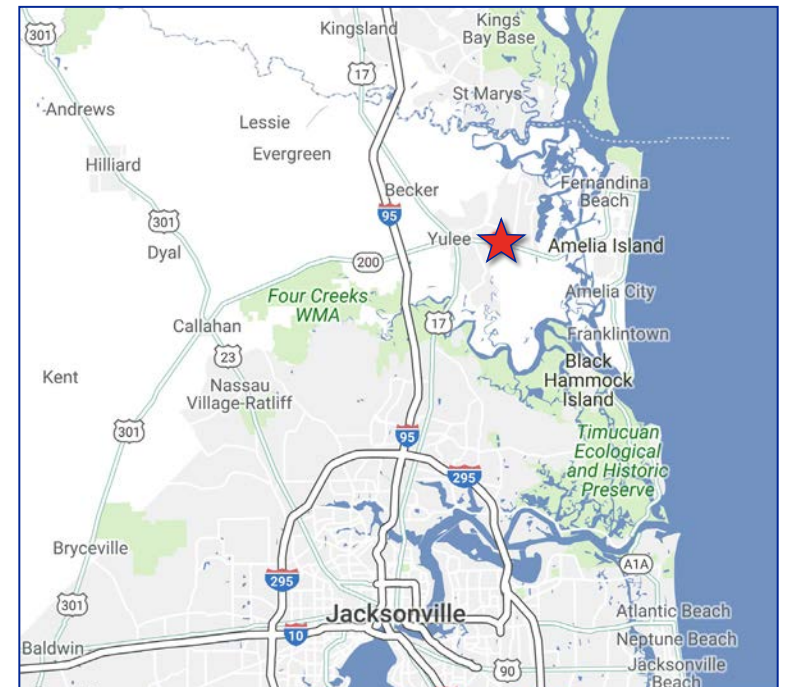
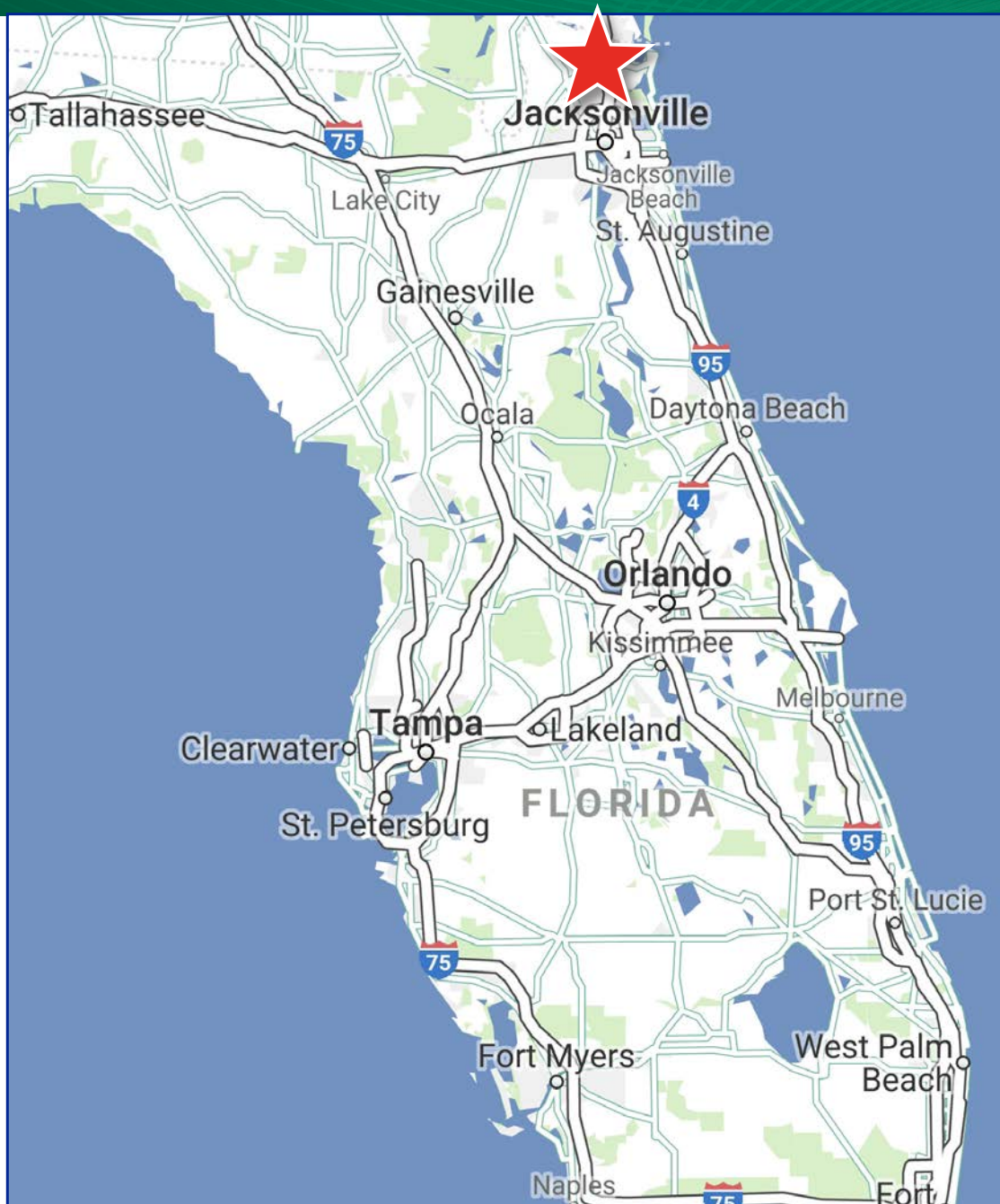
VIEW - NORTH



