

Retail Property
FOR SALE



4593 SAN JUAN AVE

Jacksonville, FL 32210

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PROPERTY DESCRIPTION

Premier Commercial Group is pleased to offer for sale a net-leased Goodyear Tire & Service Center located at 4593 San Juan Avenue in Jacksonville, Florida.

This rare, corporate-backed asset features 7.5+ years remaining on Goodyear's lease with no renewal options, providing stable income and clear long-term upside potential.

Goodyear has operated at this location for over 60 years, underscoring the strength and resilience of this established site. The tenant recently completed capital improvements, further enhancing the property's appeal and functionality.

Strategically positioned along a high-traffic corridor between Roosevelt and Blanding Boulevards, the property benefits from exceptional visibility and proximity to top national retailers including Publix, Wells Fargo, and Panera Bread. The corridor continues to experience strong redevelopment activity — including a new Avis/Budget Car Rental redevelopment project directly across the street — reinforcing the area's long-term growth and investment momentum.

The seller will provide recent environmental reports (within 24 months), offering transparency and confidence to prospective buyers.

PROPERTY HIGHLIGHTS

- Corporate Guaranteed Lease – Goodyear Tire & Rubber Company Strong
- Surrounding Retailers: Publix, Wells Fargo, Panera, and Others Rapidly
- Redeveloping Corridor with Expanding National Presence Recent Tenant
- Upgrades and Long-Term Operational History (60+ Years)

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OFFERING SUMMARY

Sale Price:	\$1,028,571
Building Size:	6,884 SF
Blended NOI:	\$54,000.00
Blended Cap Rate:	5.25%

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,072	33,985	74,273
Total Population	8,975	78,188	180,010
Average HH Income	\$96,384	\$84,189	\$77,304

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INVESTMENT OVERVIEW

Sale Price	\$1,028,571
Blended NOI	54,000
Blended Cap Rate	5.25%
PPSF	\$149.41
Tenant	Goodyear Tire Company
Guarantee	Corporate
Type of Ownership	Free Simple
Year Built/Renovated	1961/1990
Building SF	6,884
Lot Size	0.38
Lease Type	NNN*
Roof & Structure	Landlord Responsible
Lease Commencement	5/8/1963
Lease Expiration	4/15/2033
Initial Lease Term	30 years
Term Remaining	7.5 years
Options	None
Rental Increase	10% on 4/16/2028

