

Shops At BEACHWALK

345 Beachwalk Shore Dr, St. Johns, FL



BEACHWALK MARKET
Publix

KLA SCHOOLS
COMING SOON

7-ELEVEN

Wendy's
HEARTLAND DENTAL
FIFTH THIRD BANK

Daybreak
MARKET

CR 210 (16,500 VPD)



OFFERED FOR SALE
\$7,345,000 | 6.25% CAP

Shops At BEACHWALK

WatchDroneVideoHere

BEACHWALK HIGH SCHOOL
2,100 STUDENTS

SENTOSA
BEACHWALK
348 APARTMENTS

Atlantica Isles
at Beachwalk
134 SINGLE FAMILY HOMES

COMPASS
BY MARGARITAVILLE
130 KEYS

Fysh
BAR & GRILL
COMING SOON

huey magoos
CHICKEN TENDERS
COMING SOON

M&W Wash
COMING SOON

Kilwins
CHOCOLATES FUDGE ICE CREAM

CHIPOTLE
MEXICAN GRILL
COMING SOON

Shops At BEACHWALK

TUPELO HONEY
LEASE NEGOTIATIONS

7-ELEVEN

CR 210 (16,500 VPD)

BEACHWALK DR

IN NEGOTIATIONS

Daybreak
MARKET

Shops At BEACHWALK



Shops At BEACHWALK

THE LANDING AT
BEACON LAKE
1,476 RESIDENTIAL UNITS
\$550,000 - \$1,100,000

CREEKSIDE
AT TWIN CREEKS
880 RESIDENTIAL UNITS

BEACON LAKE
TOWNHOMES
196 RESIDENTIAL UNITS

BEACHWALK MARKET
Publix
Great Clips UrgentVet

KLAJ SCHOOLS
COMING SOON

7-ELEVEN

Valvoline

CHIPOTLE
MEXICAN GRILL
COMING SOON

Kilwins
CHOCOLATES FUDGE ICE CREAM

Mobel Wash
COMING SOON

Daybreak
MARKET

BEACON LAKE PKWY

BEACON SHORE DR

CR 210 (16,500 VPD)

Shops At
BEACHWALK



Executive Summary

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of Shops at Beachwalk, a newly constructed multi-tenant retail center that is 100% leased by a mix of national and regional tenants with new 10-year NNN leases. The property is strategically located at the main signalized entrance to Beachwalk, a 1,200 Acre master-planned community featuring over 1,250 homes, 400,000 SF of commercial space, 130 hotel rooms, and a 14 Acre Crystal Lagoon. Possession of the building was turned over to the tenants in April with rent commencing this Spring/Summer.

ASSET SNAPSHOT

Address	855 County Road 210 West, St. Johns, FL
Building Size (GLA)	10,841 SF
Land Size	1.73 Acres
Year Built	2024
Lease Type(s)	NNN
Occupancy	100%
Current NOI	\$459,104
Asking Price	\$7,345,000
CAP Rate	6.25%



**TROPHY
REAL ESTATE**

Irreplaceable corner location that shares a traffic light with Beachwalk, Publix, Starbucks, Chipotle and Panera Bread



**EXCELLENT
TENANT MIX**

Rent is secured by mix of national and regional quick-service restaurants and service-based tenants that are actively expanding across the US



**TOP FLORIDA
GROWTH MARKET**

St. Johns ranked as the #1 fastest growing County in Florida in 2022 and boasts a \$150,000 AHJI within 3 miles



**RARE 10-YEAR
NNN LEASES**

Tenants reimburse for Taxes, CAM, Insurance, Management and Administration fees



**NEW
CONSTRUCTION**

Brand new building with transferable roof warranty provides limited maintenance obligations and stable cash-flow



**INFLATION
HEDGE**

Fixed rental increases provides hedge against inflation



DEPRECIATION

Fee simple ownership allows for depreciation boosting after tax returns



FLORIDA

Florida has no state income tax and in 2022 ranked as the fastest growing State in the US

 **CHIPOTLE**
MEXICAN GRILL
COMING SOON

DRIVE-THRU

 **BURGERFI**

Noire
NAIL BAR

SUPERCUTS


F45 Training

Island Fin
POLO

 **AT&T**

CR 210 (16,500 VPD)

