



SALE LEASEBACK | NET LEASE INVESTMENT SALE

MAGIC WHEELS & TIRES

NNN 5-YEAR LEASE (w/TWO 5-YEAR OPTIONS)

Jacksonville, Florida

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Ackerman Retail

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Disclaimer

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Property walk throughs are to be conducted by appointment only. Contact Broker for additional information.

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Executive Summary

Ackerman Retail is pleased to present the opportunity to acquire a **5-year NNN leased investment occupied by Magic Wheels & Tires**, strategically located at 10448 Atlantic Blvd in Jacksonville, FL. This property offers a **secure and attractive investment** anchored by a family owned company with locations throughout the Southeast. Situated along Atlantic Blvd, the property benefits from **over 49,500 AADT**. The area benefits from county government buildings and local and national restaurants.

Jacksonville has firmly established itself as one of America's fastest-growing major cities. The city crossed the one-million population threshold, reaching 1,009,833 residents, and ranked as the **10th most populous city in the country** according to the U.S. Census Bureau's 2024 estimates. The city's economy employs approximately 475,000 workers, with the largest sectors being health care and social assistance, retail trade, and finance and insurance. More than 150 corporate, regional, and divisional headquarters now operate in the Jacksonville region, drawn by a favorable business climate, relatively affordable housing, and strong logistical infrastructure. The state of Florida's tax advantages have attracted individuals and businesses that benefit from **competitive corporate tax rate and lack of a personal income tax**.



Investment Highlights

OFFERING SUMMARY

SALE PRICE:	\$2,400,000
NOI:	\$88,740
TERM:	5 Year w/ two 5 year ext
RENT COMMENCEMENT:	January 1, 2026
LEASE EXPIRATION:	January 1, 2031
RENT INCREASES:	2% annual (including option periods)
LEASE STRUCTURE:	NNN



