

International House of Pancakes

1825 East West Parkway, Fleming Island, FL 32003



Investment Details

- › Asking Price: \$2,509,090
- › Cap Rate: 5.5%
- › Lease Type: Absolute NNN
- › Lease Expiration: August 13, 2027
- › Options: 4 (four) 5-year extensions
- › Percentage rent clause
- › Offering Type: Fee Simple
- › Operated by the largest IHOP Franchisee (Sunshine Restaurant Partners)

Property Overview

- › Freestanding IHOP restaurant - Clay County, Florida
- › Land size: 1.11 acres
- › Building size: 4,092± SF
- › Zoning: PUD
- › Location: 1825 East West Parkway, Fleming Island
- › Parking area with 69± total spaces
- › 76,076 population within a 5 mile radius
- › Built 2005

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FOR ADDITIONAL INFORMATION
Please [CLICK HERE](#) to complete our
Confidentiality Agreement

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