



CURRENT



OFFERING MEMORANDUM

934 Blanding Boulevard | Orange Park (JAX MSA), FL 32065

Table of Contents

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3	Portfolio Summary	4	Investment Highlights
5	Offering Summary	6	Tenant Summary
7	Bird's Eye View	8	Site Plan
9	Aerial Context	11	Aerial Photos
12	Property Photos	13	Location Map
14	Market Overview		

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Checkers Portfolio

Two Checkers Properties in Florida
Properties can be Purchased Separately or as a Portfolio
Please Contact Listing Agents for More Information

Portfolio Pricing Summary

Tenant	Address	City, State	SF	NOI	Lease Type	Cap Rate	Price
Checkers	934 Blanding St	Orange Park (JAX MSA), FL	2,600	\$87,500	NNN	5.75%	\$1,522,000
Checkers	7214 103 rd St	Jacksonville, FL	2,904	\$105,000	NNN	5.75%	\$1,826,000
Total:			5,504	\$192,500		5.75%	\$3,348,000

Investment Highlights



OFFERING PRICE

\$1,522,000



CAP RATE

5.75%



NOI

\$87,500

Executive Summary

Current Real Estate Advisors is pleased to present the opportunity to acquire this Checkers restaurant (the "Property"), a freestanding, single-tenant ±2,600 SF building located on a 0.62 acre lot in Orange Park (Jacksonville MSA), FL. The Property benefits from an Absolute NNN lease, imposing zero landlord responsibilities and delivering a fully passive income stream. **This asset is part of a Portfolio (see Page 3 for details) and may be acquired separately or together.**

This offering is structured as a Sale-Leaseback transaction, with a brand-new 10-year lease to be executed at closing, featuring 2% annual rent escalations and 2, 5-year renewal options—reflecting the operator's long-term commitment to and confidence in this location.

The Tenant is a proven, Jacksonville-based multi-concept operator with an established track record across multiple brands and franchise systems throughout the market. This Checkers location is a strong performer, evidenced by healthy unit-level sales and a favorable Rent-to-Sales ratio—underscoring the durability and resilience of the underlying cash flow.

This offering represents a compelling opportunity to acquire a well-positioned, income-producing quick-service restaurant asset within one of Florida's most dynamic and fastest-growing MSAs, backed by a committed local operator and underpinned by a stable, long-term passive income stream.

Opportunity Highlights

Strong Unit-Level Sales Performance



This location demonstrates healthy sales volumes and a favorable Rent-to-Sales ratio, providing tangible evidence of established consumer demand and the long-term viability of the site within its submarket

Secure + Steady Income Stream



The Property benefits from a brand-new Absolute NNN 10-year lease, with zero Landlord responsibilities, delivering a fully passive, management-free income stream from day one

Robust RE Fundamentals



Positioned on a hard corner, adjacent to a Publix-anchored retail center, and benefiting from excellent visibility and consumer exposure along Blanding Blvd—a primary commercial corridor with 66K+ VPD

Acquisition Flexibility



The Property may be acquired as a standalone asset or in conjunction with an additional Checkers location within the Jacksonville MSA, affording investors the ability to tailor their acquisition to specific capital deployment objectives and return thresholds

Offering Summary

Property Summary

Property Address:	934 Blanding Boulevard Orange Park (JAX MSA), FL 32065
Price:	\$1,522,000
Cap Rate:	5.75%
Building Size:	±2,600 SF
Lot Size:	27,109 SF (0.62 Acre)
Year Built/Renov.:	1982/2023
Parcel No.:	23-04-25-020393-002-00
Ownership Type:	Fee Simple

Lease Abstract

Tenant:	Franchise
DBA:	Checkers
Lease Commencement:	COE
Rent Commencement:	COE
Lease Expiration:	10 Years from COE
Original Lease Term:	10 Years
Term Remaining:	±10 Years
Annual Rent:	\$87,500
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	Rent Increase
Year 1	\$87,500	\$7,292	5.75%	-
Year 2	\$89,250	\$7,438	5.86%	2.00%
Year 3	\$91,035	\$7,586	5.98%	2.00%
Year 4	\$92,856	\$7,738	6.10%	2.00%
Year 5	\$94,713	\$7,893	6.22%	2.00%
Year 6	\$96,607	\$8,051	6.35%	2.00%
Year 7	\$98,539	\$8,212	6.47%	2.00%
Year 8	\$100,510	\$8,376	6.60%	2.00%
Year 9	\$102,520	\$8,543	6.74%	2.00%
Year 10	\$104,571	\$8,714	6.87%	2.00%