Long-term Security

5-year term with two 5-year options

Proven Regional Operator

Family owned business with 10 locations in 6 states

Prime Location

Benefits from strong residential neighborhood surrounding the site

High Visibility

49,500 AADT on Fairfield Dr

Large Military Presence

Naval Air Station Jacksonville employs over 23,000 people

Business-Friendly Environment

Over 150 National, Regional, and Local company headquarters

Growing Population

Over 220,000 residents within 5 miles

Property Overview

ADDRESS

10448 Atlantic Avenue
Jacksonville, FL 32505

TENANT

Magic Wheels & Tires

YEAR BUILT

1971

BUILDING SIZE

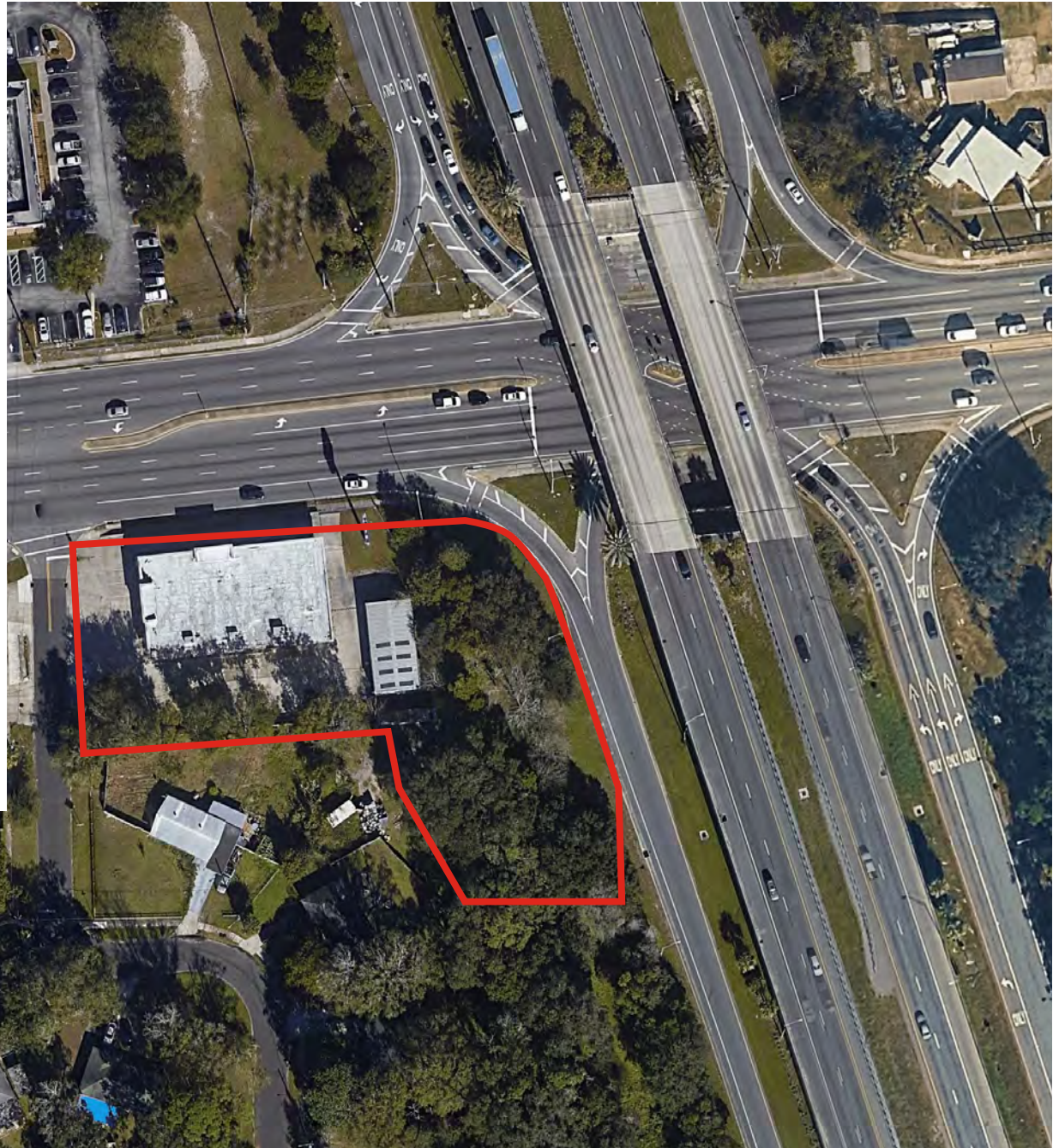
8,760

PARCEL SIZE

0.91 Acres

ACCESS POINTS

One along Atlantic Blvd (via Dibble Ct)



INVESTMENT
SUMMARY

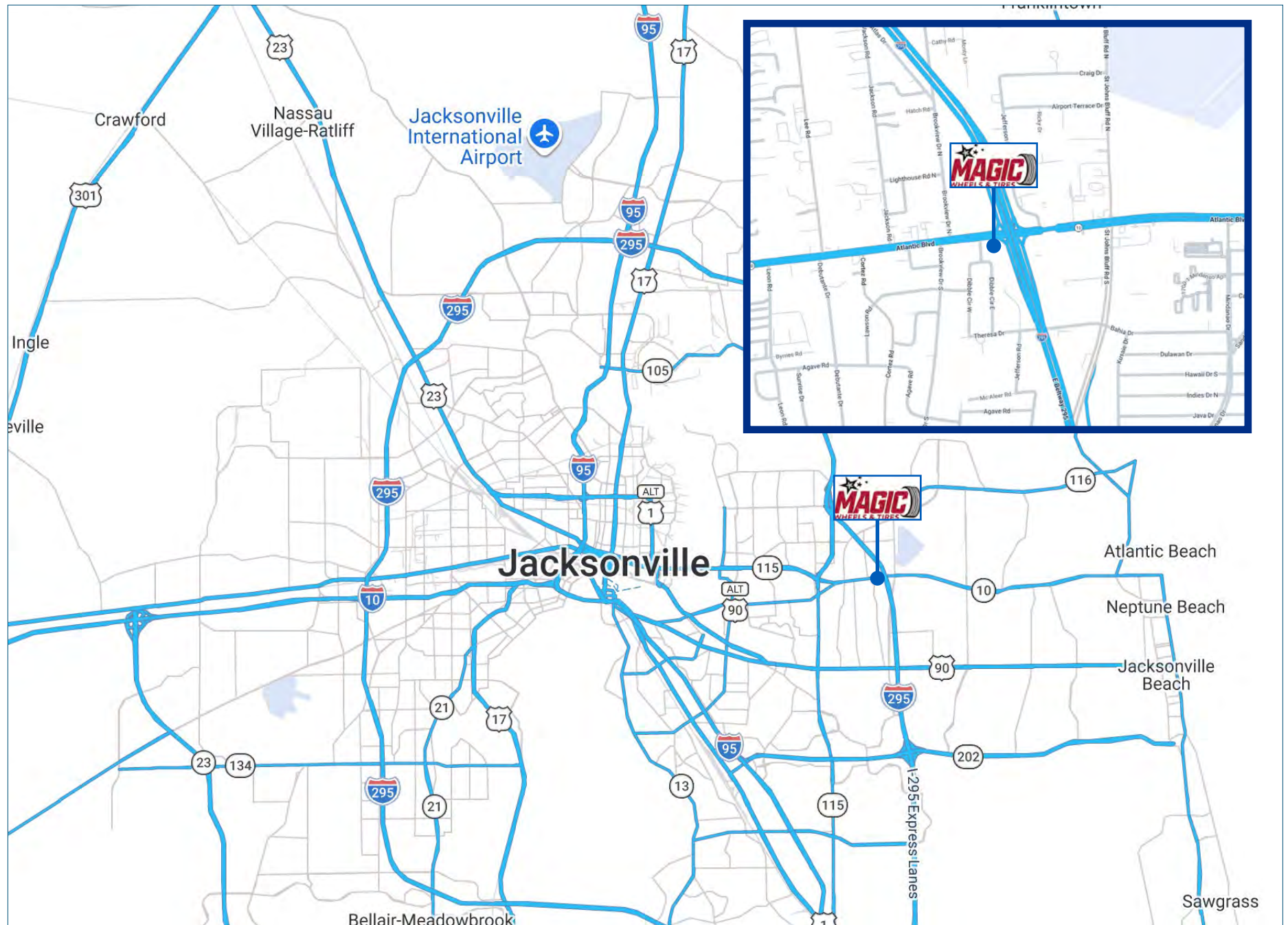
PROPERTY
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Location Map



