

Flapjack Johnny's  
Signage  
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Oceans Luxury  
Realty  
Sales • Rentals

3162

# FLAPJACK JOHNNY'S

ABSOLUTE NNN | \$1,000,000  
3162 S ATLANTIC AVENUE #8  
DAYTONA BEACH SHORES, FLORIDA

[Click Here for Drone Video](#)





# Flapjack Johnny's

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PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.  
PLEASE CONTACT RETAIL INVESTMENT GROUP FOR MORE DETAILS.





Executive Summary

Offering Summary

Location Summary

# FLAPJACK JOHNNY'S

### OFFERING SUMMARY

ADDRESS	3162 S Atlantic Avenue #8 Daytona Beach Shores FL 32118
COUNTY	Volusia
LEASE TYPE	Absolute NN Lease - Roof and Condo Fees
BUILDING SQUARE FEET	±6,000
YEAR BUILT	1978
YEAR RENOVATED	2018
OWNERSHIP TYPE	Fee Simple
PARCEL NUMBER	533416000001
ZONING	R-9
INCREASES	3% Increases Every Year for first 5 Years \$82,000 for years 6-10
OPTIONS	First Option at \$92,000 Second Option at \$112,000
LESSEE	Flapjack Johnny's Corporate
GUARANTEE	Flapjack Johnny's Corporate

### FINANCIAL SUMMARY

OFFERING PRICE	\$1,000,000
PRICE PSF	\$166.67
OCCUPANCY	100 %
NOI	\$70,400
CAP RATE	7.04 %

### DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2017 Population	3,387	33,858	95,599
2017 Median HH Income	\$52,358	\$40,907	\$39,691
2017 Average HH Income	\$74,555	\$60,369	\$58,001

- Income Tax Free State
- Brand new Roof and A/C Units Recently Installed for \$75,000
- Beach View from Property
- 900+ Hotel rooms within a One Mile Radius along with 500+ rental and condominiums
- Located Across from Hyatt Place which has 143 rooms
- Large Area Generators including Daytona International Airport, Daytona International Speedway, and Daytona State College.

FlapJack Johnny's is located in the City of Daytona Beach Shores. Daytona Beach Shores is located approximately 55 Miles North East of Orlando and ±100 Miles South of Jacksonville, Florida.

Nearby retailers include Red Lobster, Senor Taco, Subway, Souvenir City, Hyatt Place Daytona Beachfront, Rivershore Motel and Cottages, 7-Eleven, Residence Inn, and Waffle House

#### Flap Jack Johnny's:

Flap Jack Johnny's is a breakfast and lunch restaurant, open and serving meals 7 days a week. The average annual sales for their locations is just over \$1M, making this an excellent opportunity to own a restaurant with a healthy rent to sales ratio at 7%. Nonetheless, Florida is an income tax free state, further enhancing the deal. The property is a standalone parcel, and part of an association, with Red Lobster as the other food venues, with a two-story office building between them.

