

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.

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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.

TABLE OF CONTENTS

Property Highlights	3
Property Overview	4
Tenant Information	5
Map Location	6
About The Area Demographics	7



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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**



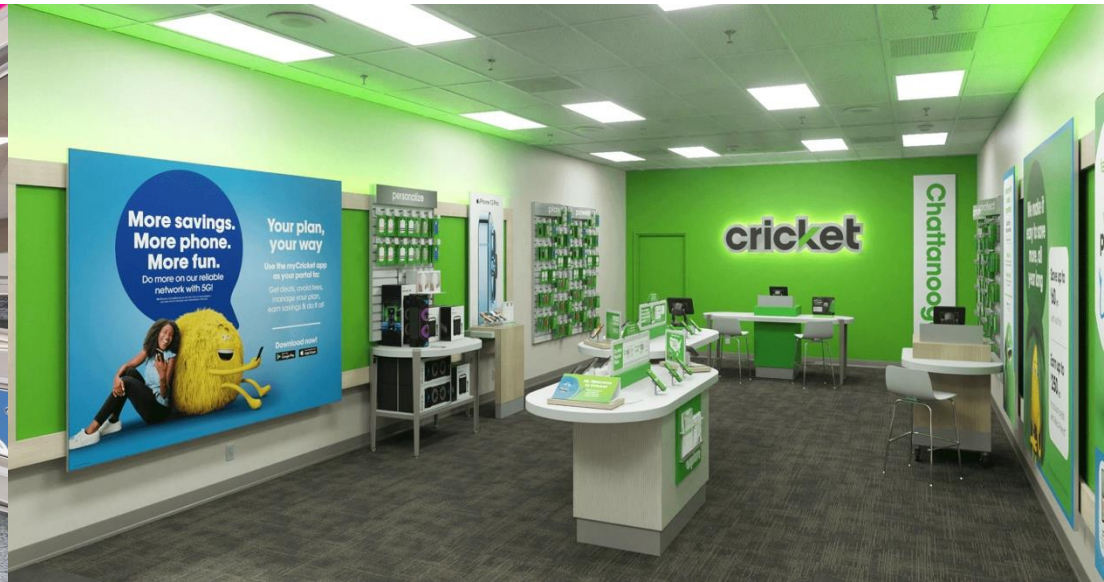
**ESTABLISHED
TENANTS**



**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



Cricket Wireless has recently renewed for another 5 years, exercising their last option (have occupied the space since 2013), with an annual rent of \$37,800. Option term includes 2% annual increases

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

\$1,555,333

6.75% CAP RATE

RENT ROLL

Year	Lease End	Annual Rent	Sqft.	Notes
Cricket Wireless	5/1/2032	\$37,800	3,000	2% Annual Increases
LaundroLab	11/30/2037	\$67,320	3,000	Five 5-Year Options 2% Annual Increases thru Initial Term & Options

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