ANNUALIZED OPERATING DATA

RENT INCREASE	ANNUAL	MONTHLY
Current - 4/15/2028	\$50,400	\$4,200
4/16/2028-4/15/2033	\$55,440	\$4,620

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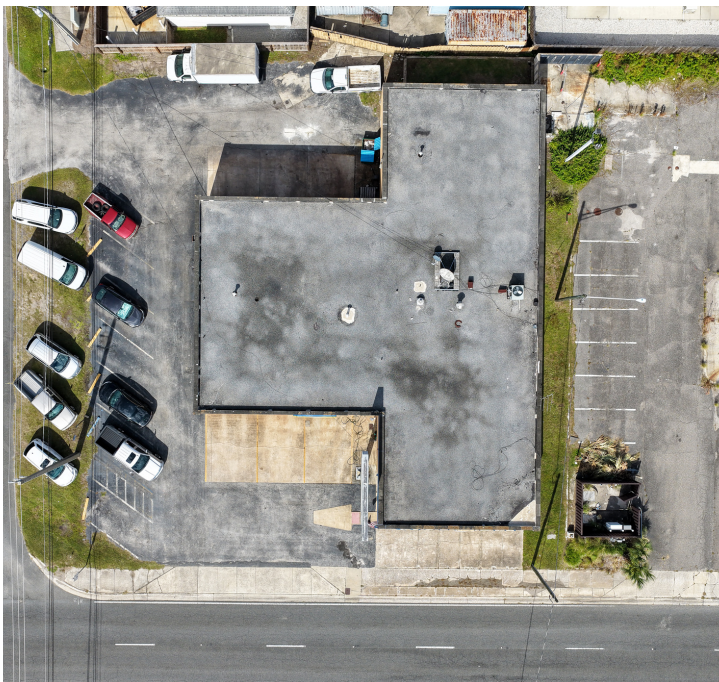
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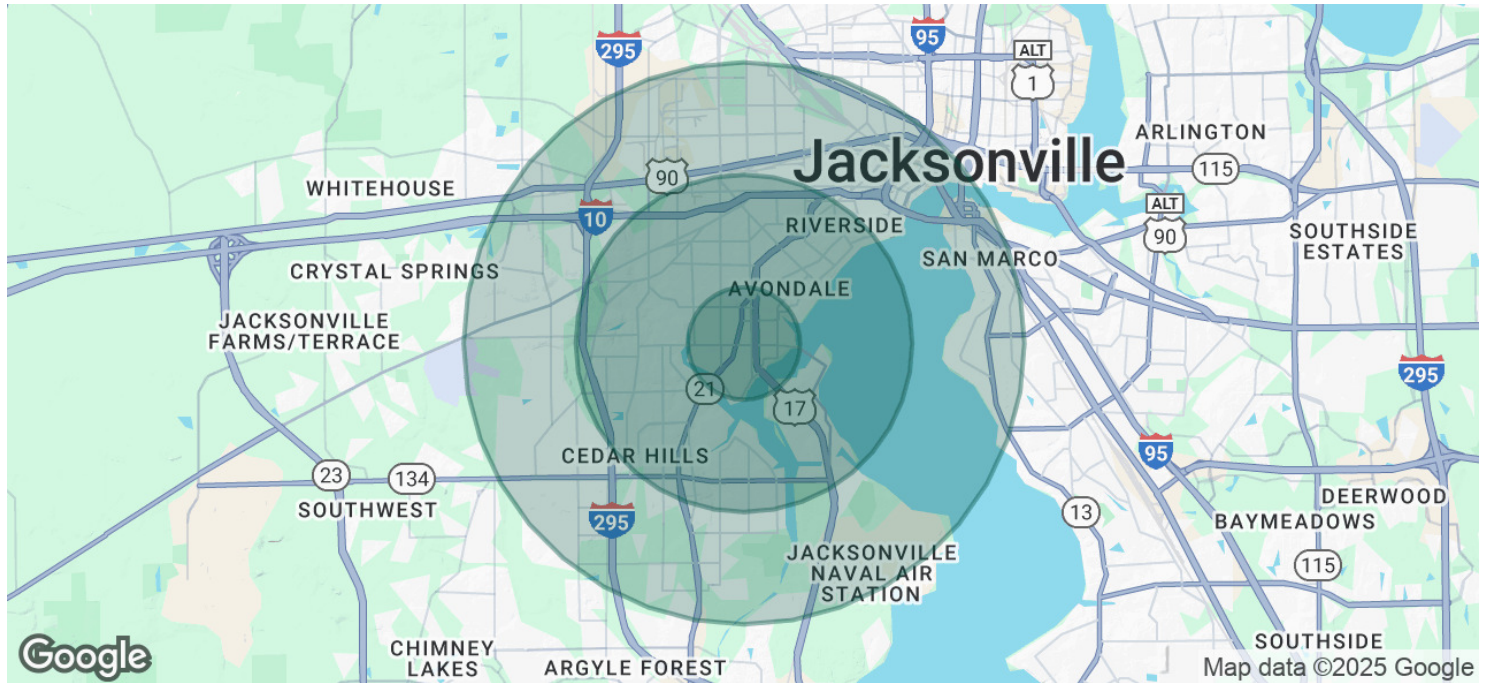
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,975	78,188	180,010
Average Age	42	40	40
Average Age (Male)	41	39	39
Average Age (Female)	43	41	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,072	33,985	74,273
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$96,384	\$84,189	\$77,304
Average House Value	\$334,579	\$339,323	\$287,735

Demographics data derived from AlphaMap

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