#### Daytona Beach:

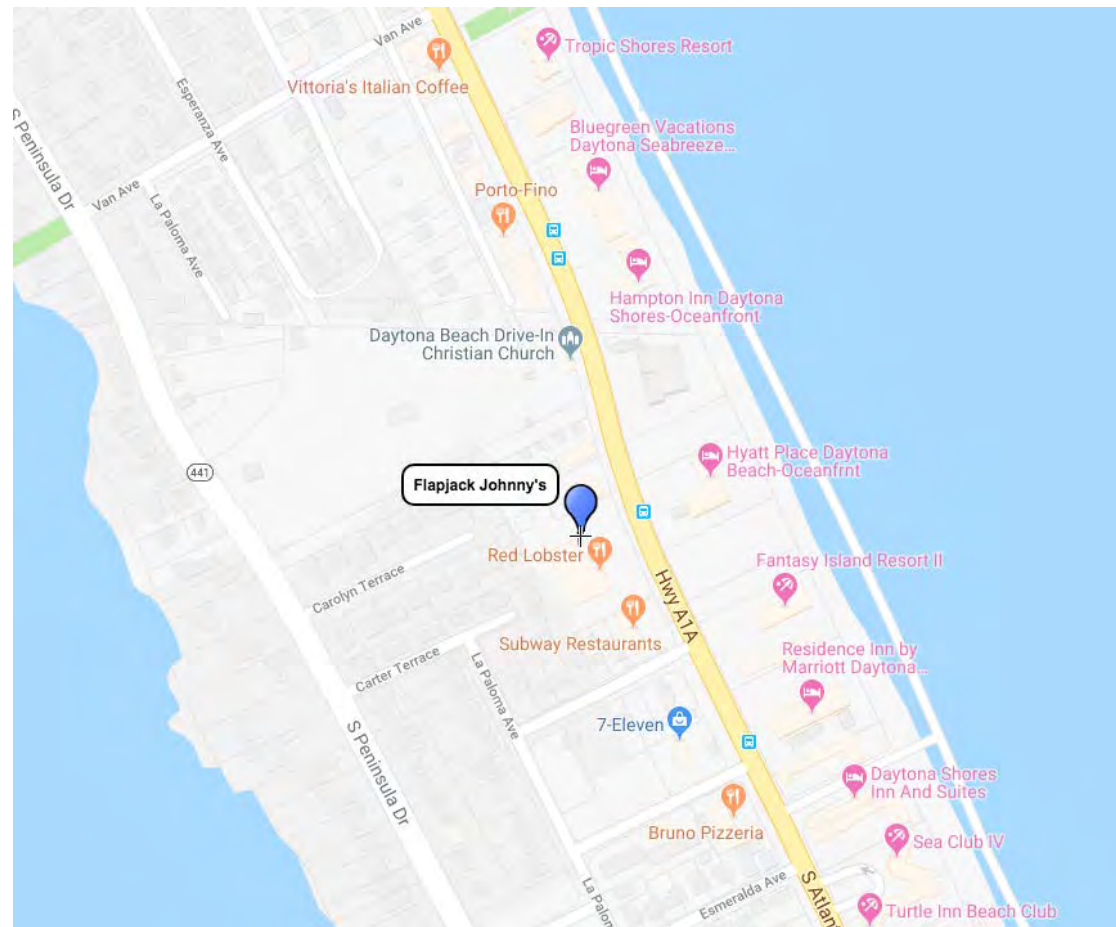
Daytona Beach Shores is a charming, friendly, oceanfront community of 4,300 residents located on the barrier island directly south of Daytona Beach, Florida. The city was founded in 1960 by local businessmen who were convinced that a smaller community would better serve the residents.

Just 5.5 miles long, the city features the Atlantic Ocean on the east and the Intra coastal Waterway on the west. Residents and visitors alike take advantage of the pristine beach - whether for sunrise walks or bicycling, frolicking in the sand and surf, or enjoying the quiet solitude of the setting sun. Boats sail and cruise along the waterway, making the views from either the east or the west particularly scenic.





- Daytona Beach International Airport which sees an average of 748,000+ visitors per year with steady increases each month.
- Dayton International Speedway with events 340 days of the year, the Speedway is one of the largest attractions within Daytona. Each year the Speedway saw 9.7 Million visitors in 2017 with that number estimated to rise over 10 Million in 2018.
- Daytona State College's largest campus is located in Daytona Beach and currently has 16,000+ admitted students.
- Embry-Riddle Aeronautical College with has 5,700+ students and Bethune Cookman College which has 4,000+ students.
- Daytona Beach Bike Week is held along S Atlantic Avenue Each Year in March. Bike week is considered the "World's Largest Motorcycle Event" and brings approximately 500,000 people to Daytona Beach for the 10-day long event.















