

OLD TIME Pottery®

**OFFERED
FOR SALE**

\$6,013,000 | 7.00% CAP

**#3 IN FLORIDA
TOP 80% NATIONWIDE
(PLACER.AI)**

**380 BLANDING BLVD
ORANGE PARK, FL**

SEVEN 7 BREW
DRIVE THRU COFFEE
AVAILABLE TO PURCHASE
SEPARATELY CONTACT BROKER
FOR DETAILS

LOCH RANE BLVD - 12,300 VPD

ZAXBY'S

BLANDING BLVD - 74,500 VPD

CONFIDENTIAL OFFERING MEMORANDUM

 **Atlantic**
CAPITAL PARTNERS™

EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of Old Time Pottery located in Orange Park, Florida. This 84,180 SF asset has been 100% occupied by Old Time Pottery since 2015. The property benefits from signage and exceptional location at the signalized intersection of Blanding Boulevard (74,500 VPD) and Loch Rane Boulevard (12,300 VPD).

Old Time Pottery executed a long-term 20-year NN lease in 2015 and exercised their first renewal option, giving them term through July 2035. The lease includes \$0.50 PSF rent escalations every 5 years throughout the initial term and at the beginning of each option period. Old Time Pottery currently pays \$420,900 with the next escalation in August 2025, bringing the NOI to \$462,990 and boosting near term investor returns. The lease also calls for two (2), five (5) year options.

RENT SCHEDULE	TERM	ANNUAL RENT
Current Term	8/1/2015 - 7/31/2025	\$420,900
Base Rent Increase	8/1/2025 - 7/31/2030	\$462,990
Base Rent Increase	8/1/2030 - 7/31/2035	\$505,080
1st Extension Term	8/1/2035 - 7/31/2040	\$547,170
2nd Extension Term	8/1/2040 - 7/31/2045	\$589,260

NOI	\$420,900
CAP RATE	7.00%
LISTING PRICE	\$6,013,000

ASSET SNAPSHOT

Tenant Name	Old Time Pottery
Address	380 Blanding Blvd, Orange Park, FL 32073
Building Size (GLA)	84,180 SF
Land Size	8.26 AC
Year Built/Renovated	1976
Signator/Guarantor	Old Time Pottery, Inc. (Corporate)
Lease Type	NN
Landlord Responsibilities	Roof & Structure
Lease Expiration Date	7/31/2035
Remaining Term	10+ Years
NOI	\$420,900



63,664 PEOPLE
IN 3 MILE RADIUS



\$89,778 AHHI
IN 3 MILE RADIUS



74,500 VPD
ON BLANDING BLCD



CORPORATE GUARANTEE

Ownership benefits from a corporately guaranteed lease. Old Time Pottery was acquired by Gabriel Brothers Inc, the parent company of Gabe's in 2023. Despite the acquisition, Old Time Pottery continues to operate under its own brand name, maintaining its focus on providing a wide selection of home décor items at affordable prices



MINIMAL LANDLORD RESPONSIBILITIES

NN lease provides an investor with minimal landlord responsibilities (Roof & Structure)



ATTRACTIVE LEASE FUNDAMENTALS

Old Time Pottery's 20-year lease includes \$0.50 PSF rent increases every five years, with the next escalation in August 2025, bringing the NOI to \$462,990 and boosting near term returns while offering consistent return growth and an inflation hedge



TOP PERFORMING LOCATION (#3 IN FL)

The subject property saw 207K+ visits in the last 12 months, ranking in the top 83% of Old Time Pottery's within the state of Florida (placer.ai)



LOCATED IN HIGH TRAFFIC RETAIL CORRIDOR

Located in a dense retail node that is home to the Orange Park Mall (3.9M Visits Annually) as well as national retailers Lowe's, Publix, and BJ's Wholesale Club



EXCELLENT VISIBILITY & REGIONAL ACCESS

The property boasts prime signage and visibility at the signalized intersection of Blanding Boulevard (74,500 VPD) and Loch Rane Boulevard (12,300 VPD). The asset is also positioned near I-295 which sees 114,000 VPD





