



Downtown Jacksonville

**FIVE POINTS**

<b>HAWKERS</b> ASIAN STREET FOOD	<b>SunRay</b>	<b>BARK</b>	<b>rain dogs.</b>	<b>NEW LEAF</b> PAPER CO.
<b>HOPTINGER</b> THE GARDEN & SAUSAGE HOUSE	<b>Wendy's</b>	<b>BREW</b>	<b>CORNER TACO</b> The Study Your Food	<b>CRANE RAMEN</b>
<b>alewife</b>	<b>ESCAPE</b> Restaurant & Bar	<b>JANE DOE BOUTIQUE</b> JACKSONVILLE	<b>Budas</b>	<b>ROOT DOWN</b> BREWING CO.

<b>Publix</b>	<b>STARBUCKS</b> COFFEE	<b>EINSTEIN BROS</b> BAGELS
<b>FIREHOUSE</b> SUBS	<b>ups</b>	<b>al's</b>
<b>TIJUANA FLATS</b> TEX-MEX	<b>BLACK SHEEP</b>	

13 Dedicated Parking Spaces

**SUBJECT PROPERTY**

King Street

<b>Moo Cafe</b>	<b>sweet theory</b> BAKING CO.	<b>BURRITO POINT</b>
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# 901-917 KING STREET RETAIL BUILDING FOR SALE – 100% OCCUPIED

901-917 King Street  
Jacksonville, FL 32205

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# SALE OFFERING

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# SALE OFFERING

<b>SALE PRICE</b>	<b>\$2,703,773</b>
<b>NOI:</b>	<b>\$182,505</b>
<b>Cap Rate:</b>	<b>6.75%</b>
<b>Property:</b>	<b>901-917 King Street</b>
<b>Building SF:</b>	<b>7,000</b>
<b># of Tenants:</b>	<b>4 Total (D'Bo's Daiquiris, Wings &amp; Seafood, Zee's Subs, Zee's Smoke Shop, King Street Tattoo Parlor)</b>
<b>Frontage:</b>	<b>King Street</b>
<b>Market:</b>	<b>Riverside</b>
<b>Property Type:</b>	<b>Retail</b>
<b>Sale Type:</b>	<b>Investment</b>
<b>Vacancy Rate:</b>	<b>0%</b>

## 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 Zee's Subs	\$30,000.00	\$25.00
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
<b>Effective Gross Income</b>	<b>\$235,529.68</b>	<b>\$33.65</b>

### Expense Analysis

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

### Net Operating Income

Effective Gross Income	\$235,529.68	\$33.65
Total Expenses	\$53,025.00	\$7.58
<b>Net Operating Income</b>	<b>\$182,504.68</b>	<b>\$26.07</b>



# 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
Gyro Kings & Wingz, LLC	1,200	Jun-26	Jul-31	Current 3% Annual Increases	\$25.00	\$30,000.00	\$2,500.00	Full Pro-Rata	Full Pro-Rata	Full Pro-Rata
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
<b>Total</b>	<b>7,000</b>									

# 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



## ZEE'S SUBS

Leased Area:	1,200 SF
Lease Expiration:	July 31, 2031
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

