

CURRENT



OFFERING MEMORANDUM

9555 Normandy Blvd | Jacksonville, FL 32221

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Market Overview

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Investment Highlights



OFFERING PRICE

\$1,670,000



CAP RATE

5.75%



NOI

\$96,000

Executive Summary

Current Real Estate Advisors is pleased to present the opportunity to acquire this recently constructed (2024) single-tenant Checkers, located in the heart of Jacksonville, FL. This offering includes a high-performing QSR on an ample parcel (1.97 Acres) with a brand-new 10-year absolute NNN lease, presenting investors with a stable, steady and secure income stream.

This Sale-Leaseback offering features attractive 2% annual escalations and 2, 5-Year renewal options, reflecting the tenant's long-term commitment to the site. With a 10-year term and zero landlord responsibilities, this investment provides a stable and passive income stream backed by a resilient and experienced operator.

The tenant is a proven Jacksonville-based franchisee with a strong operating history and multiple successful concepts throughout the region. Further, this particular Checkers location is a top-performing unit, underpinned by strong sales metrics and established local brand equity.

This offering is an opportunity for an astute investor to obtain a reliable return on their investment, with annual increases to hedge against inflation, and acquire a strategically positioned NNN asset within the Jacksonville MSA.

Opportunity Highlights

Strong Sales Performance



This location features robust existing and projected sales figures, demonstrating both an established and growing demand within this submarket, as well as a healthy Rent-to-Sales Ratio

Secure + Steady Income Stream



Benefits from a brand-new Absolute NNN 10-year lease that will be signed at Closing, with Zero Landlord responsibilities and 2% annual increases, providing genuinely passive income

Robust RE Fundamentals



This asset sits along Normandy Blvd, with favorable location dynamics – high traffic counts, attractive visibility and exposure, and within a carefully selected submarket that boasts a strong customer base

Strategic Positioning



Prominently positioned at the only entrance to the sold-out Carter Landing Community by KB Homes (150+ homes) and opposite Herlong Airport and other major logistics centers that generate significant consumer activity

Offering Summary

Property Summary

Property Address:	9555 Normandy Blvd Jacksonville, FL 32221
Price:	\$1,670,000
Cap Rate:	5.75%
Building Size:	±1,008 SF
Lot Size:	85,813 SF (1.97 Acres)
Year Built:	2024
Parcel No.:	009067-0015
Ownership Type:	Fee Simple

Lease Abstract

Tenant:	Franchisee
DBA:	Checkers
Rent Commencement:	COE
Lease Expiration:	10 Years from COE
Original Lease Term:	10 Years
Term Remaining:	10 Years
Current Annual Rent:	\$96,000
Rent Increases:	2% Annually
Renewal Options:	2, 5-Year Options
Lease Type:	Absolute NNN
Landlord Responsibilities:	None
Right of First Refusal:	No

Rent Schedule

Years	Annual Rent	Monthly Rent	Cap Rate
Year 1	\$96,000	\$8,000	5.75%
Year 2	\$97,920	\$8,160	5.86%
Year 3	\$99,878	\$8,323	5.98%
Year 4	\$101,876	\$8,490	6.10%
Year 5	\$103,913	\$8,659	6.22%
Year 6	\$105,992	\$8,833	6.35%
Year 7	\$108,112	\$9,009	6.47%
Year 8	\$110,274	\$9,189	6.60%
Year 9	\$112,479	\$9,373	6.74%
Year 10	\$114,729	\$9,561	6.87%

Average Annual Cap Rate (Base Term): 6.29%

Average Annual Cap Rate (Through Options): 6.98%

2, 5-Year Options (2% Annual Bumps)

Tenant Summary

About Checkers

Based in Tampa, FL, Checkers Drive-In Restaurants, Inc., an iconic and innovative drive-thru restaurant chain known for its bold, craveable food, famous fries, exceptional value, and people-first attitude, operates and franchises both Checkers® and Rally's® restaurants.

With more than 800 restaurants and room to grow, Checkers & Rally's is a proven brand with flexible building formats that is aggressively expanding across the country. Checkers & Rally's is dedicated to being a place where franchisees and employees who work hard can create opportunities for themselves, their families, and their communities.