Demographics  
Demographic Details  
Demographic Charts



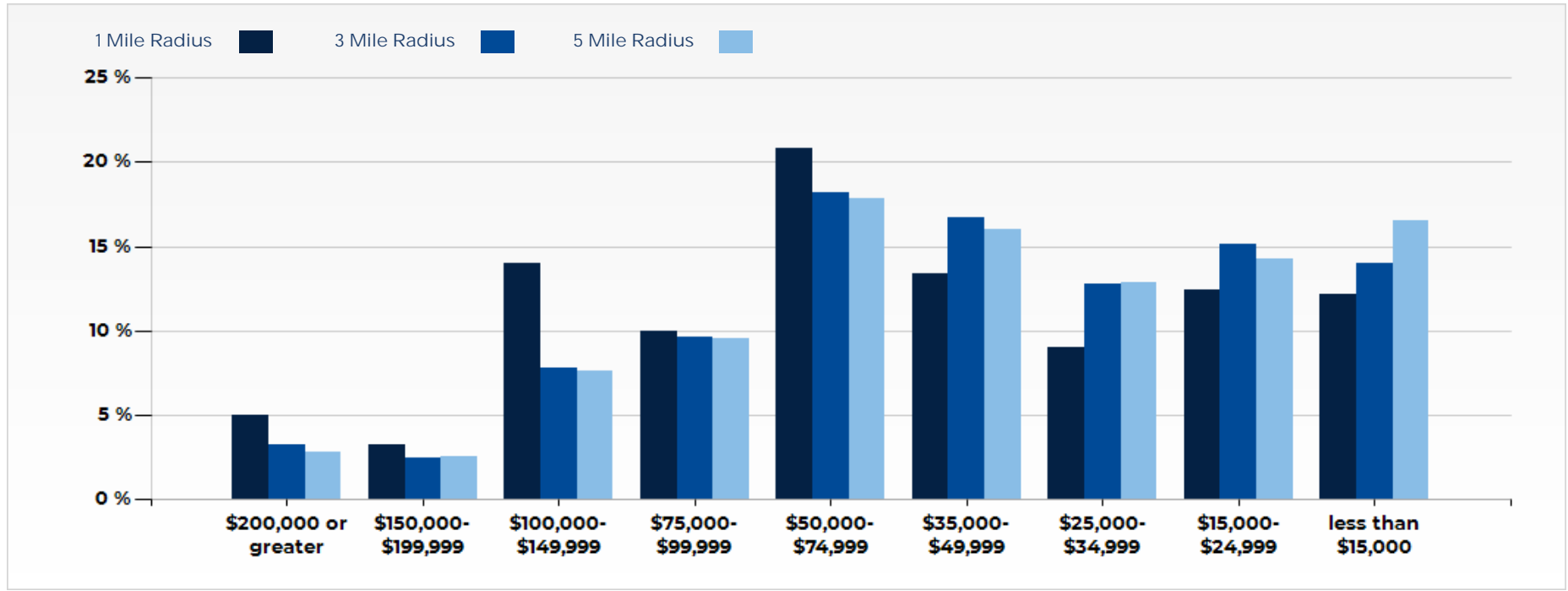
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	3,572	33,775	94,263
2010 Population	3,291	32,162	90,980
2017 Population	3,387	33,858	95,599
2022 Population	3,517	35,446	100,069
2017 African American	21	2,321	13,309
2017 American Indian	8	104	325
2017 Asian	87	587	2,068
2017 Hispanic	159	2,111	6,217
2017 White	3,168	29,591	76,042
2017 Other Race	25	399	1,503
2017 Multiracial	77	824	2,280
2017-2022: Population: Growth Rate	3.80 %	4.60 %	4.60 %

2017 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	230	2,265	7,351
\$15,000-\$24,999	235	2,453	6,346
\$25,000-\$34,999	170	2,070	5,721
\$35,000-\$49,999	253	2,708	7,098
\$50,000-\$74,999	392	2,940	7,938
\$75,000-\$99,999	188	1,552	4,242
\$100,000-\$149,999	264	1,263	3,367
\$150,000-\$199,999	60	400	1,103
\$200,000 or greater	94	521	1,226
Median HH Income	\$52,358	\$40,907	\$39,691
Average HH Income	\$74,555	\$60,369	\$58,001