INVESTMENT
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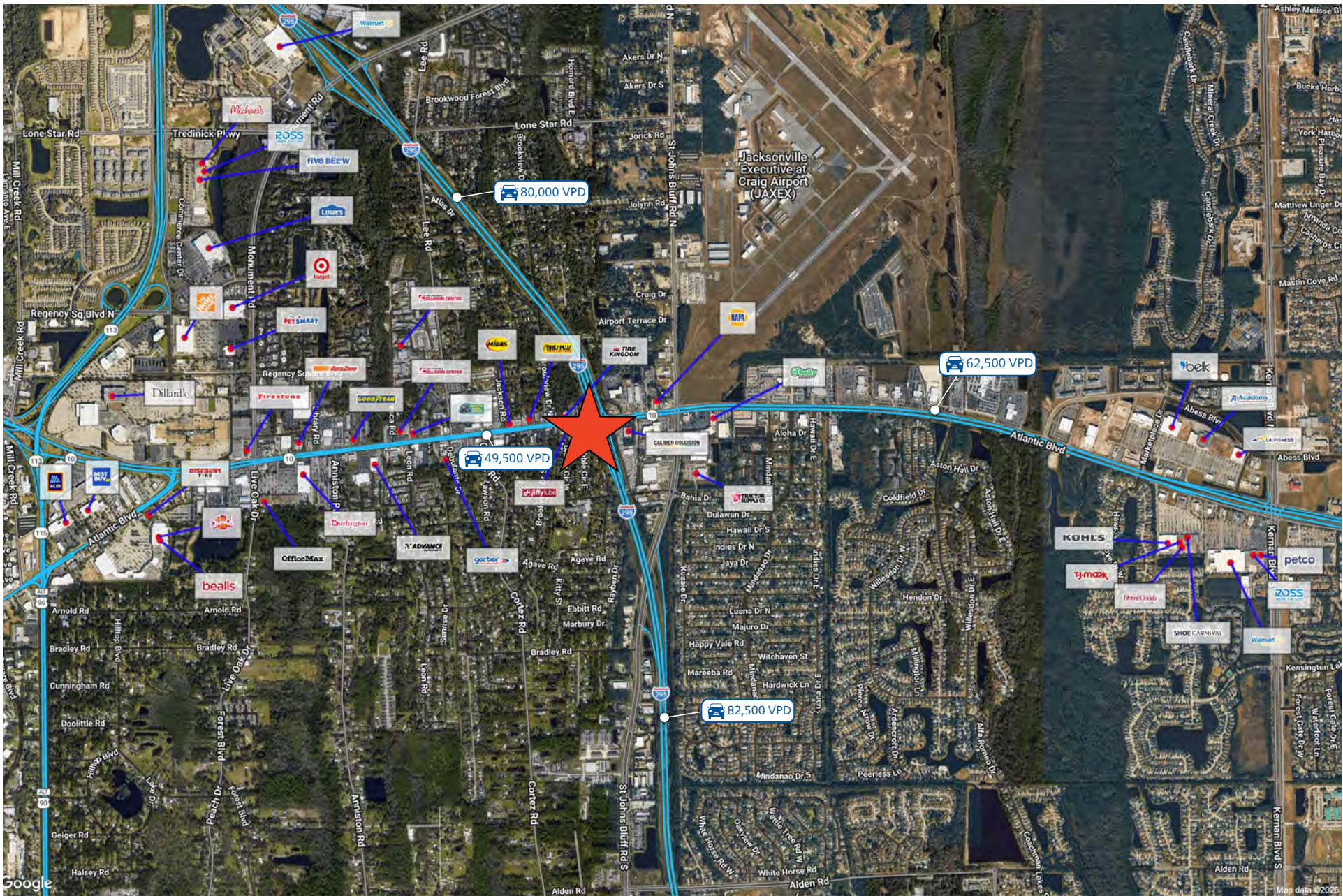
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Jacksonville Market Aerial



