

OFFERING MEMORANDUM



5243 Normandy Boulevard, Jacksonville, Florida 32205

Disclaimer

Arena Realty Advisors. ("Broker") has been retained on an exclusive basis to market the property described herein ("Property"). Broker has been authorized by the Seller of the Property ("Seller") to prepare and distribute the enclosed information ("Material") for the purpose of soliciting offers to purchase from interested parties. More detailed financial, title and tenant lease information may be made available upon request following the mutual execution of a letter of intent or contract to purchase between the Seller and a prospective purchaser. You are invited to review this opportunity and make an offer to purchase based upon your analysis. If your offer results in the Seller choosing to open negotiations with you, you will be asked to provide financial references. The eventual purchaser will be chosen based upon an assessment of price, terms, ability to close the transaction and such other matters as the Seller deems appropriate.

The Material is intended solely for the purpose of soliciting expressions of interest from qualified investors for the acquisition of the Property. The Material is not to be copied and/or used for any other purpose or made available to any other person without the express written consent of Broker or Seller. The Material does not purport to be all-inclusive or to contain all of the information that a prospective buyer may require. The information contained in the Material has been obtained from the Seller and other sources and has not been verified by the Seller or its affiliates. The pro forma is delivered only as an accommodation and neither the Seller, Broker, nor any of their respective affiliates, agents, representatives, employees, parents, subsidiaries, members, managers, partners, shareholders, directors, or officers, makes any representation or warranty regarding such pro forma. Purchaser must make its own investigation of the Property and any existing or available financing and must independently confirm the accuracy of the projections contained in the pro forma.

Seller reserves the right, for any reason, to withdraw the Property from the market. Seller has no obligation, express or implied, to accept any offer. Further, Seller has no obligation to sell the Property unless and until the Seller executes and delivers a signed agreement of purchase and sale on terms acceptable to the Seller, in its sole discretion. By submitting an offer, a purchaser will be deemed to have acknowledged the foregoing and agreed to release Seller and Broker from any liability with respect thereto.

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

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JOSE FERNANDEZ
(305) 965-8412
jfernandez@arenarei.com

GEORGE SARKISIAN
(561) 322-8713
georges@arenarei.com

PROPERTY HIGHLIGHTS

- Two-Tenant 6,000 Square Foot Strip Center
- Fully Occupied by Cricket Wireless and LaundroLab on Absolute NNN Leases with Options + Rent Increases
- Strategically positioned as a Outparcel to a shopping center Anchored by Winn-Dixie & Marshall's
- Other nearby retailers include Lowe's, Home Depot, WAWA
 - Located along a Main Retail Corridor engaging 30,000+ vehicles per day
 - Situated in a dense/established trade area, with 78,000 people within 3 miles and 155,338 within 5 miles
 - Sits about half a mile from the entrance/exit to Interstate 10 with traffic of 121,000 VPD
 - Surrounded by Retail/Hospitality/Industrial
 - Robust, Rapidly Growing Demographics in Surrounding Area
 - The asset benefits from the heightened consumer demand in this high growth/high barriers to entry market



**SHADOW
ANCHORED BY
SUPERMARKET**



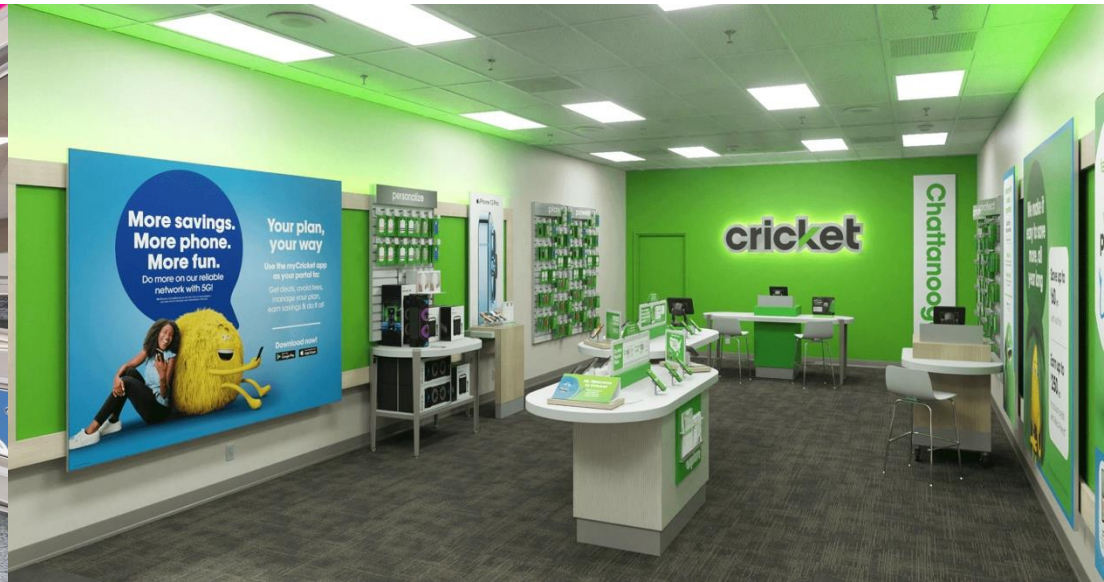
**ESTABLISHED
TENANTS**



**PROMINENT RETAIL
LOCATION**



**NO STATE
INCOME TAX IN
FLORIDA**



PROPERTY OVERVIEW

LOCATION

The property is located at 5243 Normandy Boulevard, Jacksonville, Florida 32205

LOT SIZE

Approximately .77 Acres or 33,541 Square Feet.

