

SALE

NNN Jiffy Lube 10 Yr 6.19 CAP

11099 OLD SAINT AUGUSTINE ROAD

Jacksonville, FL 32257

PRESENTED BY:

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ADVISOR



BARTOW MCDONALD IV

Managing Director

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PROFESSIONAL BACKGROUND

Bartow McDonald IV serves as managing director for SVN | McDonald & Company in Ocala, FL, where he enjoys working on commercial real estate deals throughout Florida.

Prior to joining SVN, McDonald served as the vice president of acquisitions and development for Cope Properties, Inc. in Ocala, Florida where he was responsible for the acquisition, entitlement, and marketing of portfolio and client properties.

Previously, McDonald served as the founder and chief executive officer of two start-up companies; Bluewire, a service based electrical solutions company and StoreParts, a e-commerce company that supplied supply chain management technology to the supermarket and food retail industries.

Before starting two companies, McDonald spent six years working for a fast-growing international manufacturing firm, where he gained in depth industrial experience through his leadership positions in manufacturing operations, distribution, logistics and marketing.

In the early 1990's, McDonald served in college leadership with Young Life and interned with the Southwestern Company and Merrill Lynch.

McDonald previously served on the board of directors for RMI (Reciprocal Ministries International), The Ocala Chamber of Commerce, the Central Florida Commercial Association of Realtors, the regional advisory board of directors for RBC Bank and as a director on the advisory board for Wachovia Bank. In addition, he has participated as a conference speaker for the Florida Venture Capital Forum, the Food Marketing Institute and has been quoted in the Wall Street Journal, Forbes and the New York Times.

Sight fishing and bow hunting are two things that will get him up before sunrise.

EDUCATION

MBA, University of Florida

Bachelor of Science, University of Florida

SVN | McDonald & Company

217 SE 1st Ave, #200-60

Ocala, FL 34471

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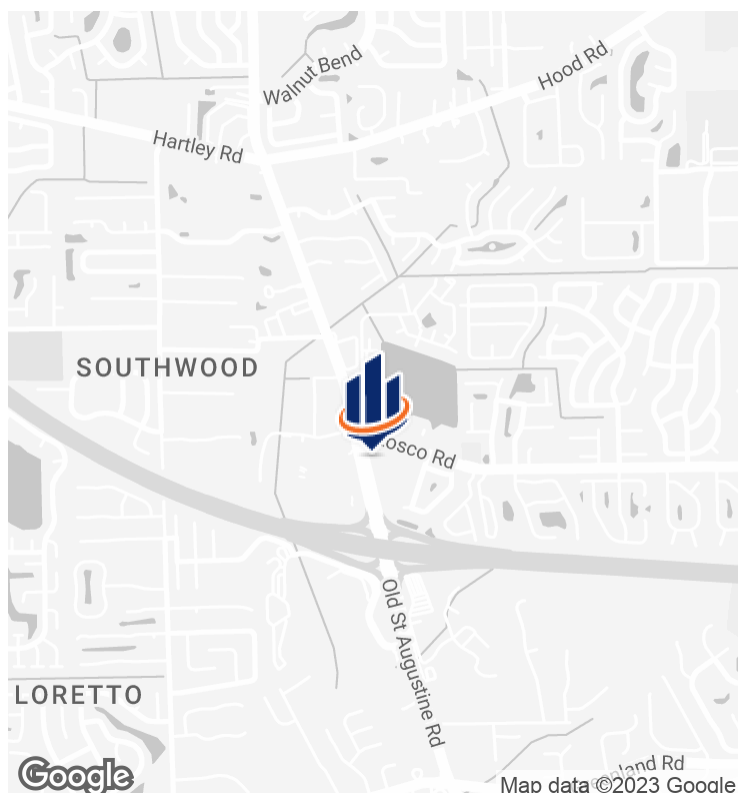
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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$2,018,644
BUILDING SIZE:	1,976 SF
CAP	5
LOT SIZE:	0.4 Acres
PRICE / SF:	\$1,021.58
CAP RATE:	6.19%
NOI:	\$125,000
YEAR BUILT:	1995
ZONING:	PUD
MARKET:	North Central Florida
SUBMARKET:	Jacksonville

PROPERTY OVERVIEW

NNN single tenant investment property in Jacksonville's busy Mandarin retail corridor at I-295 and Old St. Augustine Road. This 25+ year established Jiffy Lube provides a stable and steady income with few landlord responsibilities. New 10 year NNN lease. Ten percent bumps every five years.

The tenant, Team Car Care (TCC), is the largest franchisee in the US, with 550+ locations across the country. The location is operated by the TCC East group.

The store is adjacent to Publix and In front of Winn Dixie shopping centers. National retailers close by include CVS, Walgreens, Lowes, Wendy's, Burger King, McDonald, Subway and KFC.