BEACON SHORE DR

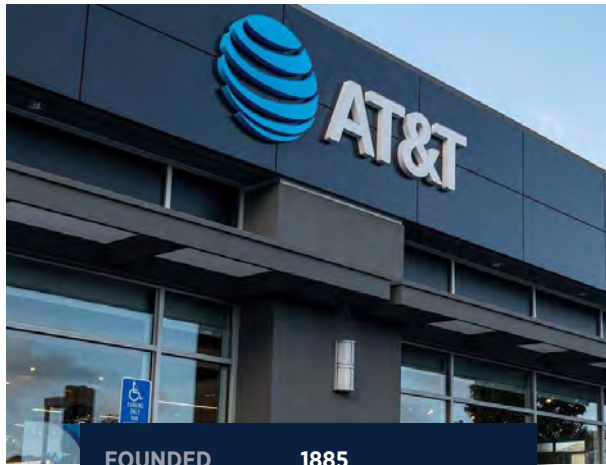
Rent Roll

TENANT	GUARANTEE	SF	% OF TOTAL GLA	ANTICIPATED RENT COMMENCEMENT DATE	LEASE TERM	RENT PSF	ANNUAL RENT	RENT INCREASES	RE TAX, CAM, INS & MANAGEMENT REIMBURSEMENTS	ADMIN FEES	CAM CAPS	RENEWAL OPTIONS
AT&T	USA Wireless, Inc. (140 Unit Franchisee - Full Term)	1,500	12.9%	June 15, 2024	10 Years	\$43.50	\$65,250	10% Every 5 Years	NNN	5% of CAM & Insurance	3% Non-Cumulative CAP On Controllables	2 x 5 Years
BurgerFi	Personal (Full Term)	2,238	20.6%	March 15, 2024*	10 Years	\$40.00	\$89,520	10% Every 5 Years	NNN	15% of CAM & Insurance	5% Cumulative CAP On Controllables	2 x 5 Years
F45	Personal (5 Years, Then 1 Year Rolling)	2,400	22.1%	June 15, 2024	10 Years	\$43.00	\$103,200	2.0% Annual	NNN	15% of CAM & Insurance	5% Cumulative CAP On Controllables	2 x 5 Years
Super Cuts	Personal (Full Term)	1,079	10.0%	June 15, 2024**	10 Years	\$38.00	\$41,002	10% Every 5 Years	NNN	15% of CAM & Insurance	4% Non-Cumulative CAP On Controllables	2 x 5 Years
Island Fin Poke	Personal (3 Years, Then 1 Year Rolling)	1,324	12.2%	August 15, 2024	10 Years	\$43.00	\$56,932	10% Every 5 Years	NNN	15% of CAM & Insurance	5% Non-Cumulative CAP On Controllables	2 x 5 Years
Noire The Nail Bar	Personal (10 Years, Then 1 Year Rolling)	2,400	22.1%	August 15, 2024	10 Years	\$43.00	\$103,200	10% Every 5 Years	NNN	15% of CAM & Insurance	7% Cumulative CAP On Controllables	2 x 5 Years
CENTER TOTAL / AVERAGE		10,941	100%			\$41.75	\$459,104					
CURRENT VACANT		0	0%	<i>*Actual Rent Commencement Date</i>								
TOTAL		10,941	100%	<i>**SuperCuts has 120 days of free rent following the date they open for business</i>								

CASH FLOW

INCOME		PSF
Base Rent	\$459,104	\$41.79
Expense Recovery	\$115,195	\$9.75
Effective Gross Revenue	\$574,299	
EXPENSES		
CAM	\$60,175	\$5.50
Insurance	\$10,941	\$1.00
RE Taxes	\$27,352	\$2.50
Management Fee (3% of Gross Rent)	\$16,727	\$1.52
Total Expenses	\$115,195	\$9.82
NET OPERATING INCOME	\$459,104	





