



## Offering Memorandum

---

### Pep Boys - Corporate Lease



**Pep Boys**  
**1716 Blanding Boulevard**  
**Middleburg, Florida**



Exclusively Marketed By

**First Capital Property Group, Inc**  
Commercial Real Estate Services

Dan Van Nada  
[dvannada@fcpg.com](mailto:dvannada@fcpg.com)

1516 E. Hillcrest St. Ste 210  
Orlando, FL 32803

Office - (407) 872-0209  
Fax - (407) 426-8542





# Offering Memorandum

---

## Pep Boys - Corporate Lease

I. Executive Summary	3
<i>Introduction</i> .....	3
<i>Property Profile</i> .....	3
<i>Financial Data</i> .....	4
II. Property Profile	6
<i>Site Description</i> .....	6
<i>Physical Improvements</i> .....	7
<i>Property Tax Data</i> .....	7
<i>Aerial Map</i> .....	8
<i>State and Regional Map</i> .....	9

### **Disclaimer and Notice to Buyer**

The information included in this summary is provided "ONLY AS AN INTRODUCTION TO THE PROPERTY". All parties interested in purchasing should base their final decision on the results of their own independent inspection of the property. All parties should satisfy themselves as to the compliance of the property to all governing bodies pertaining to the legal, environmental or physical conditions of the title or property. All financial data provided is given for information purposes and is not guaranteed. All parties should perform their own market feasibility study to determine the soundness of the financial data provided. The Owner, Agent and all parties acting on behalf of the Owner or Agent hereby make no representations as to the accuracy or completeness of the information included in this summary. This information is believed to be accurate; we are not responsible for misstatements of facts, errors or omissions, prior sale, changes of price or withdrawal from the market without notice.

### **Confidentiality**

The following information is furnished solely for the purpose of a review by a prospective purchaser of the property and is not to be used for any other purpose or made available to any other person without the prior written consent of First Capital Property Group, Inc. This property profile and its contents are of a confidential nature and will be held and treated in the strictest of confidence. No portion of this profile may be copied or otherwise reproduced or disclosed without the prior written authorization of First Capital Property Group, Inc.



# Executive Summary

---

## Pep Boys - Corporate Lease

### I. Executive Summary

#### *Introduction*

This Pep Boys opened its doors in July of 2013. It serves not only Middleburg, but also the residents of affluent OakLeaf Plantation, just five minutes North on expanding Highway 23. This is a corporate lease in a rapidly growing market, strategically located for success. Tenant pays all Taxes, Insurance, and Maintenance costs.

#### *Property Profile*

Location:	1716 Blanding Boulevard Middleburg, FL 32068
Net Operating Income	\$103,000
Rent/Month	\$8,583
Rentable SF	4,988± Square Feet
Land Area:	±.78 acres
Tenant Name:	Pep Boys
Website	pepboys.com
Credit Rating	S&P: BB+
Guarantor	Corporate
Lease Type	NNN Lease
Landlord Responsibilities	Roof/Structure Replacement & Capital Improvements
Year Built	2013



## *Financial Data*

<i>Sale Price:</i>	\$1,640,000
<i>Sale Price/Rentable SF</i>	\$329/SF
<i>Net Operating Income</i>	\$103,000
<i>Cap Rate</i>	6.28%
Lease Expiration	July 31, 2023
Increases	10% Every 5 Years
Next Increase	10%, August of 2018
Options	Three, Five (5) Year





## Executive Summary

### Pep Boys - Corporate Lease

#### Demographics Summary

2017 Demographic Highlights	5 Mile Radius	7 Mile Radius
Total Population	80,662	149,650
Average HH Income	\$67,763	\$79,866
Total Households	9,498	18,157

#### Property Highlights

- Current NOI of \$103,000 with 10% increases every five years starting in 2018
- Built in 2013, initial term through 2023, with three 5-year options
- Five minutes from master-planned development OakLeaf Plantation, median income of \$76,891
- Outparcel of Lowe's along with Chick-Fil-A and Aldi
- 4,988 SF, Six-Bay Building situated on 0.78 Acres
- Located on expanding Blanding Boulevard, a main artery into Jacksonville
- NNN Lease structure, Tenant pays for Taxes, Insurance, and all Maintenance





## Property Description

---

Pep Boys - Corporate Lease

### II. Property Profile

#### *Site Description*

<i>Street Address:</i>	1716 Blanding Boulevard, Middleburg, Florida 32068
<i>Location:</i>	Outparcel of Lowe's Home Improvement and less than 0.5 miles northeast of intersection of Blanding Boulevard and Highway 23
<i>Size:</i>	0.78± Acres
<i>Configuration:</i>	Rectangular
<i>Zoning:</i>	BF AC PUD
<i>Tax District:</i>	BCC/Schools/SJRWMD (District 1)
<i>Parking:</i>	Twenty (20) Parking spaces



## Property Description

---

Pep Boys - Corporate Lease

### *Physical Improvements*

Year Built:	2013
Size:	4,988 Square Feet (SF)
Slab/Foundation:	Concrete Slab
Ext. Walls & Finish	Steel Frame, Stucco
Roof:	Flat, Drained

### *Property Tax Data*

The Clay County Property Appraiser's office reported the following ad valorem tax information:

#### **1716 Blanding Boulevard**

Parcel ID #:	32-04-25-008102-005-02
Address:	1716 Blanding Boulevard, Middleburg, Florida 32068
2016 Assessed Value:	\$738,584
2016 Taxes:	\$11,190.66





## Aerial View

Pep Boys - Corporate Lease

*Aerial Map*



**FIRST CAPITAL**  
Property Group, Inc.

### State and Regional Map