In recent years, the brand has earned several of the industry's most prestigious awards including: “#1 Most-Loved Fries” in 2021 and “#1 Most Craveable Fries” by Restaurant Business in 2019 and 2017; Best Franchise Deal and “Best Drive-Thru in America” by QSR Magazine; Top Food and Beverage Franchise by Franchise Business Review; the “Hot! Again” award from Nation's Restaurant News; several “Most Innovative” awards from Franchise Update Media; and has consistently been ranked on Entrepreneur's Franchise 500.



800+
Locations



29
Total States



Private
Company Type



1985
Founded



Tampa, FL
HQ



checkersandrallys.com
Website

Bird's Eye View



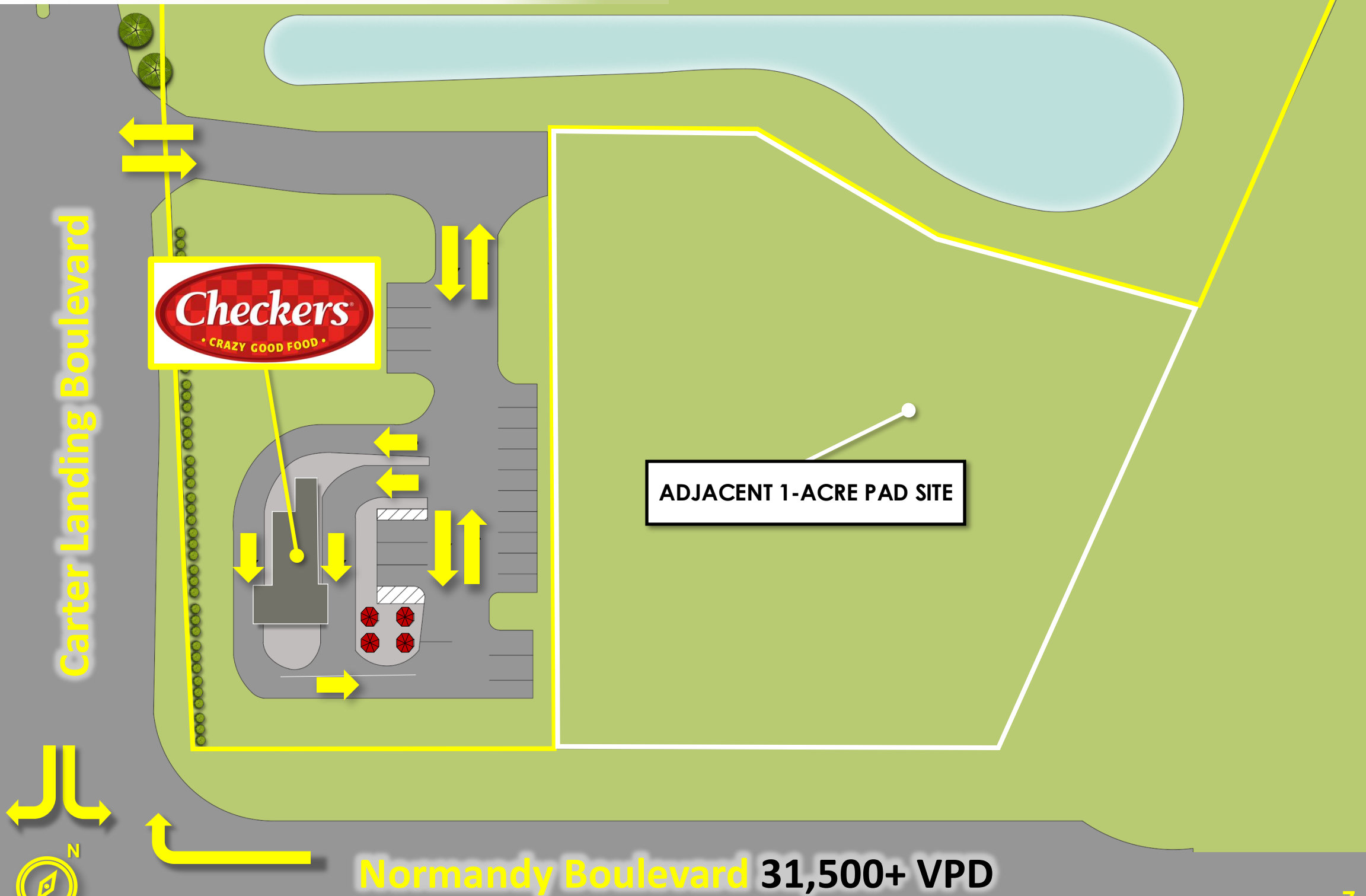
Carter Landing Boulevard



ADJACENT 1-ACRE PAD SITE

Normandy Boulevard 31,500+ VPD

Site Plan



Retailer Map



Aerial Context

10 MILES | 15 MINUTES



DOWNTOWN
JACKSONVILLE



1-ACRE PAD SITE



Normandy Blvd 31,500+ VPD

NEW CONSTRUCTION SUBDIVISION
OF 150+ HOMES (SOLD OUT)
DEVELOPED BY: KB HOMES
MEDIAN HOME VALUE: \$300K

Carter Landing

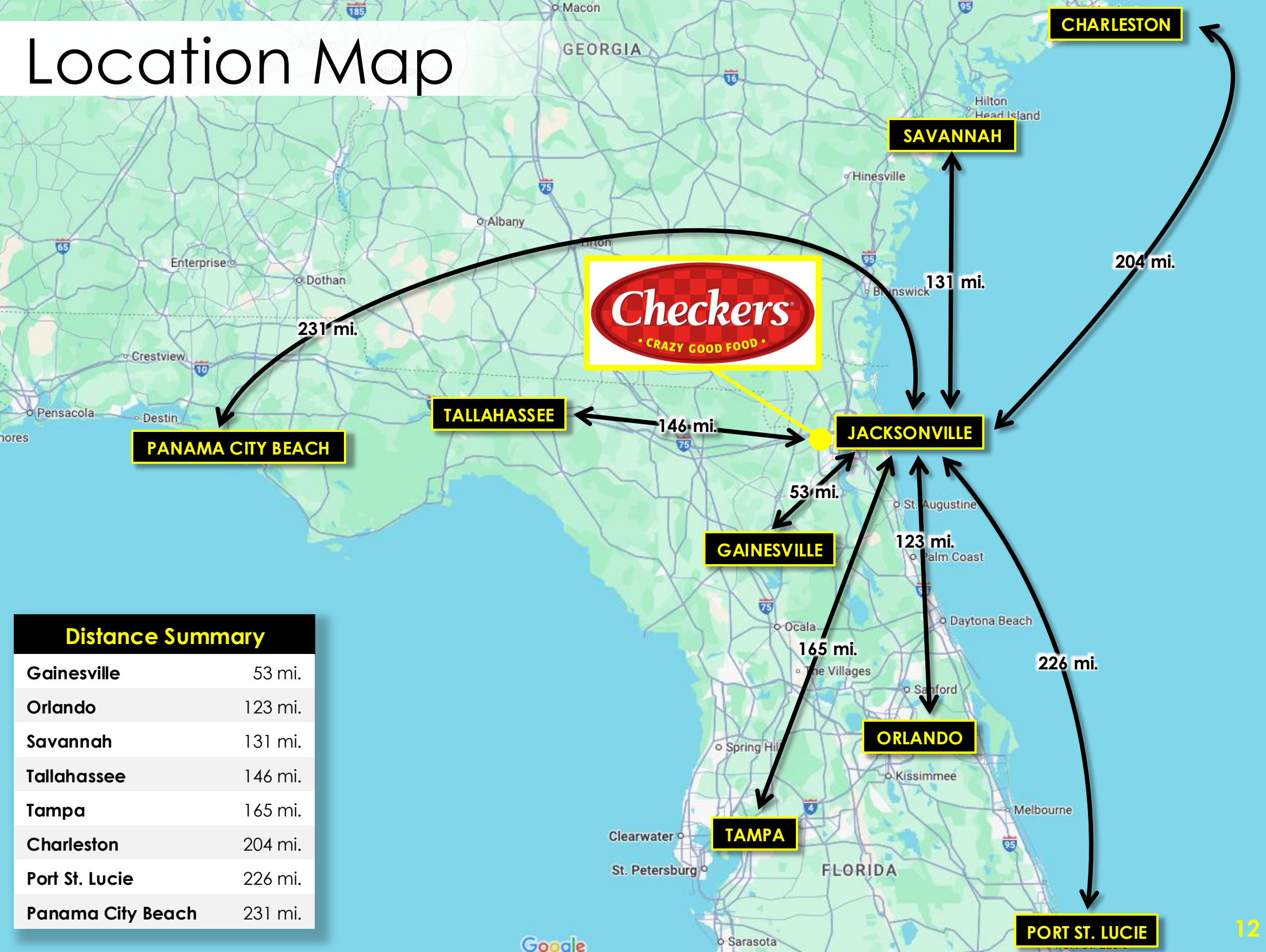
Aerial Photos



Property Photos



Location Map



Distance Summary

Gainesville	53 mi.
Orlando	123 mi.
Savannah	131 mi.
Tallahassee	146 mi.
Tampa	165 mi.
Charleston	204 mi.
Port St. Lucie	226 mi.
Panama City Beach	231 mi.