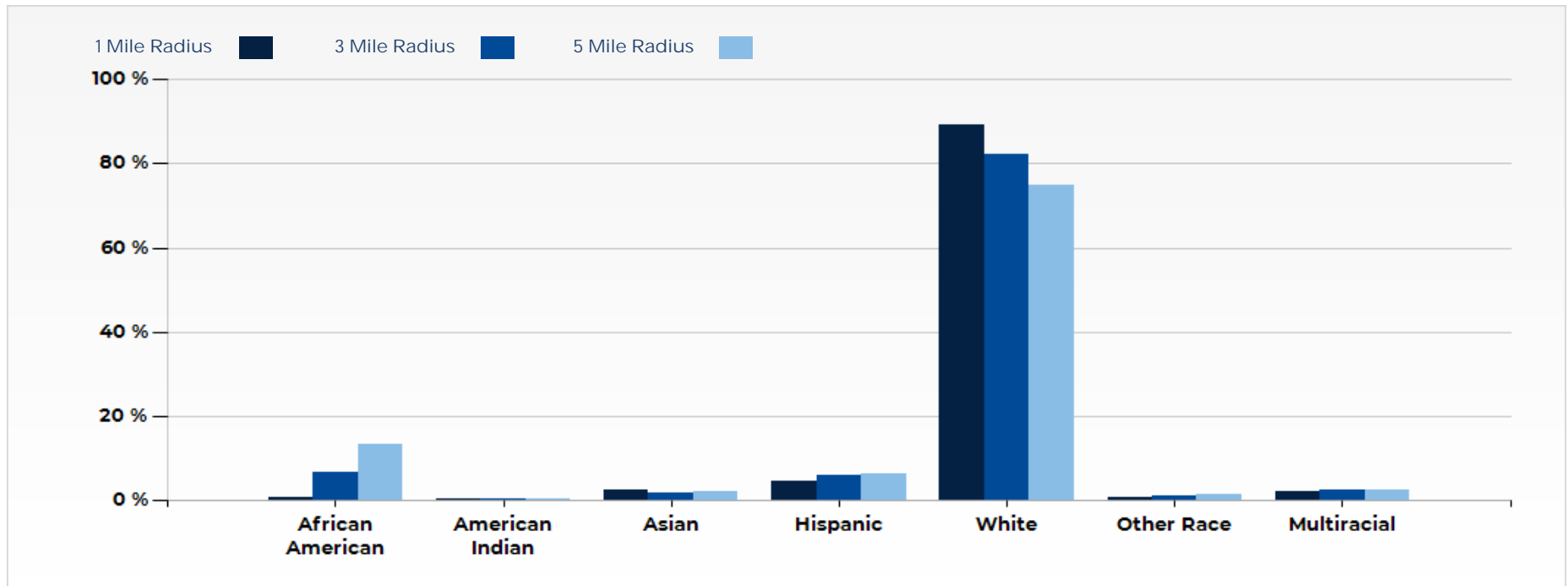
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	2,928	19,779	50,516
2010 Total Households	1,868	15,580	42,853
2017 Total Households	1,886	16,172	44,392
2022 Total Households	1,948	16,875	46,570
2017 Average Household Size	1.79	2.08	2.09
2000 Owner Occupied Housing	1,623	11,665	28,799
2000 Renter Occupied Housing	345	4,396	14,244
2017 Owner Occupied Housing	1,337	9,916	25,372
2017 Renter Occupied Housing	550	6,256	19,020
2017 Vacant Housing	1,587	6,393	12,188
2017 Total Housing	3,473	22,565	56,580
2022 Owner Occupied Housing	1,416	10,685	27,376
2022 Renter Occupied Housing	532	6,190	19,194
2022 Vacant Housing	1,629	6,617	12,629
2022 Total Housing	3,577	23,492	59,199
2017-2022: Households: Growth Rate	3.25 %	4.25 %	4.80 %



2017 Household Income



2017 Population by Race







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