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2207 N MARINE BLVD | JACKSONVILLE, NC

PRICE: \$2,411,580 | CAP: 5.75%

INVESTMENT OFFERING

NNN
Retail Investment Group

DENNY'S

EXECUTIVE SUMMARY

PRICE: \$2,411,580
CAP: 5.75%
NOI: \$138,666

LOCATION: 2207 North Marine Boulevard
Jacksonville, NC 28546

BUILDING SIZE: ±5,152 Square Feet

LAND SIZE: ±1.38 Acres

GUARANTOR: Den Jacksonville, LLC
(2 Unit + Personal Guarantee)

LEASE TYPE: Absolute NNN

LEASE EXPIRATION: New 20 Year Lease at COE

LESSEE: Den Jacksonville 1, LLC - 5 Unit Operator

OPTIONS: (2) 5-Year Options

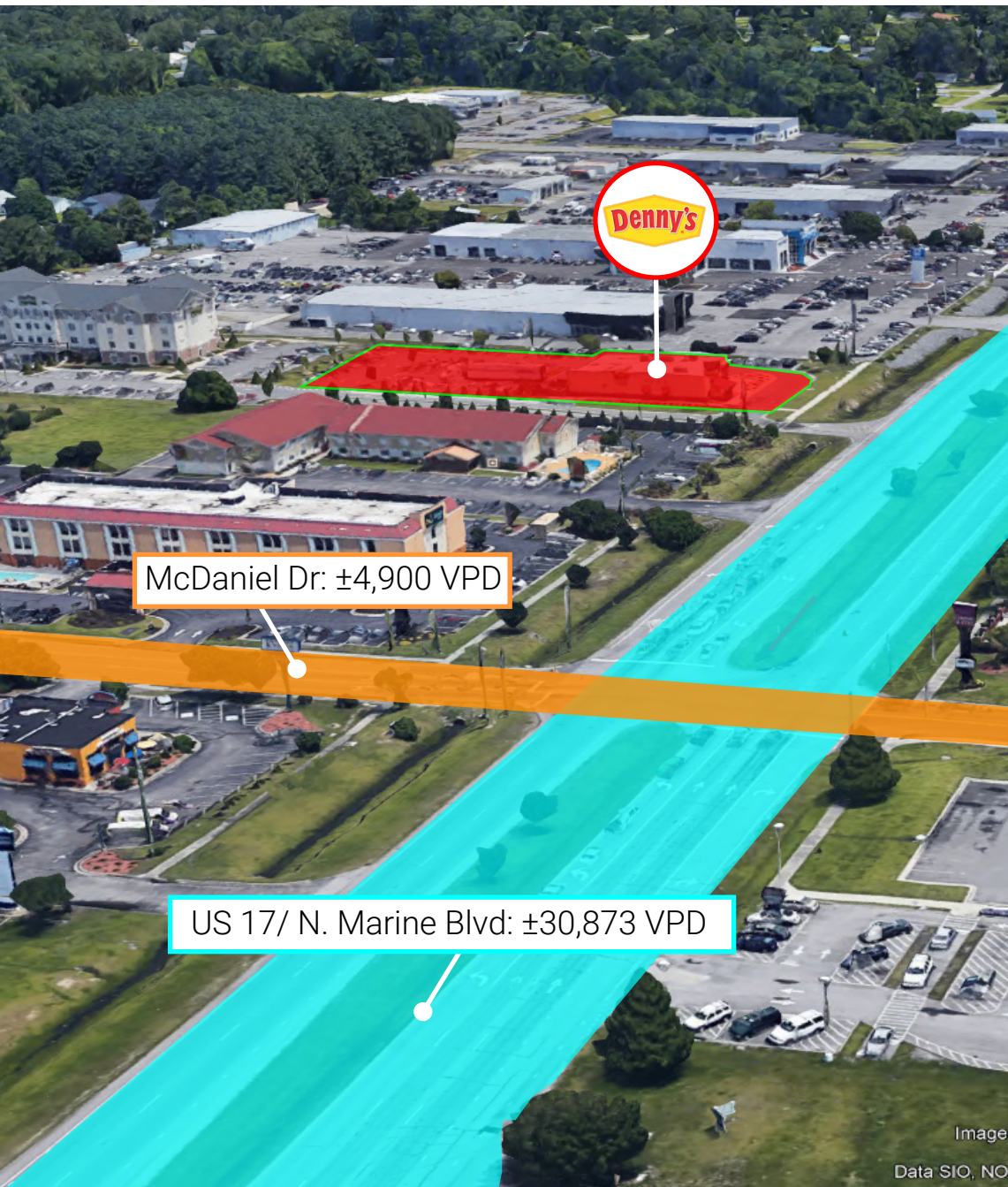
INCREASES: 10% Increases Every 5 Years

ROFR: None



ACTUAL PROPERTY

PROPERTY OVERVIEW



Retail Investment Group is pleased to be the exclusive listing agent for Denny's in Jacksonville, North Carolina. This property has an absolute NNN lease that will expire 20 years from the close of escrow. There are (2) 5-year options and 10% increases every five years (hedging against inflation). The building is $\pm 5,152$ square feet and sits on ± 1.38 acres of land. The property was built in 1985 and underwent renovations in 2012. The property's guarantor and lessee is Den Jacksonville 1, LLC, a five unit operator. This is a strong performing Denny's location with a growing population of over $\pm 72,000$ people within a five mile radius. Nearby retailers include: Walmart Super Center, Home Depot, Taco Bell, Wendy's and numerous hotels. The property has high visibility situated along US-17 (N. Marine Blvd.) which sees $\pm 30,873$ vehicles per day.