Market Overview

Jacksonville MSA

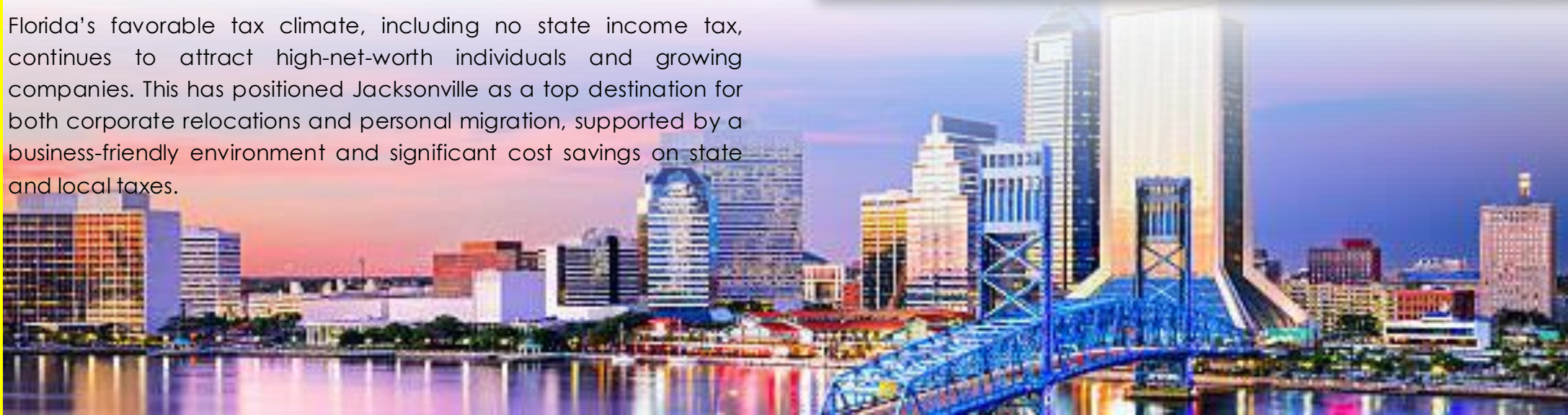
The Jacksonville Metropolitan Statistical Area (MSA) is located in Northeast Florida and includes Duval, Clay, St. Johns, Nassau, and Baker Counties. As the largest city by land area in the contiguous United States and one of the most populous cities in Florida, Jacksonville serves as a key gateway to the Southeast. The region is part of North Florida, complementing Florida's other directional regions: Central and South Florida. The Jacksonville MSA features over 20 miles of Atlantic coastline, numerous barrier islands, and scenic riverways, including the St. Johns River—creating a high quality of life that draws residents, businesses, and tourists alike.

The region continues to experience strong job growth, driven by diverse sectors such as logistics, finance, healthcare, and defense. Home to JAXPORT, one of the nation's largest deep-water ports, Jacksonville plays a vital role in trade and transportation. In addition to its economic strengths, Jacksonville offers major cultural and recreational attractions such as the Jacksonville Zoo and Gardens, the Cummer Museum of Art & Gardens, and access to popular beaches like Jacksonville Beach and Ponte Vedra.

Florida's favorable tax climate, including no state income tax, continues to attract high-net-worth individuals and growing companies. This has positioned Jacksonville as a top destination for both corporate relocations and personal migration, supported by a business-friendly environment and significant cost savings on state and local taxes.

Demographics

	3 Miles	5 Miles	10 Miles
 POPULATION			
2024 Estimate	54,372	125,922	388,709
2029 Projections	56,974	132,433	413,243
2020 Census	53,994	122,505	368,945
 BUSINESS			
2025 Est. Total Businesses	1,026	3,596	20,417
2025 Est. Total Employees	8,106	26,743	176,793
 HOUSEHOLDS			
2024 Estimate	19,291	46,446	150,399
2029 Projection	20,219	48,893	159,987
2020 Census	19,283	45,333	142,804
 INCOME			
Average Household Income	\$78,315	\$68,746	\$73,173
Median Household Income	\$64,665	\$56,368	\$56,427





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