PROPERTY HIGHLIGHTS

- Absolute Triple Net Lease
- New 10 Year Term
- 6.19 CAP
- 10% Bumps Every Five Years
- Adjacent to Publix and Winn Dixie
- 25+ Year Steady Operating History

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PROXIMITY MAP



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ADDITIONAL PHOTOS



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MAPS

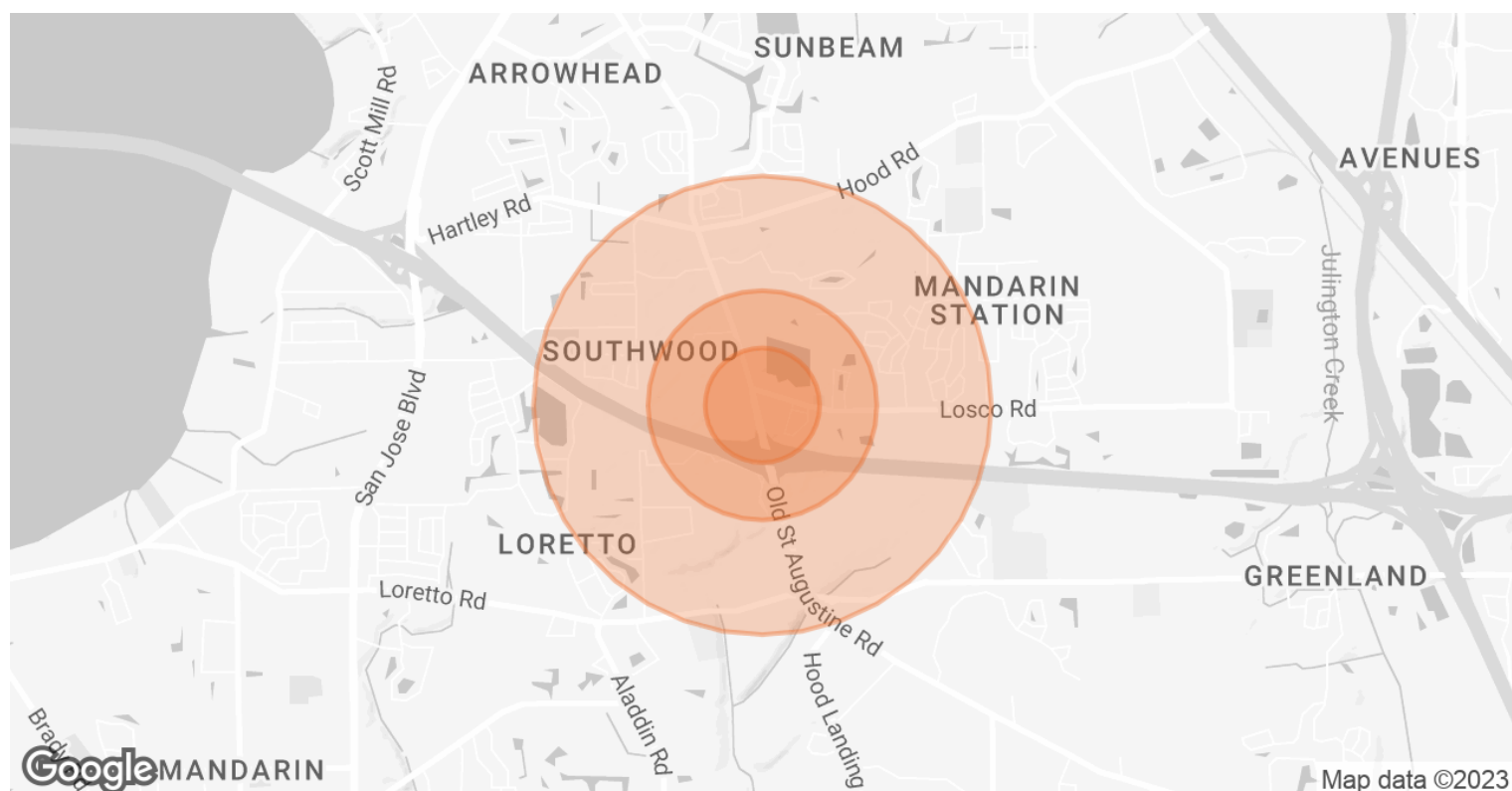


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DEMOGRAPHICS MAP & REPORT



POPULATION	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	972	3,521	12,365
AVERAGE AGE	46.1	46.4	44.0
AVERAGE AGE (MALE)	39.6	40.0	39.0
AVERAGE AGE (FEMALE)	46.8	47.6	46.3

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	517	1,824	5,473
# OF PERSONS PER HH	1.9	1.9	2.3
AVERAGE HH INCOME	\$55,967	\$57,635	\$67,424
AVERAGE HOUSE VALUE	\$171,403	\$177,524	\$191,838

* Demographic data derived from 2020 ACS - US Census

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