IMPROVEMENTS

Approximately 6,000 square foot retail building.

FINANCING

The property will be delivered free and clear of permanent financing. Financing Available thru several local and regional banks.

LEASES



Leased to **Cricket Wireless** for One (1) year at an initial annual rent of \$37,800. There is one (5) year option to renew the lease. Rent is to increase by 2% annually.

The lease is net with tenant responsible for all taxes, insurance, and CAM.



Leased to **LaundroLab** for (12) years at an initial annual rent of \$67,320. There are five (5) options to renew the lease for five (5) years each. Rent is to increase by 2% annually.

The lease is net with tenant responsible for all taxes, insurance, and CAM.

PRICE

\$1,655,433

6.35% CAP RATE

LEASE COMMENCEMENTS

Year	Lease End	Annual Rent	Sqft.	Notes
Cricket Wireless	4/30/2027	\$37,800	3,000	One 5-Year Option 2% Annual Increases
LaundroLab	11/30/2037	\$67,320 2% Annual Increases	3,000	Five 5-Year Option 2% Annual Increases

TENANT INFORMATION

LaundroLab

LaundroLab is a modern, technology-driven laundromat concept specializing in high-efficiency, self-service laundry facilities in dense, infill retail corridors. The brand focuses on delivering a clean, safe, and customer-friendly experience through cashless payment systems, energy-efficient equipment, and contemporary store designs that appeal to a broad demographic. As a tenant, LaundroLab benefits from necessity-based demand, generating consistent foot traffic regardless of economic cycles. It's service-oriented model, relatively low labor requirements, and growing presence in underserved markets positions it as a resilient and dependable occupant within neighborhood and community shopping centers.

cricketSM wireless

Cricket Wireless is a nationally recognized prepaid wireless carrier and a wholly owned subsidiary of AT&T, providing mobile voice, text, and data services to millions of subscribers across the United States. As a tenant, Cricket Wireless is viewed as stable and creditworthy due to its affiliation with AT&T, and investment-grade, publicly traded company, and its long-term commitment to brick-and-mortar distribution.

AERIAL

I-10 EXIT



LOWE'S

WHATABURGER

CASSAT AVE

Marshalls

O'Reilly
AUTO PARTS

Winn-Dixie

U-HAUL

Wawa

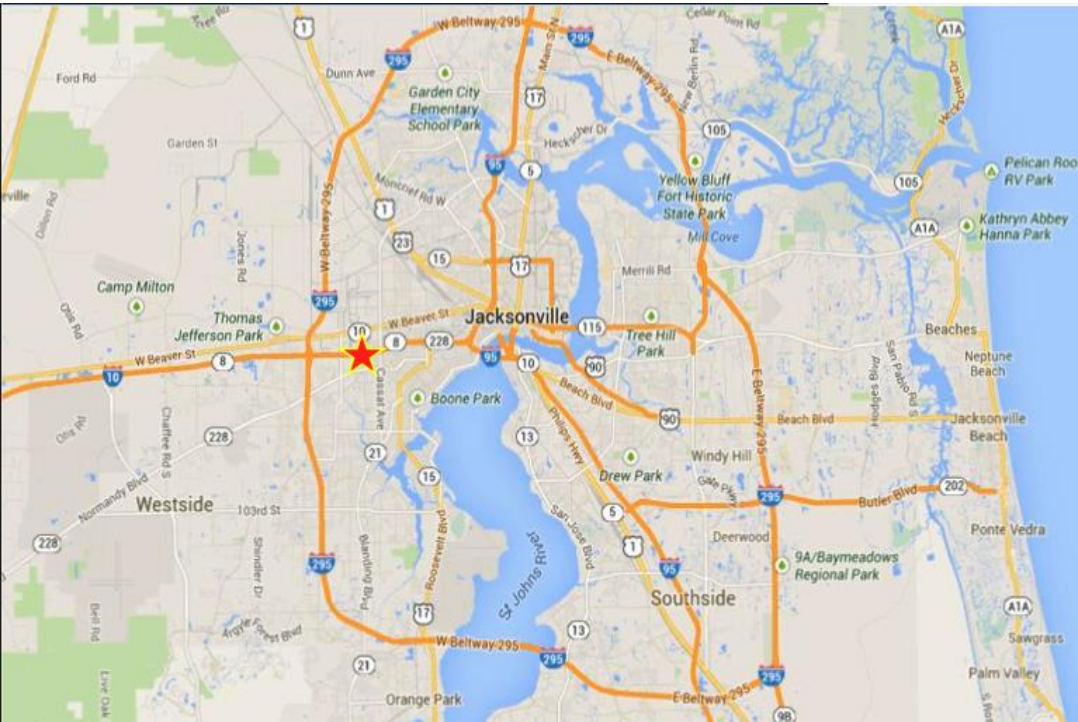
NORMANDY BLVD

SHERWIN-WILLIAMS

TACO BELL

SITE

MAP/AREA INFORMATION



Jacksonville is the largest city in Florida by population and largest city by area in the contiguous United States presenting an investor with a stable, cash-flowing asset in an established and growing market.

It is one of the fastest-growing major cities in Florida, with a population surpassing 1 million and steady annual growth driven by in-migration and job expansion. It offers a young, balanced demographic profile and a diverse population, with strong representation various communities.

Economically, Jacksonville benefits from a business-friendly environment, relative affordable cost of living, and a diversified economy anchored by logistics, healthcare, finance, and military sectors.