INVESTMENT SUMMARY	PROPERTY INFORMATION	FINANCIAL OVERVIEW	TENANT SUMMARY	MARKET OVERVIEW
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Lease Summary

Lease Commencement:	January 1, 2026
End of Initial Term:	January 1, 2031
Current NOI:	\$88,740
Renewal Options:	Two 5 year options
Rent Escalations:	2% annual (including option periods)
Lease Structure:	NNN



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Jacksonville Area Overview

Jacksonville has firmly established itself as one of America's fastest-growing major cities. The city crossed the one-million population threshold, reaching 1,009,833 residents, and ranked as the 10th most populous city in the country according to the U.S. Census Bureau's 2024 estimates. Growing at a rate of roughly 1.4% annually, the city's population has increased more than 9% since the 2020 census, which recorded 951,925 residents. Looking at the broader metro area, net in-migration in 2024 totaled an estimated 31,700 people, with projections pointing to more than 97,000 additional net new residents through 2029.

Jacksonville boasts a strong healthcare industry, with Baptist Health (12,000 employees), Mayo Clinic (8,450 employees), and Florida Blue (5,700 employees) among the leading players. University of Florida Health and Ascension St. Vincent's also rank among the top healthcare employers in the region.

Naval Air Station Jacksonville is a major U.S. Navy installation offering roles in aviation, logistics, administration, and IT, making the federal government and military one of the largest employment bases in the region.

In 2024, Jacksonville welcomed over 8 million visitors, resulting in an estimated economic impact of \$7.4 billion. Visitors accounted for \$4.1 billion in direct spending on restaurants, attractions, activities, rental cars, and more. Nearly 5 million guest rooms were sold in local hotels, generating bed tax collections of \$31.5 million. The influx of visitors supported 56,900 jobs in Duval County and generated almost \$2.8 billion in wages.

Moody's Analytics ranked Jacksonville as having the second strongest job market in the nation, underscoring its emergence as one of the Southeast's most dynamic urban economies.



