



Downtown Jacksonville

FIVE POINTS

HAWKERS ASIAN STREET FOOD, SunRay, BARK, rain dogs., NEW LEAF Paper Co., HOPTINGER THE GARDEN & SAUSAGE HOUSE, Wendy's, BREW, CORNER TACO The Study Beer Bar, CRANE RAMEN, alewife, ESCAPE Restaurant & Bar, JANE DOE BOUTIQUE JACKSONVILLE, Budas, ROOT DOWN BREWING CO.

13 Dedicated Parking Spaces

Publix, STARBUCKS COFFEE, EINSTEIN BEER BAGELS, FIREHOUSE SUBS, UPS, Al's, TIJUANA FLATS TEX-MEX, BLACK SHEEP

MOSE cafe, sweet theory BAKING CO., BURRITO POINT

SUBJECT PROPERTY

King Street

901-917 KING STREET RETAIL BUILDING FOR SALE – 100% OCCUPIED

901-917 King Street
Jacksonville, FL 32205

SEAN MCGILL
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SALE OFFERING

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SALE OFFERING

SALE PRICE	\$2,636,217
NOI:	\$177,945
Cap Rate:	6.75%
Property:	901-917 King Street
Building SF:	7,000
# of Tenants:	4 Total (D'Bo's Daiquiris, Wings & Seafood, Razor's Edge Barber Shop, Zee's Smoke Shop, King. St. Barber Shop)
Frontage:	King Street
Market:	Riverside
Property Type:	Retail
Sale Type:	Investment
Vacancy Rate:	0%

HIGHLIGHTS

- Fully occupied four tenant retail building
- Located in the heart of Riverside in the vibrant King Street corridor
- Corner lot
- Signalized Intersection
- Rare on-site parking – 13 dedicated spaces in the rear of the building
- Strong Demographics
- Seven blocks from St. Vincent's Hospital



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FINANCIALS

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INCOME & EXPENSES

CURRENT NET OPERATING INCOME

Income Analysis

Base Rent D'Bo's Daiquiris, Wings & Seafood	\$103,801.68	\$27.32
Base Rent Razor's Edge	\$25,440.00	\$21.20
Base Rent Zee's Smoke Shop	\$22,500.00	\$25.00
Base Rent King Street Tattoo	\$22,915.00	\$20.83
Reimbursed Expenses	\$56,313.00	\$8.04
Effective Gross Income	\$230,969.68	\$33.00

Expense Analysis

CAM	\$20,057.00	\$2.75
Insurance	\$5,668.00	\$0.81
Real Estate Taxes	\$27,300.00	\$3.90
Total Expenses	\$53,025.00	\$7.46

Net Operating Income

Effective Gross Income	\$230,969.68	\$33.00
Total Expenses	\$53,025.00	\$7.58
Net Operating Income	\$177,944.68	\$25.42



RENT ROLL

Tenant Name	Square Feet	Lease Term		Term	Rental Rates			Expenses		
		Begin	End		Rental Rate PSF	Annually	Monthly	CAM	Insurance	RE Taxes
D'Bo's Daiquiris, Wing & Seafood	3,800	May-24	May-29	Current 2.5% Annual Increases	\$27.32	\$103,801.68	\$8,650.14	Full Pro-Rata	Full Pro-Rata	Full Pro-Rata
Razor's Edge Jax, LLC	1,200	Aug-18	Jul-28	Current 2% Annual Increases	\$21.20	\$25,440.00	\$2,120.00	Gross	Gross	Gross
Zee's Smoke Shop	900	Oct-25	Sep-30	Current 3% Annual Increases	\$25.00	\$22,500.00	\$1,875.00	Full Pro-Rata	Full Pro-Rata	Full Pro-Rata
King Street Tattoo Parlor	1,100	Nov-23	Oct-33	Current 3% Annual Increases	\$20.83	\$22,915.00	\$1,909.58	Full Pro-Rata	Full Pro-Rata	Full Pro-Rata
Total	7,000									