VIEW - NORTH







YULEE, FL (Nassau County)

Yulee is a census-designated place (CDP) in Nassau County, Florida. The population is currently 13,037 as of July 2017. Yulee is part of the Jacksonville metropolitan area, which was home to 1,478,212 people in 2017.

Yulee is located within 15 miles of Amelia Island and the Jacksonville International Airport and is home to the Florida State College at Jacksonville's Nassau Center, the White Oak Conservation, two renown golf courses, the Nassau Wildlife Management Area, Robert M. Foster Justice Center, Four Creeks State Forest, the Yulee Branch Library, Nassau County Sheriff's Office Headquarters, and the Florida Welcome Center on Interstate 95. In addition Yulee is provided regional services by the Jacksonville Transportation Authority.

Yulee has a number of outdoor festivals and events, the most prominent of which is the annual Holiday Festival and Parade. Yulee has numerous restaurants, cafes, and several bars. By night, Yulee offers nightlife frequented by locals, young professionals, students from the nearby college, and tourists.

Yulee is the headquarters for the Nassau County Economic Development Board, which represents all of Nassau County as a desirable place to relocate a business or to expand an existing business. The Nassau County Sheriff's Office is also headquartered in Yulee.

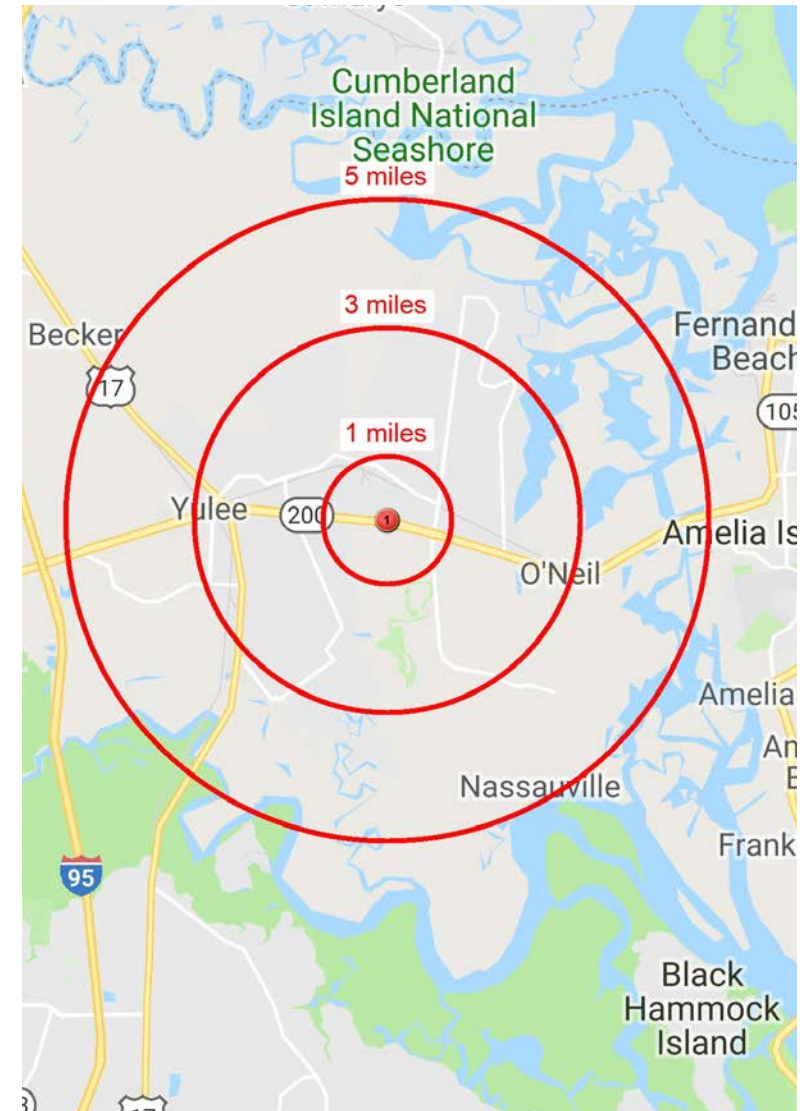
In March 2016 Rayonier, Inc. announced that they would be building a new corporate headquarters in Yulee. Rayonier also plans to develop a 24,000 acre pine forest in Yulee into a community complete with housing, offices, medical facilities, shopping centers, light industrial facilities and schools. The development, starting with 4,200 acres and is called Wildlight. Rayonier is also working with Nassau County to develop the Wildlight Elementary School at a cost of \$26 million which is scheduled to open for the start of the 2017-2018 academic year with 600 students.

