

## FOR SALE > RETAIL INVESTMENT

8539 Beach Boulevard, Jacksonville, FL 32216



### INVESTMENT DETAILS

> List Price:	\$1,201,000
> Cap Rate:	7.25%
> NOI:	\$87,906
> Rentable SF:	3,135 SF
> Lease Type:	Net Lease
> Lease Expirations:	Halvoline - 2032
> Options:	Metro PCS 2-3 year
> Rent Increases:	Halvoline - 15% bump in 2020
> Offering Type:	Fee Simple

### HIGHLIGHTS

- > Two unit retail center with credit tenants and long term leases in place
- > Large multi unit franchised guaranteed leases
- > Excellent visibility and signage located at a traffic light
- > Halvoline was built in 1995
- > Metro PCS was built in 1965
- > 3,135± SF building on 0.5± AC
- > Clean environmental report - March 2018

### FOR ADDITIONAL INFORMATION

Click below to complete our Confidentiality Agreement.

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