TOP EMPLOYERS

23,000+
NAVAL AIR STATION

12,000
BAPTIST HEALTHCARE

8,450
MAYO CLINIC

7,700
BANK OF AMERICA

5,700
SOUTHEASTERN GROCERS

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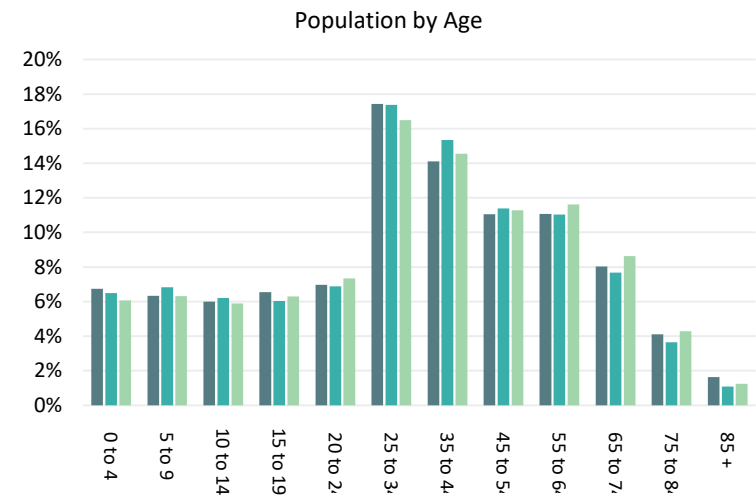
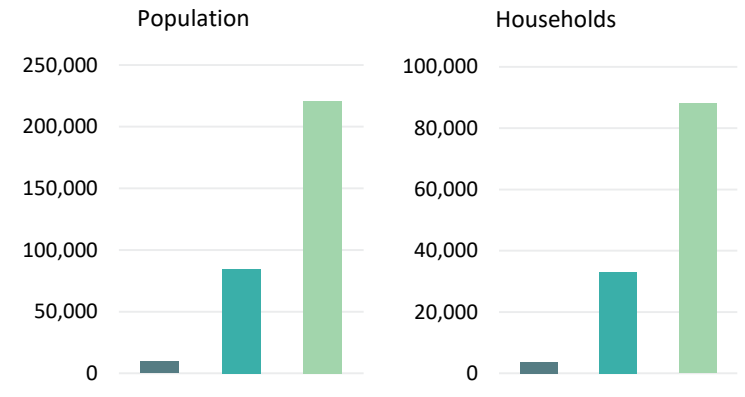
MARKET
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Demographic Profile

Consumer Profile Report

Applied Geographic Solutions (AGS), 2025 B

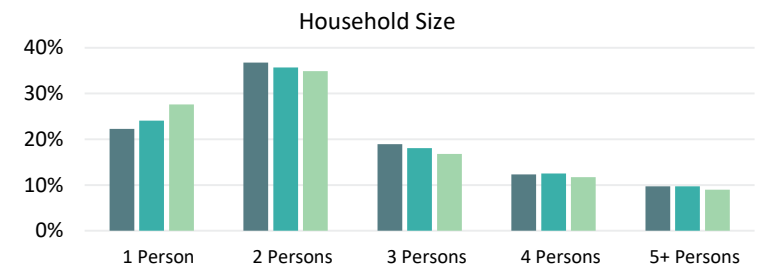
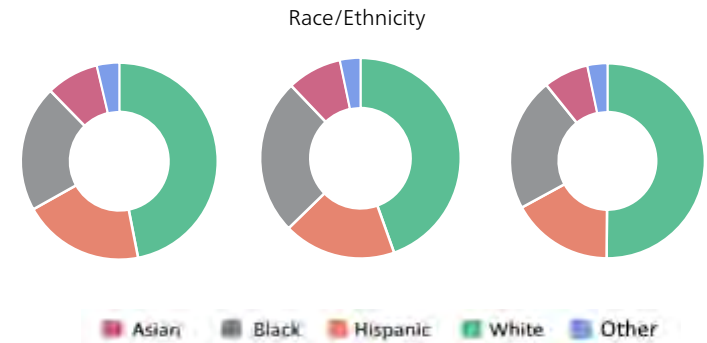
	1 Mile		3 Miles		5 Miles	
Current						
2025 Population	9,482	---	84,604	---	220,625	---
2030 Projected Population	9,385	---	83,297	---	217,443	---
Pop Growth (%)	-1.0%	---	-1.5%	---	-1.4%	---
2025 Households	3,664	---	32,966	---	88,086	---
2030 Projected Households	3,660	---	32,725	---	87,537	---
HH Growth (%)	-0.1%	---	-0.7%	---	-0.6%	---
Daytime Population	7,627	---	67,384	---	174,867	---
Average Business Travelers	139	---	1,428	---	4,975	---
Average Leisure Travelers	2	---	52	---	291	---
Average Migrant Workers	0	---	0	---	0	---
Group Quarters Pop	2	---	52	---	291	---
Pop in Family Households	7,795	---	69,263	---	169,391	---
Pop Non-Family Households	1,624	---	14,853	---	47,028	---
Total Population by Age						
Median Age (2025)	34.1		34.5		35.8	
Ages by Year						
0 to 4	639	6.7%	5,498	6.5%	13,368	6.1%
5 to 9	601	6.3%	5,770	6.8%	13,926	6.3%
10 to 14	569	6.0%	5,251	6.2%	12,990	5.9%
15 to 19	621	6.6%	5,107	6.0%	13,886	6.3%
20 to 24	661	7.0%	5,819	6.9%	16,212	7.3%
25 to 34	1,652	17.4%	14,703	17.4%	36,392	16.5%
35 to 44	1,338	14.1%	12,974	15.3%	32,109	14.6%
45 to 54	1,048	11.1%	9,635	11.4%	24,897	11.3%
55 to 64	1,049	11.1%	9,340	11.0%	25,636	11.6%
65 to 74	761	8.0%	6,497	7.7%	19,024	8.6%
75 to 84	389	4.1%	3,090	3.7%	9,452	4.3%
85 +	155	1.6%	919	1.1%	2,733	1.2%