For additional information on the 24,000 acre master planned community, please visit Wildlight.com



8 DEMOGRAPHICS

PLACE OF WORK	1 MILE	3 MILES	5 MILES
2018 Businesses	64	534	744
2018 Employees	705	4,956	6,873
POPULATION	1 MILE	3 MILES	5 MILES
2018 Population - Current Year Estimate	1,193	17,593	28,533
2023 Population - Five Year Projection	1,400	19,893	32,384
2010 Population - Census	716	13,563	22,997
2000 Population - Census	308	8,238	14,702
2010-2018 Annual Population Growth Rate	6.38%	3.20%	2.65%
2018-2023 Annual Population Growth Rate	3.25%	2.49%	2.56%
AGE	1 MILE	3 MILES	5 MILES
2018 Population	1,193	17,593	28,533
Age 0-4	76 6.4%	1,038 5.9%	1,618 5.7%
Age 5-9	80 6.7%	1,119 6.4%	1,769 6.2%
Age 10-14	82 6.9%	1,146 6.5%	1,821 6.4%
Age 15-19	73 6.1%	998 5.7%	1,592 5.6%
Age 20-24	61 5.1%	892 5.1%	1,409 4.9%
Age 25-29	79 6.6%	1,107 6.3%	1,737 6.1%
Age 30-34	98 8.2%	1,230 7.0%	1,938 6.8%
Age 35-39	91 7.6%	1,181 6.7%	1,879 6.6%
Age 40-44	84 7.0%	1,157 6.6%	1,836 6.4%
Age 45-49	82 6.9%	1,210 6.9%	1,950 6.8%
Age 50-54	75 6.3%	1,215 6.9%	1,984 7.0%
Age 55-59	79 6.6%	1,305 7.4%	2,168 7.6%
Age 60-64	72 6.0%	1,221 6.9%	2,058 7.2%
Age 65-69	64 5.4%	1,084 6.2%	1,868 6.5%
Age 70-74	45 3.8%	779 4.4%	1,350 4.7%
Age 75-79	26 2.2%	475 2.7%	808 2.8%
Age 80-84	14 1.2%	251 1.4%	429 1.5%
Age 85 and Older	11 0.9%	185 1.1%	319 1.1%
2018 Median Age	37.6	40.4	41.4
GENERATIONS	1 MILE	3 MILES	5 MILES
2018 Population	1,193	17,593	28,533
Generation Alpha (Born 2017 or Later)	30 2.5%	401 2.3%	630 2.2%
Generation Z (Born 1999-2016)	282 23.6%	3,900 22.2%	6,170 21.6%
Millennials (Born 1981-1998)	294 24.6%	3,941 22.4%	6,216 21.8%
Generation X (Born 1965-1980)	262 22.0%	3,801 21.6%	6,108 21.4%
Baby Boomers (Born 1946-1964)	260 21.8%	4,362 24.8%	7,376 25.9%
Greatest Generations (Born 1945 or Earlier)	67 5.6%	1,187 6.8%	2,033 7.1%





CELLULAR SALES OF KNOXVILLE, INC

www.cellularsales.com

With over 730 stores Cellular sales of Knoxville is Verizon's largest authorized dealer. And with 47% 3 year revenue growth, it is listed as one of the country's fastest growing private companies by Inc. magazine.

VERIZON WIRELESS www.verizon.com

NYSE: VZ

Verizon Communications Inc., through its subsidiaries, provides communications, information, and entertainment products and services to consumers, businesses, and governmental agencies worldwide. The company's Wireless segment offers wireless voice and data services; messaging services; service that enables its customers to access the Internet on smartphones, basic phones, notebook computers, and tablets; customers and business-focused multimedia offerings; location-based services; global data services; LTE Internet, a high-speed Internet service; and network access and value added services to support telemetry-type applications. It also offers machine-to-machine services that support devices used in health monitoring, education, manufacturing, utilities, distribution, and consumer products markets, as well as offers smartphones and basic phones, tablets, and other Internet access devices.

As of October 12, 2015, it had 109.5 million retail connections. Its Wireline segment provides high-speed Internet, FiOS Internet, and FiOS.

Video services; voice services, such as local exchange, regional and long distance calling, and voice messaging services, as well as VOIP services; private Internet protocol and Ethernet access and optical services; and Internet protocol, infrastructure and cloud services, machine-to-machine services, security, and other communications services. It also offers voice and data services, such as conferencing and contact center solutions, and private line and data access networks, as well as customer premise equipment, installation, maintenance, and site services; and data, voice, local dial tone, and broadband services primarily to local, long distance, and other carriers. The company has a strategic partnership with AdMobilize. The company was formerly known as Bell Atlantic Corporation and changed its name to Verizon Communications Inc. in June 2000. Verizon Communications Inc. was founded in 1983 and is based in New York, New York.

- **Ranked #16 in Fortune 500 List, 24 Years on the list itself**
- **Fitch Rated: A-**
- **139,400 Employees**
- **1,600+ locations in the United States**
- **2018 Revenue was \$131 billion**

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Actual Property