



SINGLE TENANT INVESTMENT SALE

SALE LEASEBACK – SECURE INVESTMENT, READY RETURNS

140 Cypress Edge Dr.
Saint Johns, FL 32259

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PROPERTY OVERVIEW

OFFERING SUMMARY

Price:	\$2,200,000
Annual Rent:	\$138,000
Cap Rate:	6.27%

Cantrell & Morgan is pleased to present this rare single-tenant investment opportunity in one of Florida's most sought-after markets. Lanjie Hot Pot & BBQ is an exceptional full-service restaurant offering an unforgettable, experiential dining experience that sets it apart in the region.

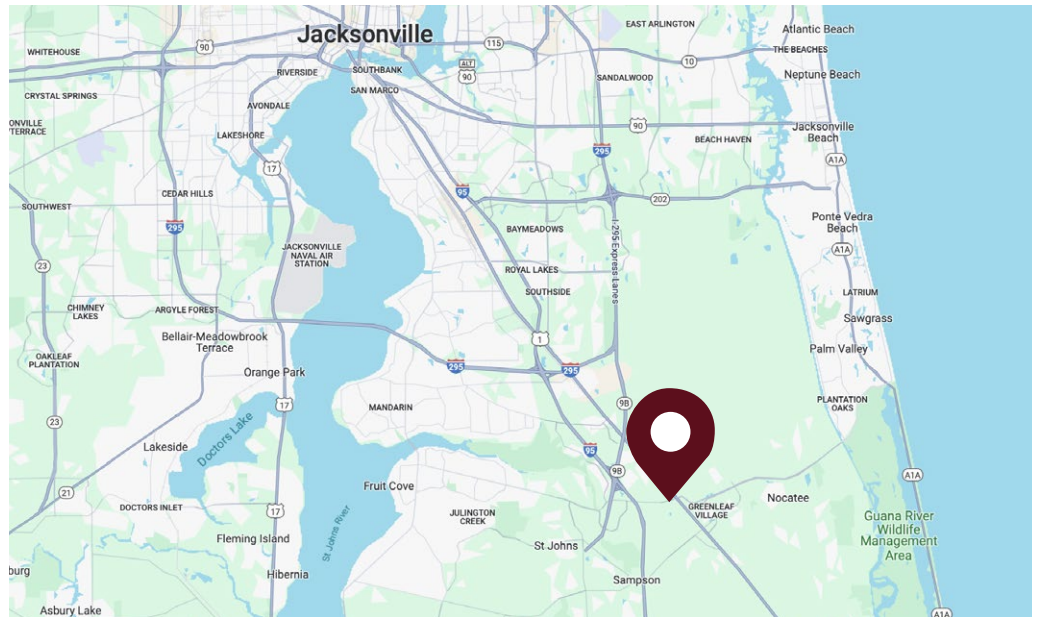
Strategically located at the entrance of Nocatee on the highly trafficked Race Track Road, this property has prime visibility and accessibility. Constructed in 2024, the building is modern, attractive, and built to high-quality standards.

Anchored by a long-term lease, the asset offers investors long-term stability and secure income. This is a unique opportunity to acquire a premier investment in a rapidly growing and highly desirable area—an asset positioned for enduring value.

PROPERTY DETAILS

Address:	140 Cypress Edge Dr. Saint Johns, FL 32259
Building Size:	6,254 SF
Lot Size:	0.950
Year Built:	2024

