



Pep Boys 1716 Blanding Boulevard Middleburg, Florida



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Exclusively Marketed By

First Capital Property Group, Inc Commercial Real Estate Services

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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

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





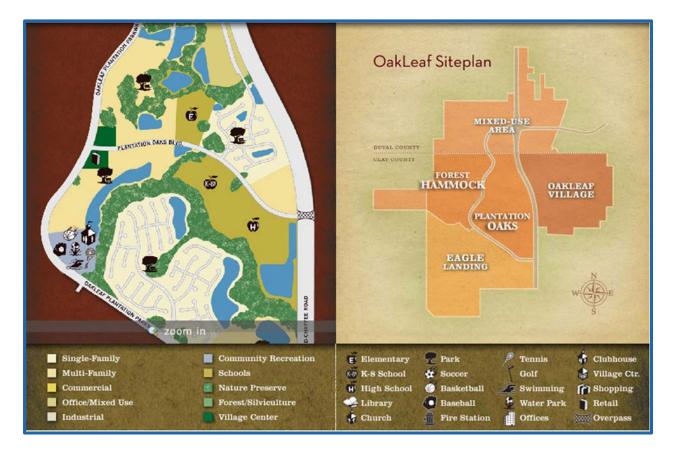


Demographics Summary

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







II. Property Profile

Site Description

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





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 Map







State and Regional Map

