



SANDS INVESTMENT GROUP  
NET INVESTMENTS... NET RESULTS



Burger King  
6757 Dunn Avenue  
Jacksonville, FL 32219



## EXCLUSIVELY MARKETED BY:

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# INVESTMENT SUMMARY

Sands Investment Group is Pleased to Exclusively Offer For Sale the 3,184 SF Burger King at 6757 Dunn Avenue in Jacksonville, FL. This Opportunity Includes a Newly Opened Store With a Triple Net (NNN) Lease and Zero Landlord Responsibilities, Providing For a Secure Investment.

## OFFERING SUMMARY

PRICE	\$2,254,632
CAP	5.85%
NOI	\$131,896
PRICE PER SF	\$708.11
GUARANTOR	Personal

## PROPERTY SUMMARY

ADDRESS	6757 Dunn Avenue Jacksonville, FL, 32219
COUNTY	Duval
BUILDING AREA	3,184 SF
LAND AREA	1.06 AC
BUILT	2019





# HIGHLIGHTS

- Newly Opened Store - 2019 Construction
- 20 Year Triple Net (NNN) Lease With Zero Landlord Responsibilities
- Outparcel to Rowe's Supermarket Anchored Dunn's Village Shopping Center That is Strategically Located Off New Kings Rd (Hwy 23) and Dunn Ave (Combined Traffic Counts of Over 36,200 Vehicles Per Day)
- Excellent Demographics With Over 47,875 Residents Within a 5-Mile Radius Making an Average Household Income of \$57,802
- Less Than 4-Miles From the FSCJ North Campus, Which is Part of the Florida State College System That Serves Over 49,721 Students; This Campus Houses Many of the Health Programs, Culinary, Cosmetology and Also Intramurals Like Baseball, Softball and Soccer
- Dunn Ave Provides Direct Access to Interstate 95 (North/South Corridor) and is Between Downtown Jacksonville (10-Miles) and the Jacksonville International Airport (9-Miles)
- Under 30 Minutes From Jacksonville Zoo and Gardens, and "The Beaches" Along the Eastern Coast of Florida (Neptune, Jacksonville and Atlantic Beach)
- 20 Minutes From Blount Island - 2,000 Acres on the St Johns River That Serves as a Public Cargo Facility and is Responsible For the USMC Maritime Prepositioning Ships and Command; This Location's Mission is to Plan, Coordinate and Execute the Logistics Effort in Support of the Maritime Prepositioning Force For Rapid Deployment of Personnel and Equipment
- Nearby Tenants Include: Rowe's SuperMarket, Subway, Hotwok, Family Dollar and Little Caesars





# LEASE SUMMARY

TENANT	Burger King
PREMISES	A Building of Approximately 3,184 SF
LEASE COMMENCEMENT	January 7, 2020
LEASE EXPIRATION	January 31, 2040
LEASE TERM	~20 Years Remaining
RENEWAL OPTIONS	4 x 5 Years
RENT INCREASES	5% Every 5 Years
LEASE TYPE	Triple Net (NNN)
PERMITTED USE	Fast Food
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Tenant's Responsibility
ROOF & STRUCTURE	Tenant's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility
RIGHT OF FIRST REFUSAL	No