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Demographic Profile

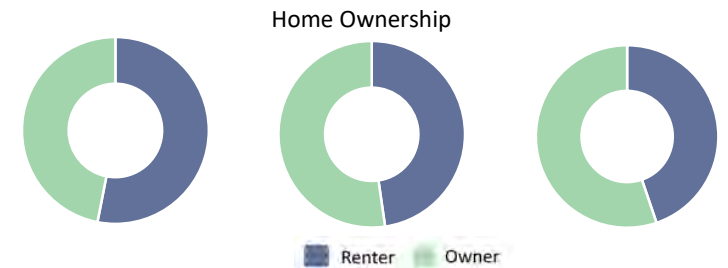
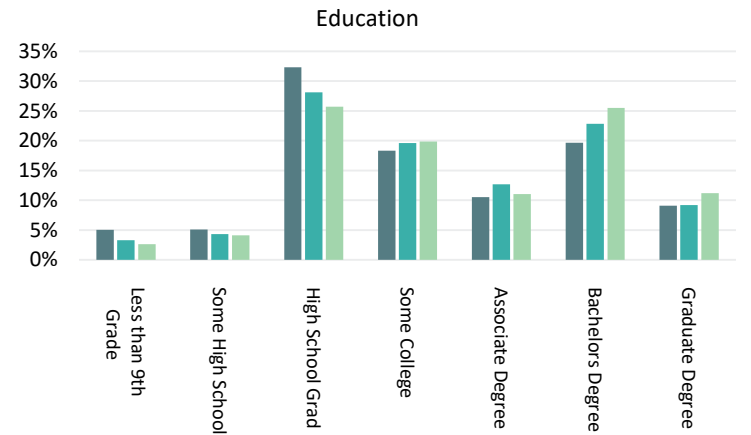
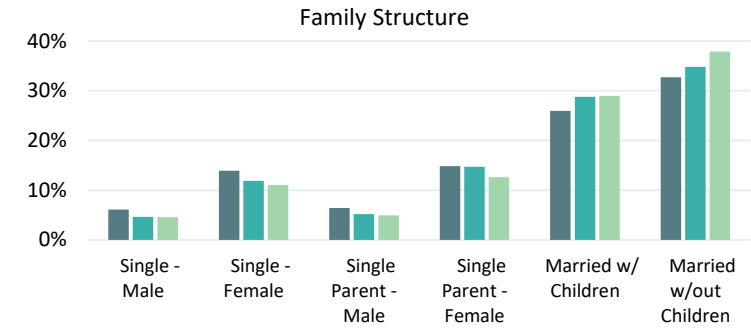
	1 Mile		3 Miles		5 Miles	
Population by Race/Ethnicity (2025)						
White, Non-Hispanic	4,451	46.9%	37,690	44.5%	110,621	50.1%
Hispanic	1,891	19.9%	15,362	18.2%	37,323	16.9%
Black, Non-Hispanic	1,972	20.8%	21,298	25.2%	48,883	22.2%
Asian, Non-Hispanic	821	8.7%	7,473	8.8%	16,518	7.5%
Other	348	3.7%	2,782	3.3%	7,281	3.3%
Language at Home (2025)						
Spanish Linguistically Isolated	264	7.2%	1,408	4.3%	3,408	3.9%
Spanish Not Isolated	433	11.8%	3,370	10.2%	8,588	9.7%
Asian Linguistically Isolated	59	1.6%	254	0.8%	723	0.8%
Asian Not isolated	73	2.0%	1,725	5.2%	3,874	4.4%
Household Income (2025)						
Per Capita Income	\$28,971	---	\$33,566	---	\$40,810	---
Average HH Income	\$74,819	---	\$86,003	---	\$101,929	---
Median HH Income	\$61,196	---	\$68,420	---	\$77,206	---
Less than \$25,000	673	18.4%	5,548	16.8%	13,225	15.0%
\$25,000 - \$34,999	478	13.0%	3,083	9.4%	6,448	7.3%
\$35,000 - \$49,999	570	15.6%	4,164	12.6%	10,239	11.6%
\$50,000 - \$74,999	593	16.2%	5,742	17.4%	14,952	17.0%
\$75,000 - \$99,999	490	13.4%	4,704	14.3%	13,041	14.8%
\$100,000 - \$149,999	580	15.8%	5,856	17.8%	16,136	18.3%
\$150,000 - \$199,999	165	4.5%	1,997	6.1%	6,397	7.3%
\$200,000 - \$250,000	43	1.2%	700	2.1%	2,857	3.2%
\$250,000 +	74	2.0%	1,172	3.6%	4,791	5.4%
Avg Family Income	\$83,767		\$96,168		\$116,287	
Avg Non-Family Income	\$58,503		\$67,290		\$77,418	
Household Size (2025)						
1 Person	815	22.2%	7,930	24.1%	24,299	27.6%
2 Persons	1,348	36.8%	11,760	35.7%	30,730	34.9%
3 Persons	693	18.9%	5,953	18.1%	14,795	16.8%
4 Persons	452	12.3%	4,115	12.5%	10,339	11.7%
5+ Persons	357	9.7%	3,209	9.7%	7,923	9.0%