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

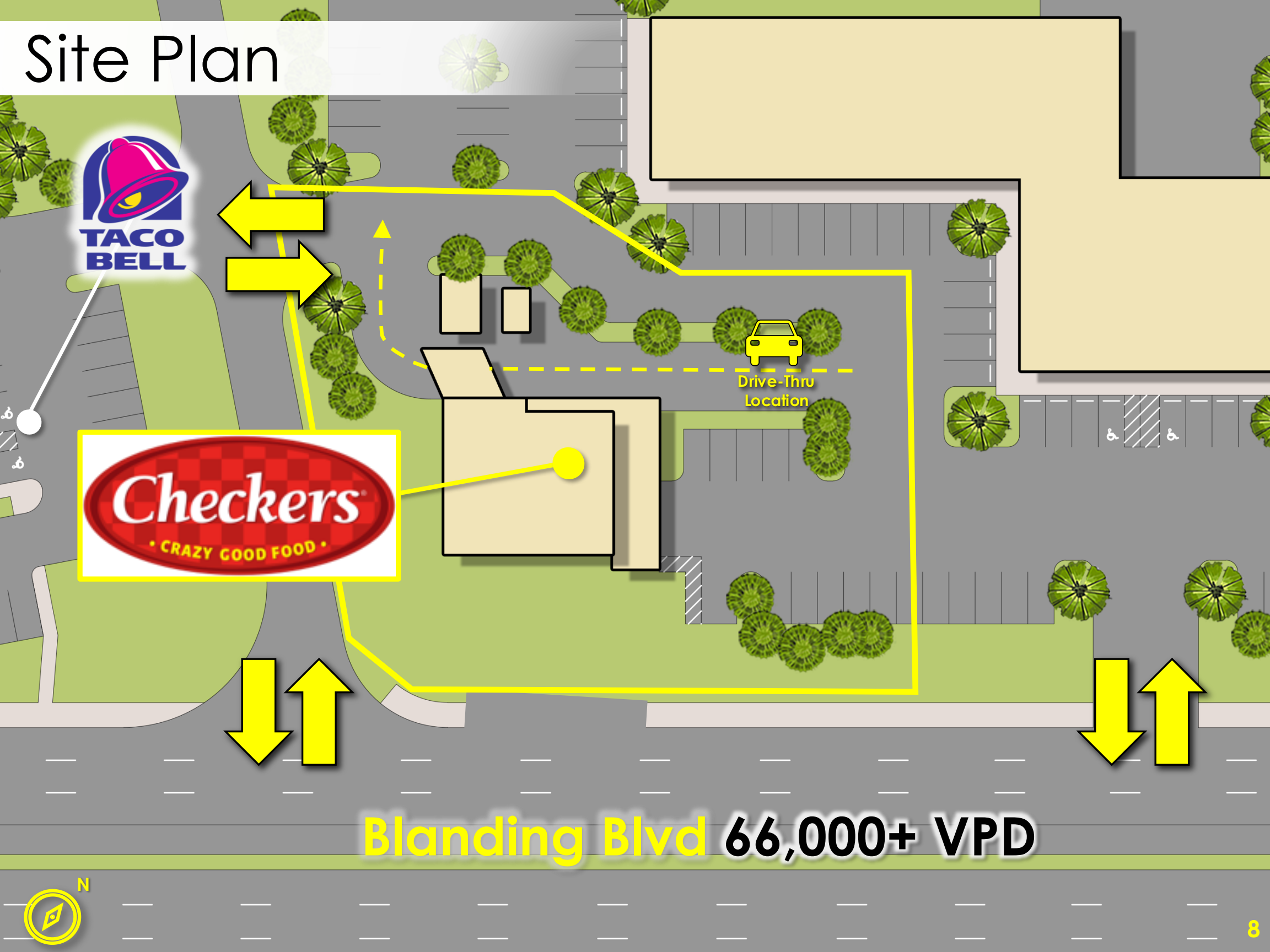
Bird's Eye View



Drive-Thru
Location

Blanding Blvd 66,000+ VPD

Site Plan



Blanding Blvd 66,000+ VPD



Aerial Context


DOWNTOWN
JACKSONVILLE
21 MILES | 31 MINS

RIDGECREST PLAZA

  
  
Teen Challenge
Super Thrift **OneMain**
Financial.