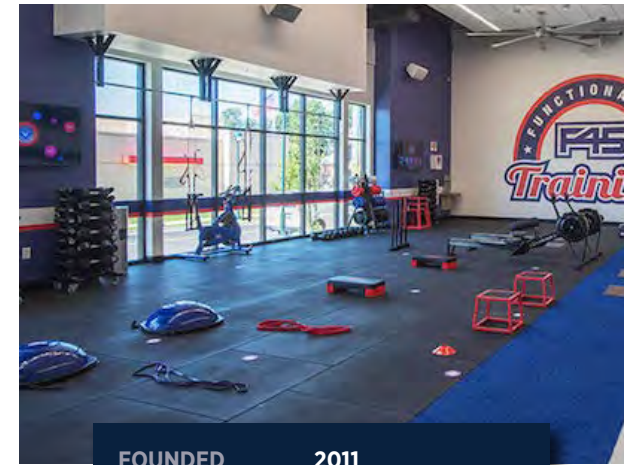
FOUNDED	1885
OWNERSHIP	PUBLIC
# OF LOCATIONS	5,491
HEADQUARTERS	DALLAS, TX

AT&T, founded in 1885, is a telecommunications company that played a key role in the development of modern communication technology. Originally focused on telephones, AT&T diversified its services to include wireless communication, internet, entertainment, and business solutions. It went through significant transformations, such as the breakup of the Bell System in the 1980s and continued investments in digital infrastructure like fiber-optic networks and 5G technology. With a global presence, AT&T has maintained its status as a major industry player, adapting to changing market dynamics while delivering diverse communication services. Its financial performance reflects resilience, but competition and technological shifts have influenced its trajectory. Overall, AT&T remains a significant force in shaping how we connect and communicate.



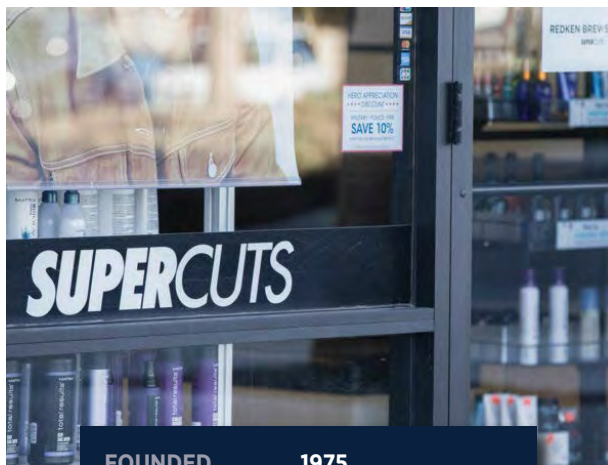
FOUNDED	2011
OWNERSHIP	PRIVATE
# OF LOCATIONS	120
HEADQUARTERS	FORT LAUDERDALE, FL

BURGERFI is a fast-casual restaurant chain specializing in gourmet burgers, fries, and shakes. Established in 2011, BurgerFi has rapidly expanded its footprint, with locations across the United States and internationally. The chain distinguishes itself by offering high-quality ingredients, including all-natural Angus beef burgers, hand-cut fries, and hormone-free and antibiotic-free meats. BurgerFi is committed to sustainability, using environmentally friendly practices such as recycled materials and eco-friendly packaging. In addition to classic burger offerings, BurgerFi features innovative menu items like the Beyond Burger, a plant-based burger alternative. The restaurant's modern and sleek design, coupled with its focus on quality and sustainability, has garnered a loyal following among burger enthusiasts. BurgerFi continues to innovate and expand its menu while maintaining its commitment to providing a premium burger experience.



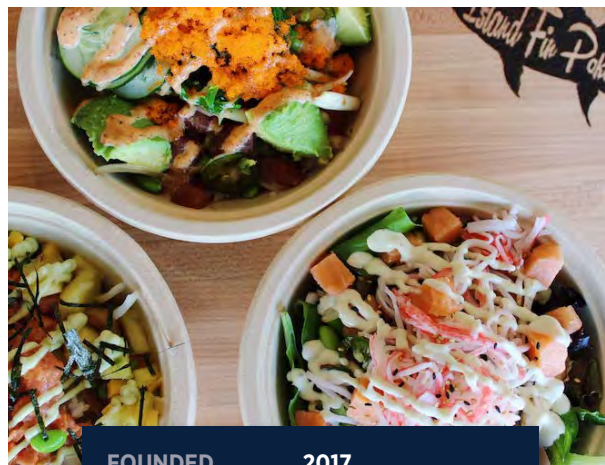
FOUNDED	2011
OWNERSHIP	PRIVATE
# OF LOCATIONS	2,000
HEADQUARTERS	AUSTIN, TX

F45 is a global fitness franchise known for its high-intensity interval training (HIIT) workouts. Founded in Australia in 2011, F45 has grown rapidly, with thousands of locations worldwide. The "F" stands for functional training, emphasizing exercises that mimic everyday movements. Each F45 studio offers a variety of workout programs led by certified trainers, with sessions typically lasting 45 minutes. Workouts are designed to be challenging yet accessible to individuals of all fitness levels. F45 places a strong emphasis on community, with group workouts fostering camaraderie and accountability among participants. With its innovative approach to fitness and focus on delivering efficient, results-driven workouts, F45 has become a popular choice for those seeking a dynamic and effective exercise regimen.