**ORANGE PARK
HIGH SCHOOL**
1,810 STUDENTS

LIBERTY CENTER
bealls **ROSS**
SHOE **PNC**
CARNIVAL **PET SUPPLIES PLUS**

BOLTON PLAZA
Academy
SPORTS+OUTDOORS
Marshalls **ALDI**

**In
Town**
SUITES

ABC

PINE TREE PLAZA
Publix
Jersey Mike's
WING-STOP

UFHealth
UNIVERSITY OF FLORIDA HEALTH

KINGSLEY AVE - 31,600 VPD

ZAXBY'S

LOCH RANE BLVD - 12,300 VPD

**BURGER
KING**

Freddy's

BLANDING BLVD - 74,500 VPD

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DRIVE THRU COFFEE 999
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McDonald's

OLD TIME
Pottery®



DOWNTOWN JACKSONVILLE
18 MILES

ORANGE PARK MALL
DICK'S Sporting Goods
Dillard's
amc

TUESDAY MORNING PLAZA
DOLLAR GENERAL
wahlburgers

TRUIST

BLANDING BLVD - 74,500 VPD

OLD TIME
Pottery®



SEVEN 73 BREW
DRIVE THRU COFFEE
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Staples

DUNKIN'

TIRE KINGDOM

LOWE'S

CHASE



HCA Florida
Orange Park Hospital
365 BEDS

KINGSLEY AVE - 31,600 VPD

Freddy's

ZAXBY'S

WELLS FARGO

LOCH RANE BLVD - 12,300 VPD

PINE TREE PLAZA
Publix



sam's club

BEST BUY

COLLINS PRESERVE
330 UNIT | CLASS A
MULTIFAMILY COMMUNITY

THE HOME DEPOT

at home

295

W BELTWAY 295 - 114,000 VPD

Hilton
Garden Inn

ARGYLE VILLAGE SHOPPING CENTER
TJ-maxx
Burlington
Michael's
Publix
JOANN
five BELOW

21

BLANDING BLVD - 74,500 VPD

IGA

ORANGE PARK MALL
DICK'S **Dillard's**
SPORTING GOODS **amc**

OLD TIME
Pottery

ORANGE PARK, FLORIDA

Over the past few years, Orange Park, Florida, has experienced notable real estate development, particularly in residential construction. The town's Economic and Community Development Department has been actively managing growth through effective planning and zoning practices to create vibrant commercial districts and promote a thriving business atmosphere.

ORANGE PARK MIDDLE SCHOOL
860 STUDENTS

HCA Florida
Orange Park Hospital
365 BEDS

LOWE'S

224

KINGSLEY AVE - 31,600 VPD

PINE TREE PLAZA
Publix

ORANGE PARK HIGH SCHOOL
1,810 STUDENTS



● **JACKSONVILLE**
18 MILES

1 MILE

9,057
PEOPLE
\$92,106
AHHI

3 MILES

63,664
PEOPLE
\$89,778
AHHI

5 MILES

143,504
PEOPLE
\$100,199
AHHI

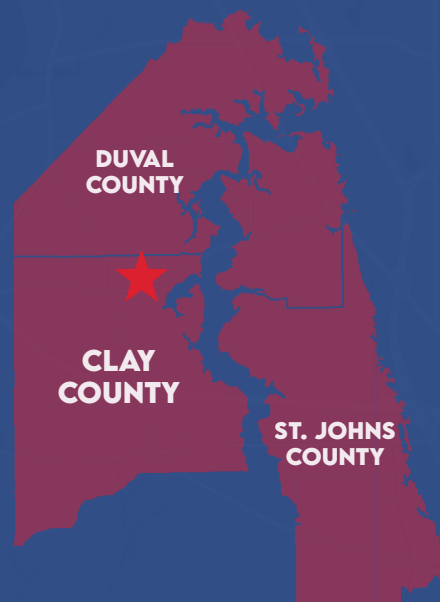
OLD TIME
Pottery®
ORANGE PARK

ORANGE PARK, FLORIDA

Orange Park, Florida, is a suburban town with a population of approximately 9,000 residents. Situated in Clay County, it is part of the Jacksonville metropolitan area, located just 15 miles south of downtown Jacksonville. This proximity provides residents with easy access to the larger city's economic, cultural, and recreational opportunities. Orange Park has experienced steady economic growth, supported by its mix of retail, healthcare, education, and military-related industries, with nearby Naval Air Station Jacksonville being a significant employer.