ExtraSpace
Storage


Gochas
LATIN FOOD
ORANGE PARK, FL


Checkers
• CRAZY GOOD FOOD •


Arby's


CVS


SONIC


Avila
BAKERY & CAFE

 **Pet** Super market
Firestone


PANDA EXPRESS
CHINESE KITCHEN

T Mobile


MURPHY
USA


planet13
CANNABIS FOR THE PLANET


WAL★MART
SUPERCENTER


SUNBELT
RENTALS

Blanding Blvd 66,000+ VPD

THE VILLAGE SHOPPING CENTER

 
SUPER MARKETS BEAUTY OUTLET

 
CREDIT UNION

   
TACO BELL **OISHI SUSHI** **CRAFTY CRAB** **PIZZA PAPA JOHN'S**
SEAFOOD

Aerial Context

College Drive 18,100+ VPD

First Class Learning Center
FIRST CLASS LEARNING CENTER

SUNBELT RENTALS

planet13
CANNABIS FOR THE PLANET

MURPHY USA

U-STOR SELF-STORAGE

TIRE KINGDOM SERVICE CENTERS

STORAGE
Rentals of America

CIRCLE K

WAL-MART SUPERCENTER
LOWE'S
SUBWAY
Chick-fil-A
SEVEN BROS
DOLLAR TREE
Starbucks

Ascension St. Vincent's Hospital
24/7 Emergency

CANCER SPECIALISTS of NORTH FLORIDA
Cancer Specialist of North Florida Specialty Clinic

THE VILLAGE SHOPPING CENTER
73.7K SF

Publix SUPER MARKETS
SALLYbealls BEAUTY OUTLET
RadiFi CREDIT UNION
The UPS Store
TACO BELL
QISHI SUSHI
CRAFTY CRAB SEAFOOD
PAPA JOHN'S PIZZA