TENANT INFORMATION

D'BO'S DAIQUIRIS, WINGS & SEAFOOD - 5 UNIT FRANCHISE

Leased Area:	3,800 SF
Lease Expiration:	May 31, 2029
Initial Lease Term:	5 years
Options:	Two (2) Five (5) year options
Lease Type:	NNN - Full Pro-rata
Guarantor:	Personal Guaranty
Rent Increases:	2.5% Annual Increases



ZEE'S SMOKE SHOP

Leased Area:	900 SF
Lease Expiration:	September 30, 2030
Initial Lease Term:	5 years
Options:	One (1) Five (5) year option
Lease Type:	NNN - Full Pro-rata
Guarantor:	Personal Guaranty
Rent Increases:	3% Annual Increases



RAZOR'S EDGE JAX, LLX

Leased Area:	1,200 SF
Lease Expiration:	July 31, 2028
Initial Lease Term:	5 years
Options:	None
Lease Type:	Gross
Guarantor:	Personal Guaranty
Rent Increases:	2% Annual Increases



KING STREET TATTOO PARLOR

Leased Area:	1,100 SF
Lease Expiration:	October 31, 2033
Initial Lease Term:	10 years
Options:	None
Lease Type:	NNN - Full Pro-rata
Guarantor:	Personal Guaranty
Rent Increases:	3% Annual Increases