The town's local economy is bolstered by shopping centers, small businesses, and tourism, particularly due to its location along the St. Johns River. Orange Park combines suburban charm with urban convenience, offering quality schools, a variety of parks, and a family-friendly atmosphere.

Its blend of affordability, community amenities, and strategic location make it an appealing place to live and work in Northeast Florida.



LESSEE	Old Time Pottery			
LAND	8.26 AC			
LEASE TERM	Twenty (20) Years			
RENT COMMENCEMENT DATE	August 1, 2015			
EXPIRATION DATE	July 31, 2035			
BASE RENT	Period (Lease Years)	Annual	Monthly	PSF
Current Term	8/1/2015 - 7/31/2025	\$420,900	\$35,075	\$5.00
Base Rent Increase	8/1/2025 - 7/31/2030	\$462,990	\$38,583	\$5.50
Base Rent Increase	8/1/2030 - 7/31/2035	\$505,080	\$42,090	\$6.00
1st Extension Term	8/1/2035 - 7/31/2040	\$547,170	\$45,598	\$6.50
2nd Extension Term	8/1/2040 - 7/31/2045	\$589,260	\$49,105	\$7.00
SECURITY DEPOSIT	None			
SIGNATOR/GUARANTOR	Old Time Pottery, Inc.			
RENEWAL TERM(S)	Two, Five Year Options			
REQUIRED PARKING	Tenant shall have the non-exclusive right to use the parking spaces located on the Premises at no cost to Tenant. Landlord shall not modify the parking areas or the ingress and egress to the Premises without Tenant's prior written consent, which consent may be withheld in Tenant's sole discretion.			
USE RESTRICTIONS	Tenant shall be permitted to use and occupy the Premises for a Retail store selling off-price, manufacturer overruns, seconds, irregular, first quality and/or distressed goods including but not limited to men's, women's and children's clothing' and related accessories, shoes, domestics, housewares, toys, seasonal merchandise, packaged foods and beverages, snack foods, cleaning products and supplies, and any other items of merchandise commonly sold in other stores operated by "Gabe's" or "Old Time Pottery"			
TERMINATION OPTION(S)	None			
REAL ESTATE TAXES	Tenant shall pay the Taxes on the Premises prior to the Taxes becoming due and payable.			
COMMON AREA EXPENSES	Tenant to maintain the premises at its sole cost and expense, aside from Landlord Obligations defined herein.			
REPAIRS & MAINTENANCE	Landlord shall keep and maintain in good and clean order, condition and state of repair the structural portions of the Premises (including, without limitation, the roof, exterior walls, concrete floors, cracks in the concrete floors and other structural components of the Premises). Tenant shall, at its expense, maintain in good order, condition and state of repair and replace as necessary all portions of the Premises, including without limitation exterior doors, storefronts, glass and loading dock areas and plumbing, electrical and sewer systems from Tenant's meter box to the interior of the Premises and serving the Premises.			
UTILITIES	Tenant agrees to be responsible and pay for all public utility services rendered or furnished to the Premises (including parking area) during the Term, including, but not limited to, heat, water, gas, electric, steam, telephone service and sewer services, together with all taxes, levies or other charges on such utility services, when the same become due and payable.			
INSURANCE	Tenant shall maintain, at its own expense, from the date of delivery of possession to it of the Premises through the expiration of the Term, its own insurance.			
ASSIGNMENT, SUBLETTING & GO DARK	Tenant shall not assign, sublet, transfer, mortgage or otherwise encumber this Lease or all or any portion of or any of Tenant's rights hereunder or interest herein or allow anyone to conduct business at, upon or from the Premises without Landlord's consent.			
ESTOPPEL CERTIFICATE	Tenant shall at any time, upon not less than ten (10) days' prior written request, execute and deliver in form and substance reasonably satisfactory to Landlord an estoppel letter.			
HOLDING OVER	If Tenant retains possession of the Premises or any part thereof after the termination of this Lease, Tenant shall pay Rent at 125% of the rate payable during the month preceding such holding over computed on a daily basis for each day that Tenant remains in possession, and Tenant shall be subject to all the other terms and provisions of the Lease.			

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