FOUNDED	1975
OWNERSHIP	PUBLIC
# OF LOCATIONS	2,400
HEADQUARTERS	MINNEAPOLIS, MN

SUPERCUTS is a nationwide hair salon franchise specializing in affordable haircuts and styling services for men, women, and children. Established in 1975, Supercuts has grown into one of the largest salon chains in the United States, with thousands of locations across the country. The chain offers a variety of haircut options, including basic trims, layered cuts, and styling services. Supercuts is known for its convenient walk-in model, allowing customers to receive quality haircuts without needing an appointment. Each salon is staffed with trained stylists who provide professional services in a friendly and welcoming atmosphere. Supercuts also offers haircare products for purchase, including shampoos, conditioners, and styling aids, providing customers with convenient access to salon-quality products. With its focus on affordability, convenience, and quality service, Supercuts continues to be a popular choice for individuals seeking affordable and reliable haircare services.



FOUNDED	2017
OWNERSHIP	PRIVATE
# OF LOCATIONS	27
HEADQUARTERS	ORLANDO, FL

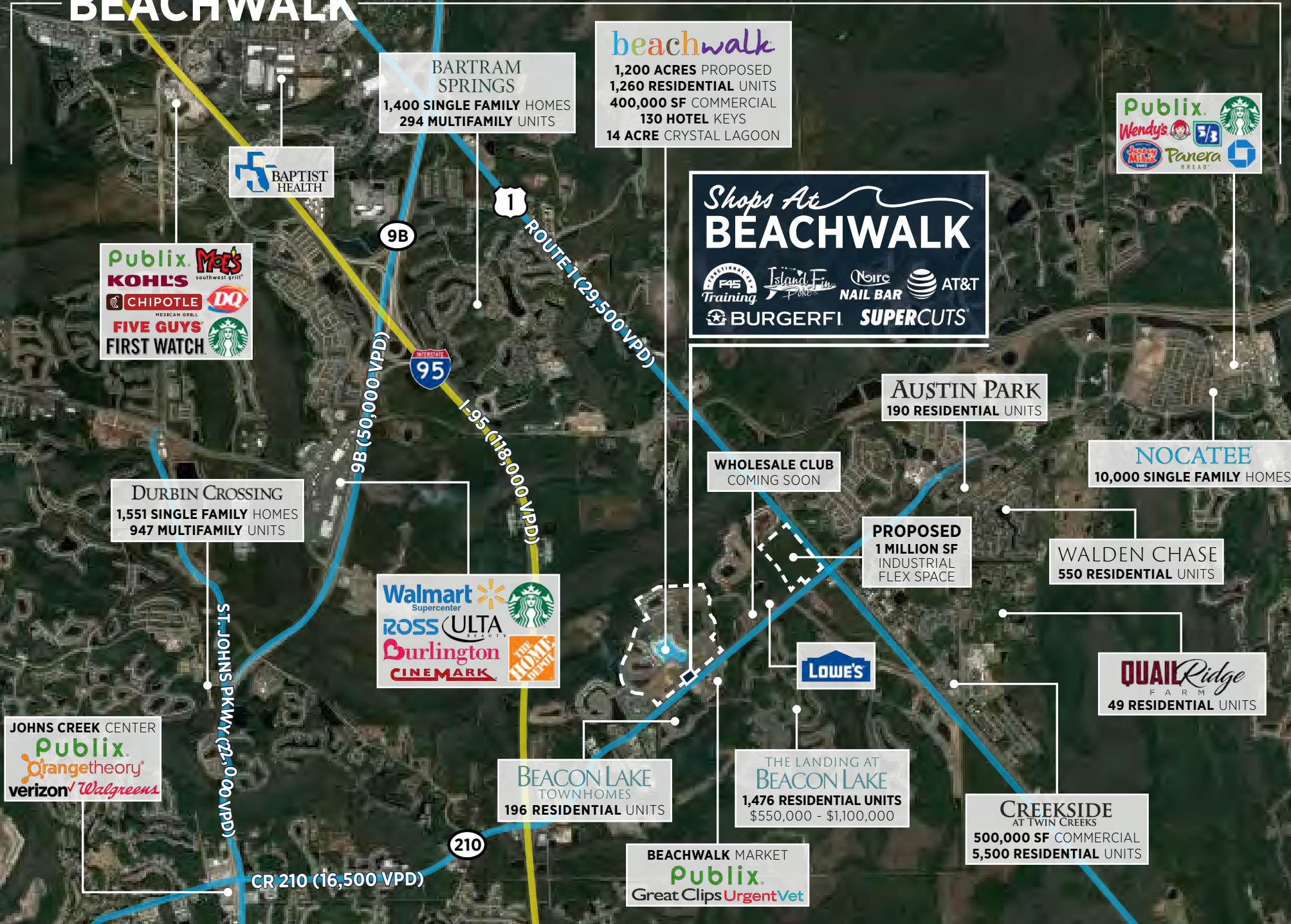
Island Fin Poke is a fast-casual restaurant chain specializing in Hawaiian-inspired poke bowls. Founded in 2017, Island Fin Poke has expanded its footprint, with locations primarily in Florida and Texas. The chain offers customizable poke bowls, allowing customers to choose their base, protein, toppings, and sauces. Island Fin Poke emphasizes fresh, high-quality ingredients, including sushi-grade fish and locally sourced produce. The restaurant's laid-back atmosphere and surf-inspired decor evoke the spirit of Hawaii. Island Fin Poke is committed to sustainability, using eco-friendly packaging and supporting environmentally conscious practices. With its focus on healthy, customizable bowls and a relaxed beach vibe, Island Fin Poke has gained popularity among diners seeking a taste of Hawaiian cuisine in a casual setting.