Checkers
CRAZY GOOD FOOD

Gochas
LATIN FOOD
ORANGE PARK, FL

Avila
BAKERY & CAFE

ExtraSpace Storage

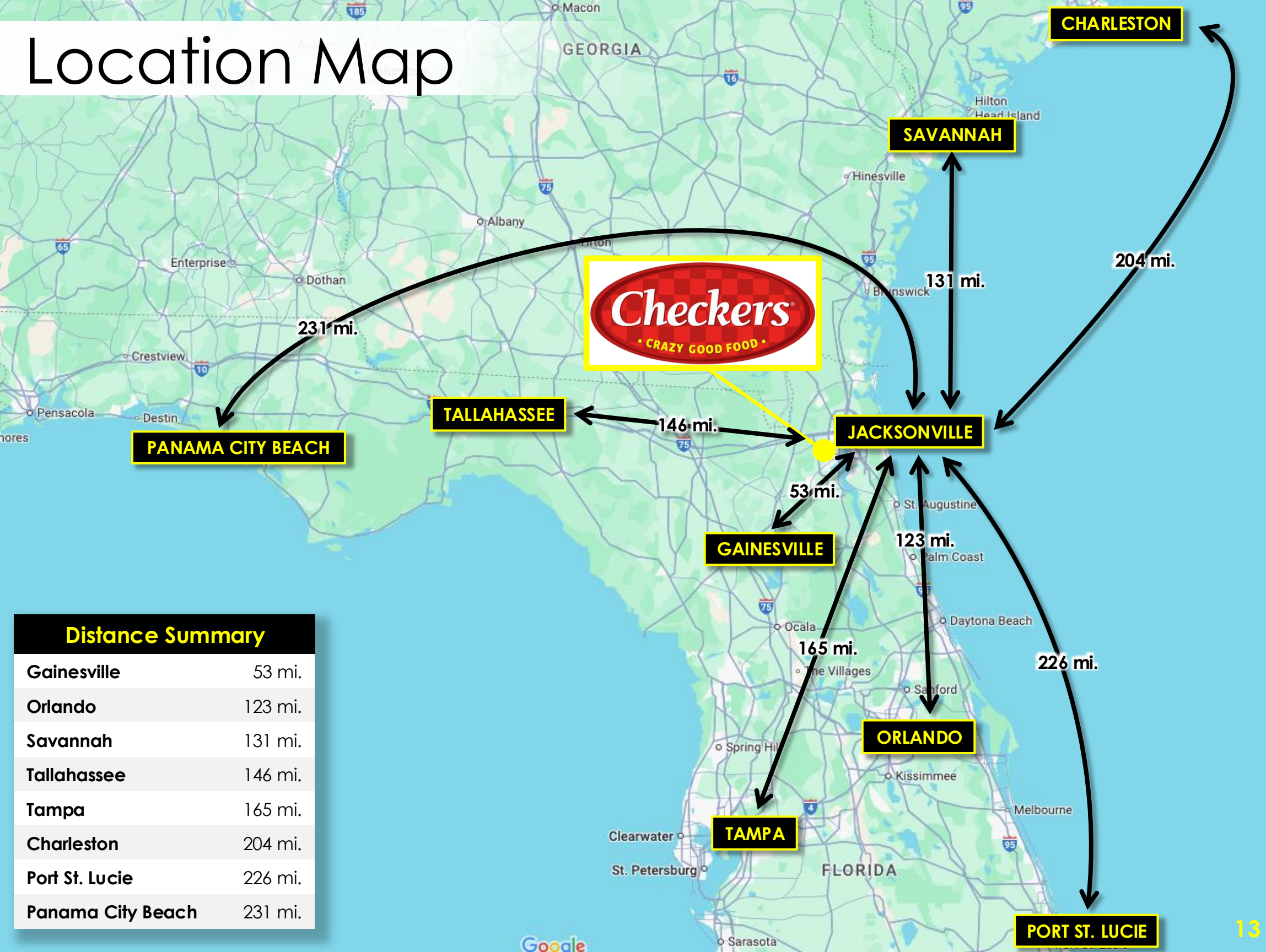
Aerial Photos



Property Photos



Location Map



Market Overview

Jacksonville MSA

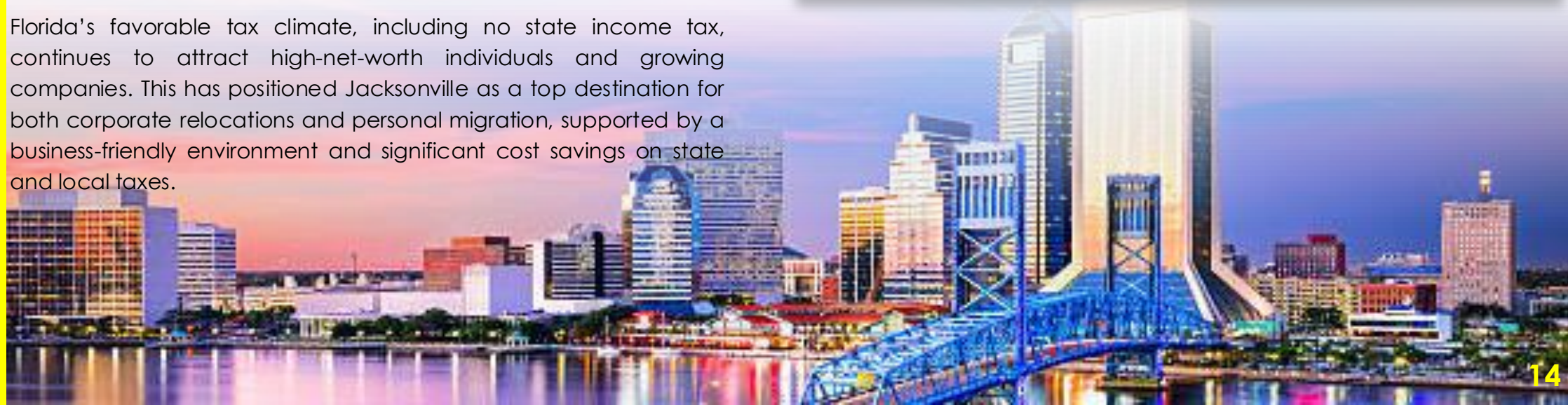
The Jacksonville Metropolitan Statistical Area (MSA) is located in Northeast Florida and includes Duval, Clay, St. Johns, Nassau, and Baker Counties. As the largest city by land area in the contiguous United States and one of the most populous cities in Florida, Jacksonville serves as a key gateway to 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			
2025 Estimate	46,073	147,961	384,778
2030 Projections	49,084	157,651	412,375
2020 Census	44,278	141,068	356,229
 BUSINESS			
2025 Est. Total Businesses	2,250	6,328	13,959
2025 Est. Total Employees	14,217	44,652	96,377
 HOUSEHOLDS			
2025 Estimate	17,110	54,095	142,198
2030 Projection	18,274	57,770	152,695
2020 Census	16,388	51,470	131,553
 INCOME			
Average Household Income	\$101,704	\$105,728	\$102,023
Median Household Income	\$83,733	\$85,321	\$80,827



TACO
BELL
DRIVE THRU

Checkers

* CRAZY GOOD FOOD *

CURRENT

Real Estate Advisors

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Exclusive Inventory



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#staycurrent

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