**DO NOT DISTURB THE TENANT
LAND SALE ONLY**



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SURROUNDING AREA



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INTERIOR PHOTOS



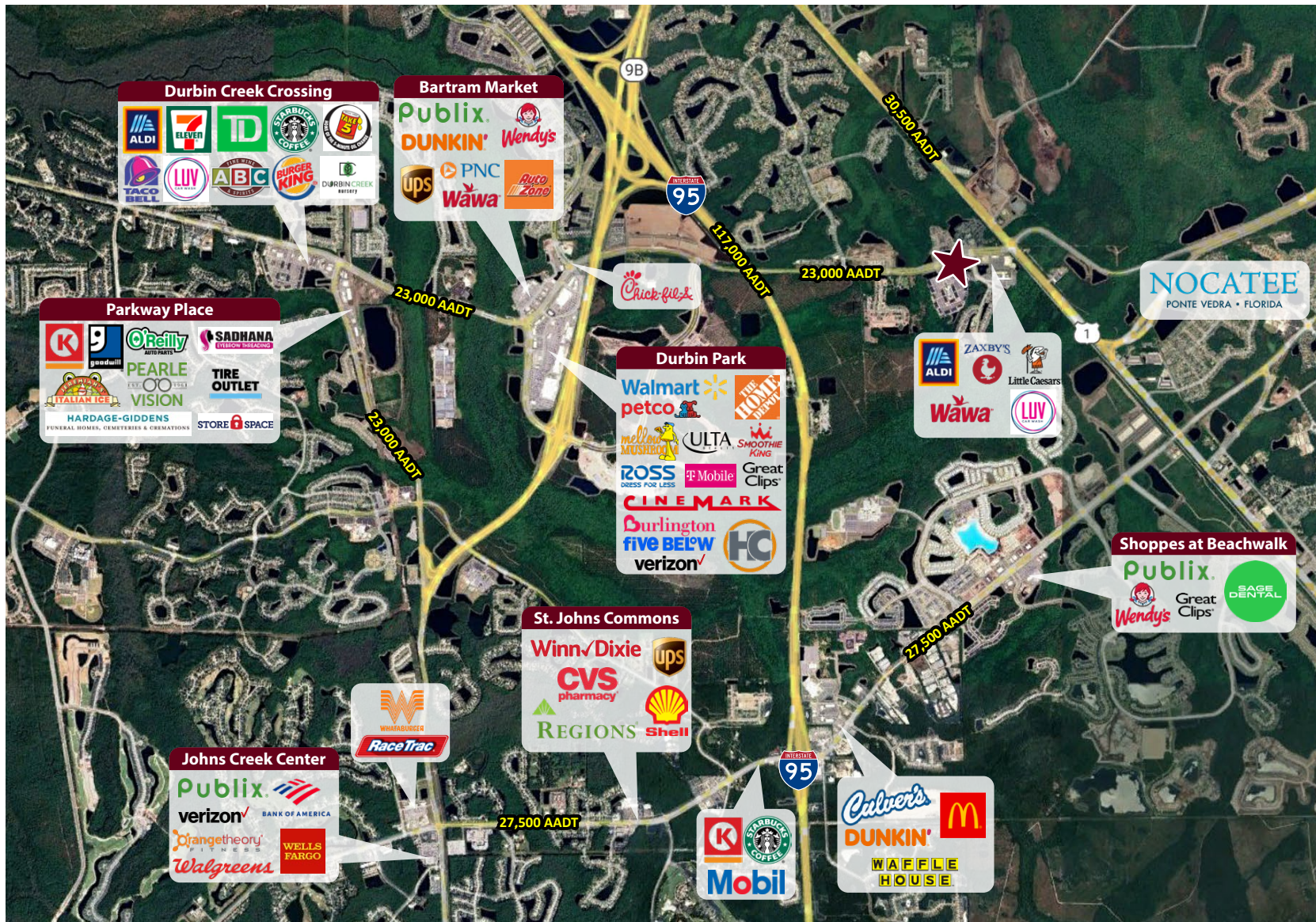
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SURROUNDING RETAIL & DEMOGRAPHICS



DEMOS:



Population

3 Miles	37,332
5 Miles	101,878



Median Age

3 Miles	36.0
5 Miles	37.2



Residential Count

3 Miles	14,186
5 Miles	36,731



Average Household Income

3 Miles	\$151,049
5 Miles	\$162,565

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TENANT & CONCEPT SUMMARY - LANJIE HOT POT & BBQ

Tenant:	Lanjie Hot Pot & BBQ
Lease Type:	NNN
Landlord Responsibilities:	Roof and Structure
Lease Term:	15 years
Rent Increases:	10% every 5 years
Options:	three 5-yr options

EXECUTIVE SUMMARY

Lanjie Hot Pot & BBQ is a next-generation Asian dining destination that blends cultural authenticity with experiential hospitality. Located in St. Johns County, Florida—the fastest-growing county in the state—Lanjie offers a differentiated hybrid model combining Chinese hot pot, Korean BBQ, and conveyor-style ingredient delivery.