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Demographic Profile

	1 Mile		3 Miles		5 Miles	
Family Structure (2025)	2,588		22,624		56,325	
Single - Male	158	6.1%	1,046	4.6%	2,559	4.5%
Single - Female	360	13.9%	2,684	11.9%	6,212	11.0%
Single Parent - Male	166	6.4%	1,173	5.2%	2,776	4.9%
Single Parent - Female	384	14.9%	3,333	14.7%	7,105	12.6%
Married w/ Children	672	26.0%	6,511	28.8%	16,333	29.0%
Married w/out Children	848	32.8%	7,876	34.8%	21,340	37.9%
Education (2025)	6,391		57,158		150,243	
Less than 9th Grade	321	5.0%	1,872	3.3%	3,930	2.6%
Some High School	326	5.1%	2,481	4.3%	6,173	4.1%
High School Grad	2,067	32.3%	16,058	28.1%	38,618	25.7%
Some College	1,170	18.3%	11,210	19.6%	29,814	19.8%
Associate Degree	672	10.5%	7,240	12.7%	16,591	11.0%
Bachelors Degree	1,256	19.6%	13,038	22.8%	38,288	25.5%
Graduate Degree	580	9.1%	5,258	9.2%	16,828	11.2%
Home Ownership (2025)	6,072		52,639		138,151	
Housing Units Occupied	3,664	60.3%	32,966	62.6%	88,086	63.8%
Housing Units Vacant	463	7.6%	3,946	7.5%	10,629	7.7%
Occupied Units Renter	1,945	32.0%	15,727	29.9%	39,436	28.5%
Occupied Units Owner	1,719	28.3%	17,239	32.7%	48,650	35.2%
Unemployment Rate (2025)		2.1%		3.3%		3.0%
Employment, Pop 16+ (2025)	7,627		67,384		174,867	
Armed Services	54	0.7%	1,171	1.7%	3,851	2.2%
Civilian	4,743	62.2%	44,312	65.8%	117,549	67.2%
Employed	4,582	60.1%	42,103	62.5%	112,293	64.2%
Unemployed	161	2.1%	2,210	3.3%	5,255	3.0%
Not in Labor Force	2,742	36.0%	21,592	32.0%	56,380	32.2%
Businesses						
Establishments	585	---	4,425	---	12,137	---
Employees (FTEs)	3,074	---	29,309	---	78,222	---



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