Investment Highlights

- Sale Leaseback - 20 Year Absolute NNN Lease
- Strong Performing Denny's Location
- Nearby Retailers Include Walmart Super Center, Home Depot, Taco Bell, Wendy's, and Numerous Hotels
- Zero Landlord Responsibilities
- 10% Increases Every 5 Years Hedging Against Inflation
- Nearby Marine Corps Air Station New River
- $\pm 30,873$ Vehicles Per Day Along N. Marine Boulevard
- Growing Population w/ Over $\pm 72,000$ Within 5 Miles

ABOUT JACKSONVILLE



The United Service Organizations of North Carolina (USO-NC), founded in Jackson in 1941, is the lead organization charged with supporting military servicemen and women in the state of North Carolina. The USO in downtown Jacksonville on Tallman Street is the oldest continuously-operating USO in the world. The same qualities that drew the Marine Corps to build the world's most complete amphibious base in Onslow County were also some of the same qualities that caused the City to be formed along the New River. Eleven percent of U.S. military active duty forces call North Carolina home. With seven major military installations, North Carolina has the fourth largest demographic of active and reserve duty components in the country.

A rebirth is underway in downtown Jacksonville. Newly built homes in a traditional southern style invite a social atmosphere and are surrounded by mature trees providing shade for those hot summer days. Three downtown parks including Wilson Bay, Riverwalk and Willingham Parks are located along the New River which flows through City. Riverwalk Park is the home to several seasonal festivals including Oktoberfest, National Night Out, Winterfest and New River Splash. Jacksonville Landing is where the locals go to launch a boat, kayak or canoe to enjoy the scenery on the water or fish it's healthy waters. The health of the New River is monitored regularly by the City's Stormwater division as well as the New River Foundation.

The City has 17+ parks and 17+ miles of trails and greenways for walking, jogging and bicycling for citizens and visitors to enjoy. Northeast Creek Park located on the eastern side of the City and near the main gate to USMC Camp Lejeune has a regulation Frisbee Golf Course with annual tournaments. This park and others in the city include one of the award winning ball fields where area teams play year round. The Jacksonville Commons Complex, the largest of the outdoor facilities includes a Challenge Trail, soccer, baseball and softball fields as well as tennis courts, indoor basketball courts, exercise and senior facility.



jcpenny
 IHOP RESTAURANT
 belk
 BARNES & NOBLE
 STARBUCKS COFFEE
 RED ROBIN GOURMET BURGERS
 SEARS

THE HOME DEPOT

Hardee's CHARBROILED THICKBURGERS

SONIC

DUNKIN' DONUTS

Little Caesars

Walgreens

JIMMY JOHN'S SANDWICHES

Applebee's

Onslow MEMORIAL HOSPITAL

Dominos Pizza

McDonald's

HOOTERS

Denny's

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 MainStay Suites
 extended STAY AMERICA
 CHOICE
 RODEWAY INN
 QUALITY INN

LOUISIANA KITCHEN
POPEYES

COASTAL CAROLINA COMMUNITY COLLEGE

CVS pharmacy

TEXAS ROADHOUSE
 OUTBACK STEAKHOUSE
 WAFFLE HOUSE
 Wendy's

Walmart
 BURGER KING
 TACO BELL
 DOLLAR TREE
 golden corral Buffet & Grill
 CHUCK E. CHEESE'S



DENNY'S | JACKSONVILLE, NC



Denny's was founded by Harold Butler and Richard Jezak, who opened Danny's Donuts in Lakewood, California in 1953. Originally opened as a coffee shop under the name Danny's Donuts, Denny's is now known for always being open and serving breakfast, lunch, and dinner around the clock. Denny's started franchising in 1963, and most Denny's restaurants are now franchisee-owned.

Denny's is America's largest full service family-style restaurant chain (market share and number of units). The Denny's brand consists of over ±1,700 restaurants, ±553 of which were company-owned and operated and ±1,150 of which were franchised/licensed restaurants. These Denny's restaurants are operated in 50 states, the District of Columbia, two U.S. territories and four foreign countries. Denny's restaurants are open 24 hours a day, 7 days a week. This "always open" operating platform is a distinct competitive advantage. Denny's provides high quality menu offerings, generous portions at reasonable prices with friendly and efficient service in a pleasant atmosphere.