## Zee's Subs

## 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

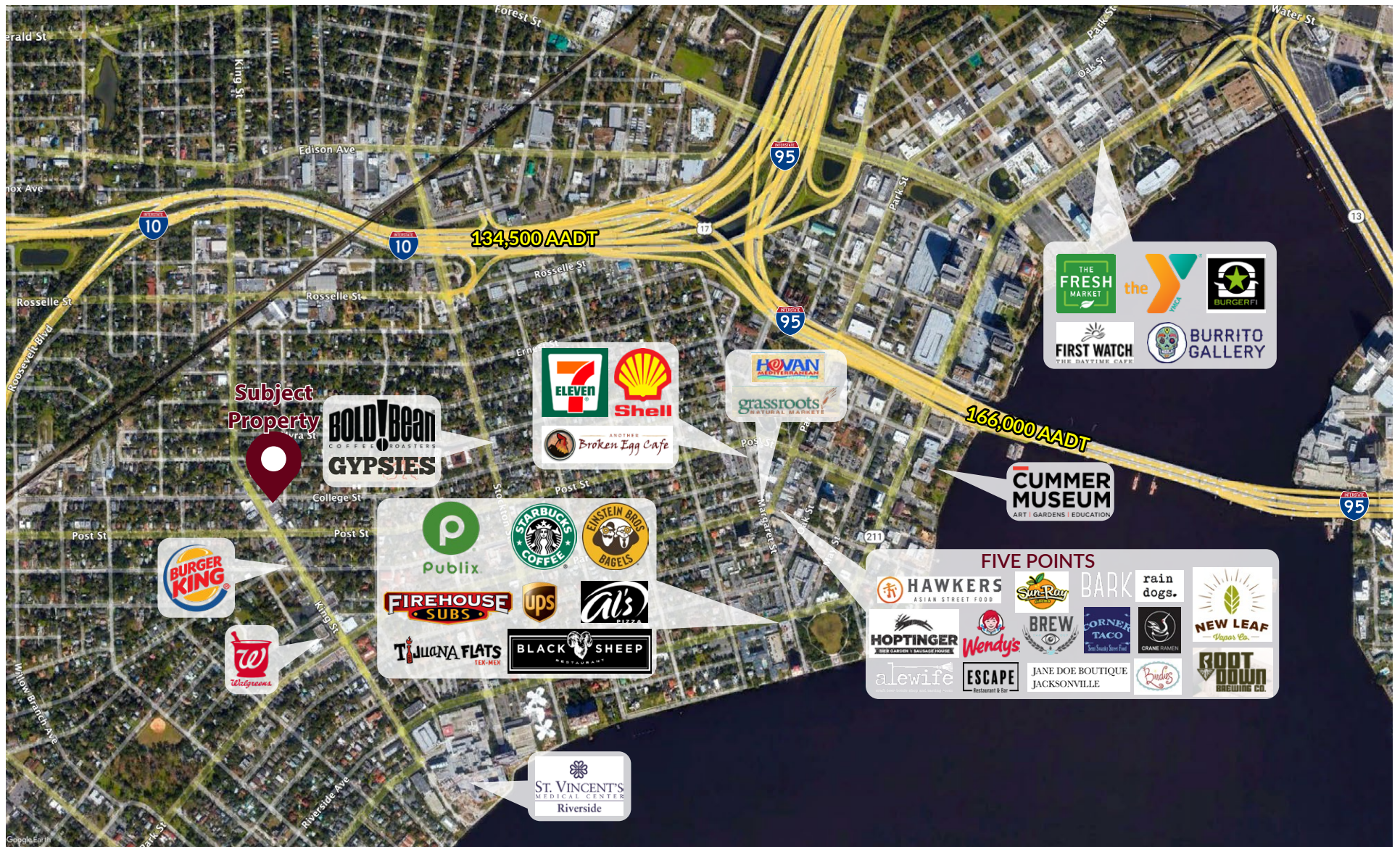
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# SURROUNDING RETAIL



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# BUILDING & PARKING



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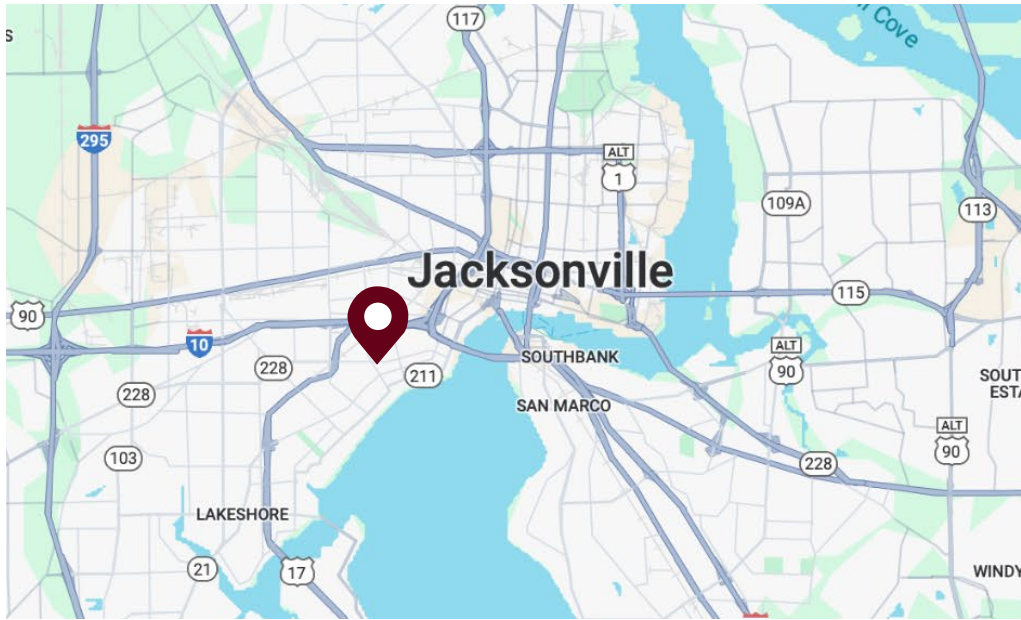


# DEMOGRAPHICS

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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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