SQUARE  
FOOTAGE

ANNUAL  
BASE RENT

RENT  
PER SF

3,184 SF

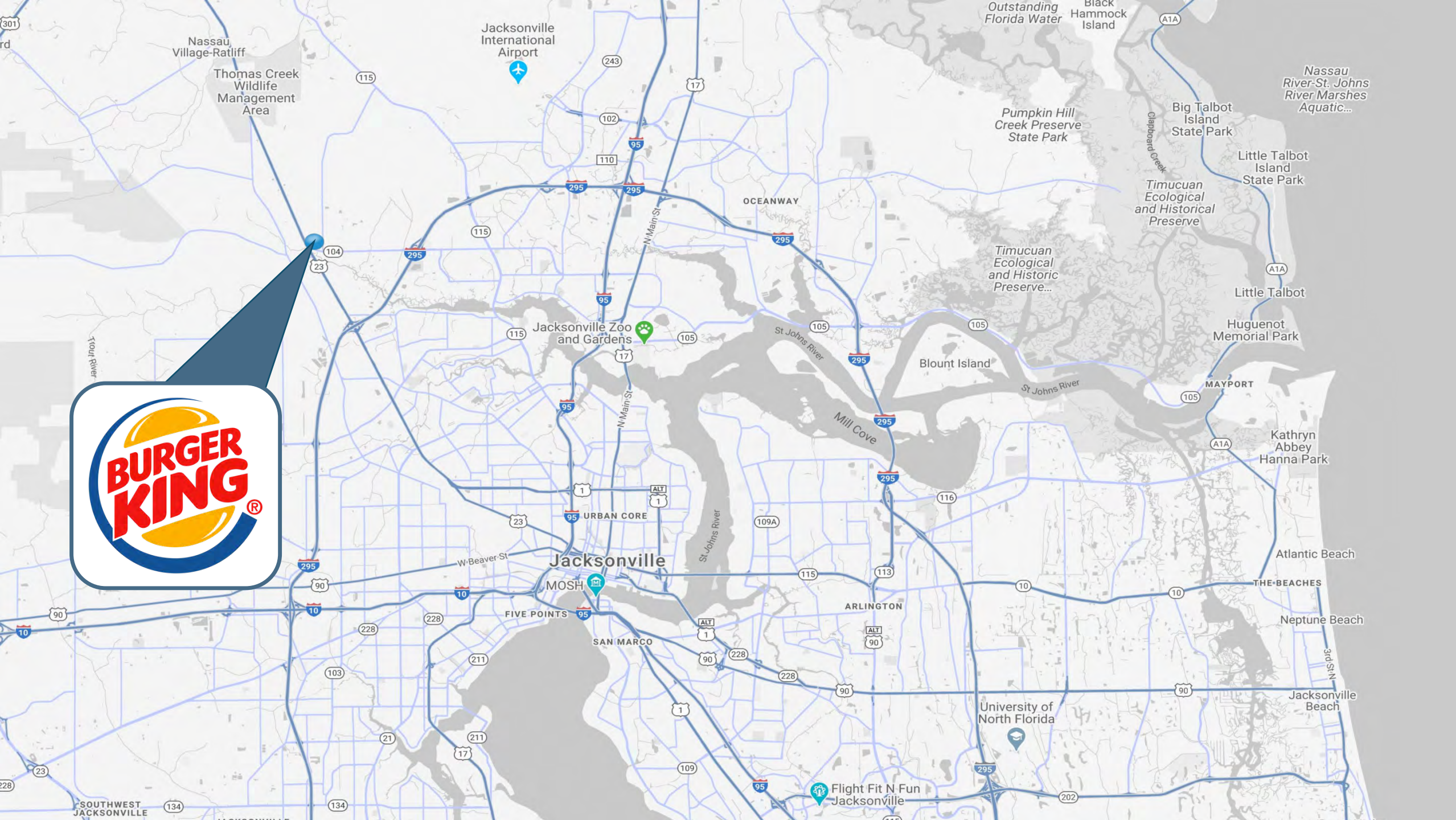
\$131,896

\$41.42











SANMAR



Dunn Ave



Rolling River Blvd

Rolling River  
Estates





Rolling River Estates



Dunn Ave

Rolling River Blvd





FAMILY DOLLAR Little Caesars  
SUBWAY IGA

Walmart Supercenter 7 ELEVEN  
McDonald's WAFFLE HOUSE BURGER KING  
WOODFOREST NATIONAL BANK

THE HOME DEPOT  
SUBWAY DOLLAR TREE

7 ELEVEN  
goodwill the Y



Dunn Ave



Pizza Hut O'Reilly AUTO PARTS DOLLAR GENERAL  
Walgreens CITITRENDS Mobil  
McDonald's RAC by T-Mobile metro  
HIBBETT SPORTS GNC LIVE WELL

SHERWIN-WILLIAMS Save a lot  
FAMILY DOLLAR



FAMILY DOLLAR DOLLAR GENERAL  
Foot Locker Aaron's metro by T-Mobile

DOLLAR GENERAL TSC TRACTOR SUPPLY CO  
RaceTrac SUBWAY  
CIRCLE K Mobil bp  
DQ

CIRCLE K Mobil



## JACKSONVILLE | DUVAL COUNTY | FL

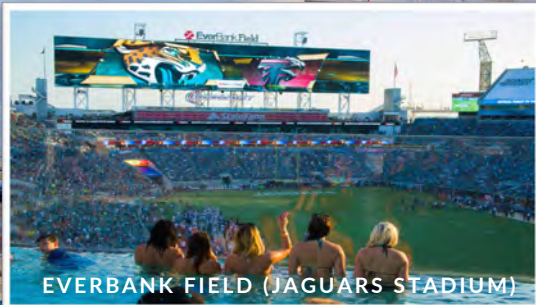
Jacksonville is a seaport city and the seat of Duval County, Florida, United States. With an estimated 911,507 residents as of 2019, Jacksonville is the most populous city in both the state of Florida and the southeastern United States. It is estimated to be the 12th most populous city in the United States and is the largest city by area in the contiguous United States. The Jacksonville Metropolitan Area has a population of 1,573,606 and is the 40th largest in the United States and fourth largest in the state of Florida. The city is situated on the banks of the St. Johns River, in the First Coast region of North Florida, about 25 miles south of the Georgia state line and 340 miles north of Miami. Attractions in Jacksonville range from art, science and history museums to brewery tours, Bronson Motor Speedway and football games. The city's beaches offer soft sand and warm water perfect for swimming, surfing and kayaking.