FOUNDED	2018
OWNERSHIP	PRIVATE
# OF LOCATIONS	75+/-
HEADQUARTERS	SPRING HILL, TN

Noire The Nail Bar is a boutique nail salon offering luxury nail care services in an upscale and modern setting. Established with a focus on providing a premium nail experience, Noire The Nail Bar specializes in manicures, pedicures, and nail enhancements. The salon prioritizes hygiene and uses high-quality products to ensure the longevity and health of customers' nails. With its chic decor and comfortable seating, Noire The Nail Bar creates a relaxing and indulgent atmosphere for clients. The salon offers a range of nail services, including gel manicures, acrylic extensions, and nail art designs, tailored to each client's preferences. Noire The Nail Bar employs skilled nail technicians who are dedicated to delivering impeccable results and personalized attention to every customer. Known for its attention to detail and commitment to customer satisfaction, Noire The Nail Bar has established itself as a premier destination for luxury nail care experience.

Shops At BEACHWALK



St. Johns County

St. Johns is located in the Northwest corner of St. Johns County, just south of Jacksonville, and is at the epicenter of the fastest growing market in the State of Florida. St. Johns County's population is growing at an annual rate of 7%, which made it the fastest growing County in Florida in 2022 and the 4th fastest growing County in the US. St. John's County also boasts the second lowest unemployment rate in Florida at 1.7% (April 2022). St. Johns and surrounding areas are highly sought after due to new construction award winning master-planned communities like Nocatee, Beachwalk, A-rated public-school systems, proximity to both Jacksonville and St. Augustine, and high quality of life. The average household income in St. Johns exceeds \$115,000 making it one of the most affluent markets in Florida.



7% ANNUAL POPULATION GROWTH



1.7% UNEMPLOYMENT RATE



MASTER-PLANNED COMMUNITIES

JACKSONVILLE 20 MILES

JACKSONVILLE BEACH 15 MILES

PONDE VEDRA 12 MILES

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BEACHWALK
ST. JOHNS

ST. AUGUSTINE 15 MILES

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Exclusively Offered By



PRIMARY DEAL CONTACTS

PATRICK WAGOR
Executive Vice President
561.427.6151
pwagor@atlanticretail.com

NATIONAL TEAM

JUSTIN SMITH
Head of Capital Markets
617.239.3610
jsmith@atlanticretail.com

CHRIS PETERSON
Vice President
917.780.4233
cpeterson@atlanticretail.com

DAVID HOPPE
Head of Net Lease Sales
980.498.3293
dhoppe@atlanticretail.com

SAM YOUNG
Executive Vice President
980.498.3292
syoung@atlanticretail.com

FRONT VIEW



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