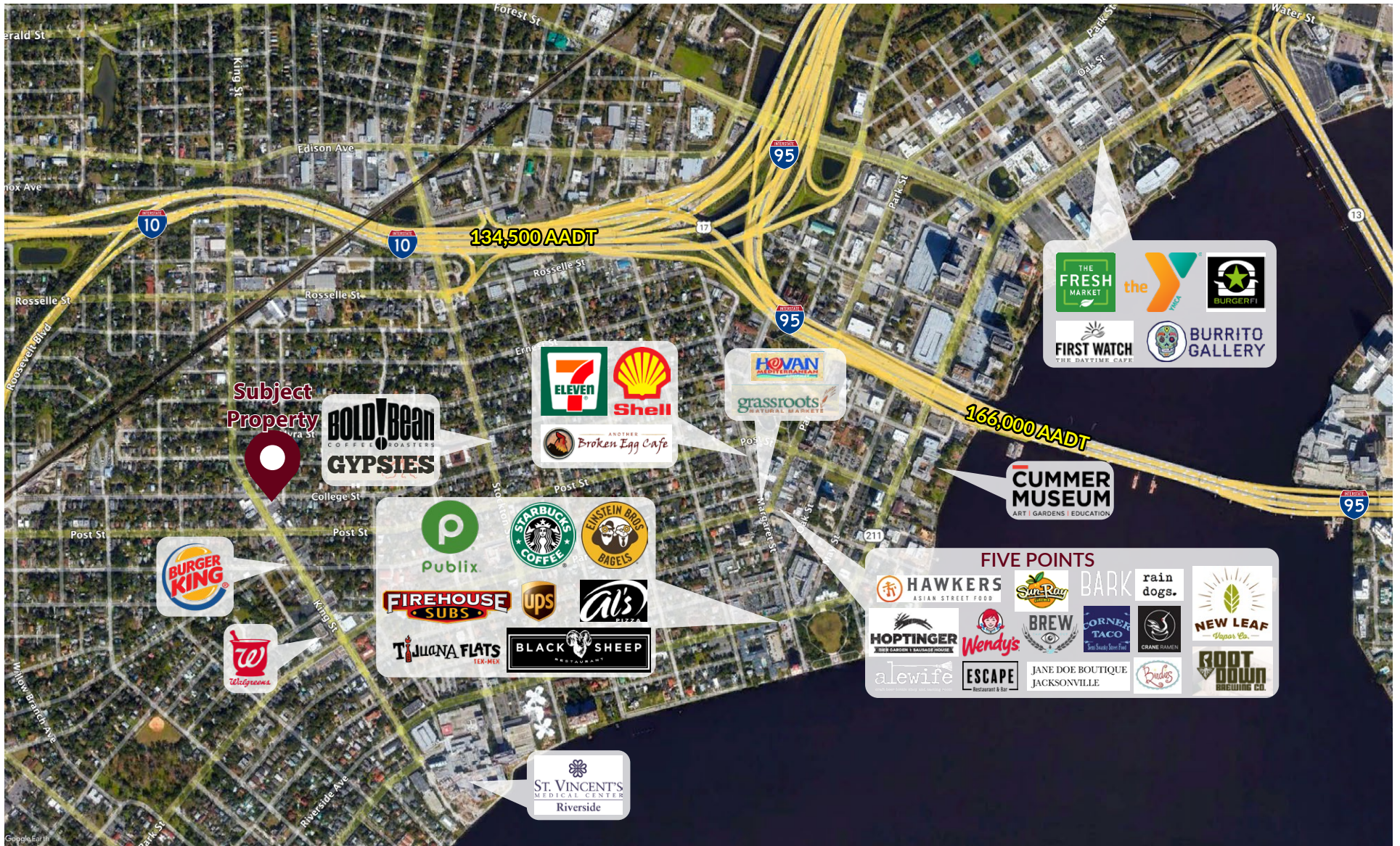
MAPS & AERIALS

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SURROUNDING RETAIL



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BUILDING & PARKING



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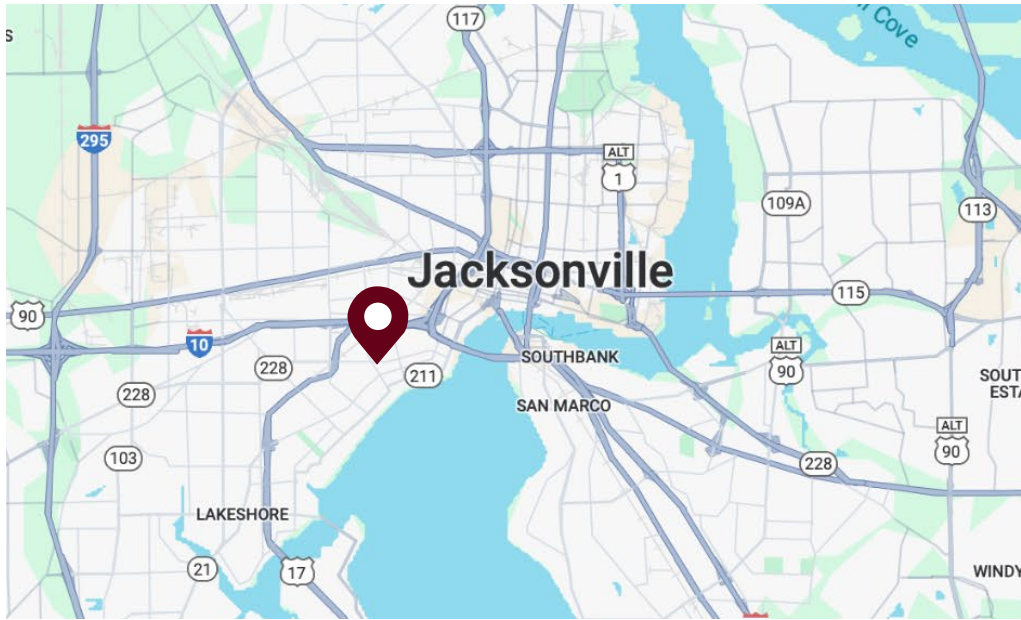


DEMOGRAPHICS

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DEMOGRAPHICS

	3 MILES	5 MILES
2025 Population	82,779	193,084
Households	36,358	81,345
Median Age	36.9	36.8
Median Household Income	\$65,100	\$59,838
Average Household Income	\$90,546	\$83,818



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