1,700 LOCATIONS WORLDWIDE



\$19.4 MILLION IN SALES (2016)

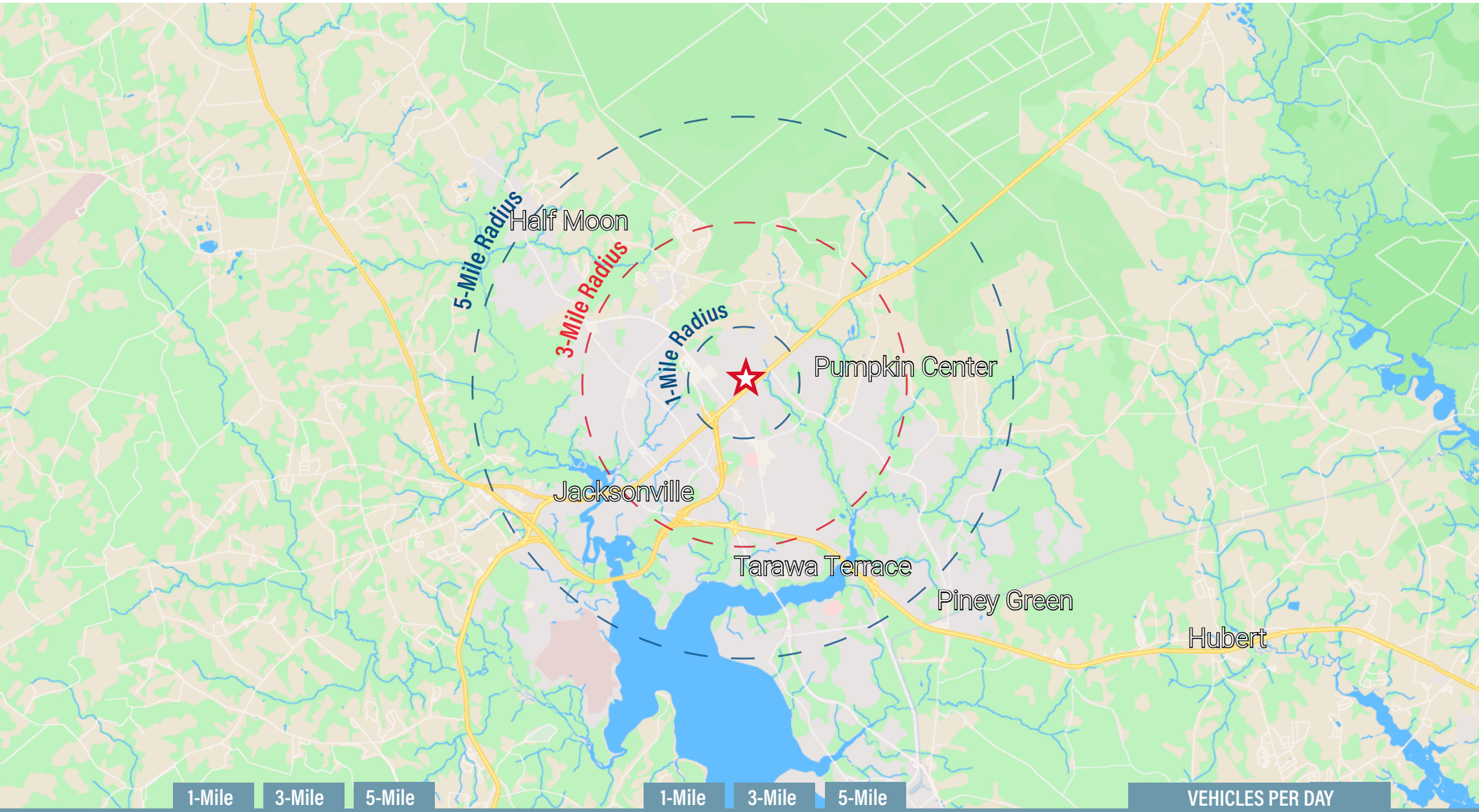
ABOUT THE TENANT



ADDITIONAL PHOTOS



2019 DEMOGRAPHICS



	1-Mile	3-Mile	5-Mile	1-Mile	3-Mile	5-Mile	VEHICLES PER DAY
2010 Population	8,629	42,478	65,245	2010 Households	3,263	16,501	US-17/N Marine Blvd: ±30,873/VPD
2019 Population	8,445	43,109	68,190	2019 Households	3,181	16,752	Western Blvd: ±35,054/VPD
2024 Population	8,433	43,354	73,303	2024 Households	3,177	16,853	

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The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Retail Investment Group **and its affiliates** and it should not be made available to any other person or entity without the written consent of Retail Investment Group **and its affiliates**.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Retail Investment Group **and its affiliates**. This offering memorandum has been prepared to provide summary, unverified financial

and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation.

Retail Investment Group **and its affiliates** has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. Additional information and an opportunity to inspect the Property will be made available upon written request to interested and qualified prospective investors.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Retail Investment

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The information contained herein has been obtained from the owner of the property or from other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

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