Jacksonville's location on the St. Johns River and the Atlantic Ocean proved providential in the growth of the city and its industry. Jacksonville has a sizable deep-water port, which helps make it a leading port in the U.S. for automobile imports, as well as the leading transportation and distribution hub in the state. However, the strength of the city's economy lies in its broad diversification. The area's economy is balanced among distribution, financial services, biomedical technology, consumer goods, information services, manufacturing, insurance, and other industries. Jacksonville is the cultural, commercial and financial center of North Florida. A major military and civilian deep-water port, the city's riverine location supports two United States Navy bases and the Port of Jacksonville, Florida's third largest seaport. The two U.S. Navy bases, Blount Island Command and the nearby Naval Submarine Base Kings Bay, form the 3rd largest military presence in the United States.

In Jacksonville, you can experience a different side of Florida, combining both relaxation and adventure, and allowing you to choose just how active you want to be. Enjoy the city's 22 miles of beaches, extensive park system, world-class fishing, historic neighborhoods, vibrant street arts scene, creative coastal cuisine, delicious craft beer, vibrant nightlife and so much more! Throughout the year, many annual events of various types are held in Jacksonville. The Florida-Georgia game (also known as the "World's Largest Outdoor Cocktail Party"), the annual college football game between the rival Florida Gators and Georgia Bulldogs has been held in Jacksonville since 1933 and brings thousands of fans. Lonely Planet ranked Jacksonville on its list of the world's "10 Best Value Destinations for 2018," because of how many unique fun-filled activities there is to do.



JACKSONVILLE DEEP-WATER PORT



EVERBANK FIELD (JAGUARS STADIUM)







Dunn Ave (18,499 VPD)



(17,799 VPD)

(54,315 VPD)



	2 MILES	3 MILES	5 MILES
POPULATION	8,573	15,951	47,875
AVERAGE HH INCOME	\$62,646	\$63,240	\$57,802



BURGER KING

# TENANT PROFILE

Every day, more than 11 million guests visit BURGER KING® restaurants around the world. And they do so because the restaurants are known for serving high-quality, great-tasting, and affordable food. Founded in 1954, BURGER KING® is the second largest fast food hamburger chain in the world. The original HOME OF THE WHOPPER®, the company's commitment to premium ingredients, signature recipes, and family-friendly dining experiences is what has defined the brand for more than 65 successful years.

As of March 2020, the company operates over 18,848 locations in 100 countries. Almost 100 percent of BURGER KING® restaurants are owned and operated by independent franchisees, many of them family-owned operations that have been in business for decades. Burger King's parent company is Restaurant Brands International Inc. ("RBI"), which is a Canadian multinational fast food holding company. Restaurant Brands International Inc. is one of the world's largest quick service restaurant companies with more than \$34 billion in system-wide sales and over 27,000 restaurants in more than 100 countries and U.S. territories. RBI owns three of the world's most prominent and iconic quick service restaurant brands – TIM HORTONS®, BURGER KING®, and POPEYES®. These independently operated brands have been serving their respective guests, franchisees and communities for over 45 years.



COMPANY TYPE  
NYSE: QSR



FOUNDED  
1954



# OF LOCATIONS  
18,848+



HEADQUARTERS  
Toronto, Canada



WEBSITE  
bk.com



B U R G E R   K I N G

# FRANCHISEE PROFILE

Lee Wesley is an Industry leader in franchisee & operations management. Our portfolio consists of a multitude of premium brands, stretching a vast array of cuisine & decor. We have provided food service at some of the country's busiest airports as well as state of the art stadiums and venues. We strive to provide excellent service to our customers & community alike. Let us know how we can be of service to you.

For decades, Lee Wesley has been providing award-winning food service to millions of customers at major sporting events. These events include the NBA Finals, National College Bowl games, and critically acclaimed Broadway shows and concerts.

Headquartered in Orlando, Florida, Lee Wesley is an operating partner of Orlando Foodservice Partners, which manages and operates the food & beverage catering and concessions at the Amway Center, home of the Orlando Magic, the Florida Citrus Bowl and Bob Carr Performing Arts Centre.

Established as an industry leader in franchise management, our restaurants portfolio is diverse and currently includes national brands such as Burger King and Panda Express as a licensee at the Orlando International Airport. Today, Lee Wesley serves more than 10 million customers annually, including over 5 million passengers at the Orlando International Airport and Jacksonville Airport Authority.



COMPANY TYPE  
Private



FOUNDED  
1949



# OF CUSTOMERS  
10 Million



HEADQUARTERS  
Orlando, FL



WEBSITE  
[leewesley.com](http://leewesley.com)



# CONFIDENTIALITY AGREEMENT

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Sands Investment Group and should not be made available to any other person or entity without the written consent of Sands Investment Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.







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