Founded by experienced restaurateurs Jack Lin and Jack Yang, the concept was launched in 2024 following a \$4 million buildout investment (excluding land acquisition). Their vision delivers a one-of-a-kind, immersive dining experience that resonates strongly with the county’s affluent, family-oriented, and experience-seeking population.

OWNERSHIP & OPERATIONAL CREDENTIALS

Jack Lin entered the restaurant business in 1997, launching One Third Asian House in 2015 and Jana Japanese Steakhouse in 2019. Jack Yang pioneered the first hot pot restaurant in Jacksonville over a decades ago . Together, the founders bring over 50 years of combined experience and a proven ability to deliver concept-driven, community-rooted restaurants.

INNOVATIVE DINING MODEL

Lanjie’s concept merges table-side cooking, conveyor belt delivery. Diners interact directly with ingredients and cooking techniques, making each visit a participatory and social event. This format drives repeat visitation and strong family-oriented appeal.



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TENANT & CONCEPT SUMMARY - LANJIE HOT POT & BBQ - CONT.

EDUCATION-FIRST SERVICE APPROACH

Lanjie trains staff to educate guests at the table, uses illustrated menus and digital tutorials, and hosts private cooking classes. This structure supports customer learning while boosting engagement and brand loyalty.

DIGITAL & COMMUNITY ENGAGEMENT

Lanjie maintains strong digital presence across TikTok, Instagram, and Facebook, featuring high-quality media and influencer collaboration. Active in local schools and events, the brand connects with families and professionals alike.

LOCATION ADVANTAGE: ST. JOHNS COUNTY, FL

St. Johns County is Florida's fastest-growing county, with over 36% population growth in the past decade and median household income exceeding \$100,000. Located near Durbin Park and surrounded by affluent residential growth, Lanjie benefits from prime access to an experience-seeking demographic.

STRATEGIC EXCLUSIVITY PROTECTION

Lanjie holds an exclusive operating agreement with Gatlin Development Group—the dominant retail developer in the area—prohibiting any competing hot pot or Korean BBQ restaurant from opening within a 7.5-mile radius. This provides powerful competitive insulation, supports tenant sales, and reinforces long-term lease stability.

CLOSING POSITIONING

Lanjie Hot Pot & BBQ offers investors a unique opportunity: a high-engagement concept supported by veteran operators, personal capital investment, strategic location, and protected trade territory. For land buyers, Lanjie represents a durable tenant with built-in demand insulation and long-term growth potential.



RENT ROLL

LEASE TERMS				RENTAL RATES			
TENANT NAME	SQUARE FEET	LEASE START	LEASE END	BEGIN	ANNUALLY	MONTHLY	INCREASE



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SITE PLAN



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SUB-MARKET OVERVIEW

The area surrounding 140 Cypress Edge Dr. lies within one of the fastest-growing submarkets in St. Johns County. Located near Race Track Rd and U.S. 1, it benefits from excellent access to I-95 and the First Coast Expressway, connecting it quickly to Jacksonville and St. Augustine. This property is positioned at the entrance of Nocatee, known for its blend of neighborhoods, schools, parks, recreation, business, retail, and dining spaces.

This region has seen robust commercial and residential development, supported by St. Johns County's pro-business climate and top-rated public schools. With a well-educated and affluent population, the demand for retail, dining, and service-based businesses continues to rise. Local spots like Lanjie Hot Pot & BBQ at this address reflect the growing diversity and vibrancy of the commercial landscape.

As infrastructure expands and growth continues, this submarket remains a strong contender for long-term investment and development.



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