

# 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

ROBERT W. SELTON, III  
CEO | Northeast Florida  
robert.selton@colliers.com  
+1 904 861 1111

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

COLLIERS INTERNATIONAL | NORTHEAST FLORIDA  
50 N. Laura Street | Suite 1725 | Jacksonville, FL 32202  
MAIN +1 904 358 1206 | FAX +1 904 353 4949  
[www.colliers.com/jacksonville](http://www.colliers.com/jacksonville)