

ASKING PRICE \$1,299,000

SOUTHSIDE MOB INVESTMENT

4540 SOUTHSIDE BLVD, SUITE 401-403 | JACKSONVILLE, FL 32216



LICENSED REAL ESTATE BROKER | FranklinSt.com

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This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest into the acquisition of the Subject Property.

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of state of affairs of the Owner or the Property, to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition, and other factors beyond the control of the Owner or FSOI, LLC aka Franklin Street. Therefore, all projections, assumptions, and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to all interested and qualified prospective purchasers. Neither the Owner or FSOI, LLC, nor any of their respective directors, officers, affiliates or representatives are making any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; and you are to rely solely on your own investigations and inspections of the Property in evaluating a possible purchase of the real property.

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By receipt of the Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or the FSOI, LLC. Furthermore, you agree not to use this Memorandum or any of its contents in a manner detrimental to the interest of the Owner or FSOI, LLC.

In this Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are so advised and expected to review all such summaries and other documents of whatever nature independently and not to rely on the contents of this Memorandum in any manner.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR FSOI, LLC AGENT FOR MORE DETAILS.

INVESTMENT SUMMARY

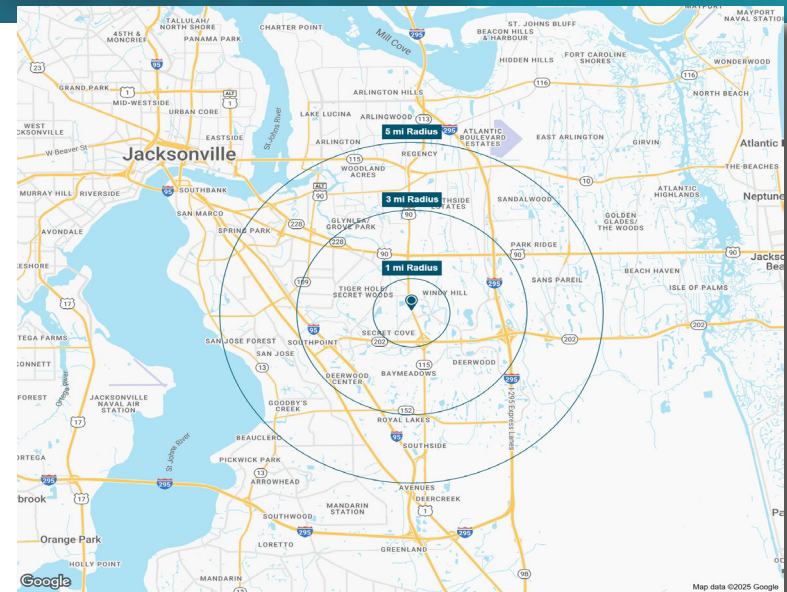


Franklin Street, as exclusive advisors, are privileged to present the opportunity to acquire this single tenant Triple Net Medical Office Investment located at 4540 Southside Blvd, Suites 401-403 in Jacksonville, Florida 32216 (the "Property"). The Property consists of 3 office condos combined in 1 suite totaling 3,540 rentable square feet. The Property is situated on approximately 3.02 acres of land in the Southside Professional Center in the high barrier to entry Southside submarket.

- Asking Price: \$1,299,000 | 8.2% Cap Rate
- NOI of \$106,000 annually starting January 1st 2026 with 4 years remaining on a long-term lease.
- High-visibility, high-traffic frontage on Southside Blvd with quick access to I-95 and JTB/FL-202 for strong patient capture.
- Established Niva Health operator with recurring, appointment-driven visits that support durable weekday demand.
- Dense surrounding daytime population from nearby retail, offices, UNF, and St. Johns Town Center, strengthening payer mix and referrals.
- Contact Broker for more information.

AREA DEMOGRAPHICS

| | 1 MILE | 3 MILE | 5 MILE |
|--------------------|----------|----------|----------|
| Population | 12,419 | 79,914 | 226,080 |
| Total Households | 6,245 | 36,150 | 96,405 |
| Average Income | \$93,403 | \$99,004 | \$98,722 |
| Median Age | 32.0 | 34.8 | 35.6 |
| Daytime Population | 11,164 | 110,279 | 222,966 |



PROPERTY INFORMATION

PROPERTY SPECS

| | |
|--------------|-------------|
| Asking Price | \$1,299,000 |
|--------------|-------------|

| | |
|----------|------|
| Cap Rate | 8.2% |
|----------|------|

| | |
|---------------|----------|
| Building Size | 3,540 SF |
|---------------|----------|

| | |
|------------|------|
| Year Built | 1986 |
|------------|------|

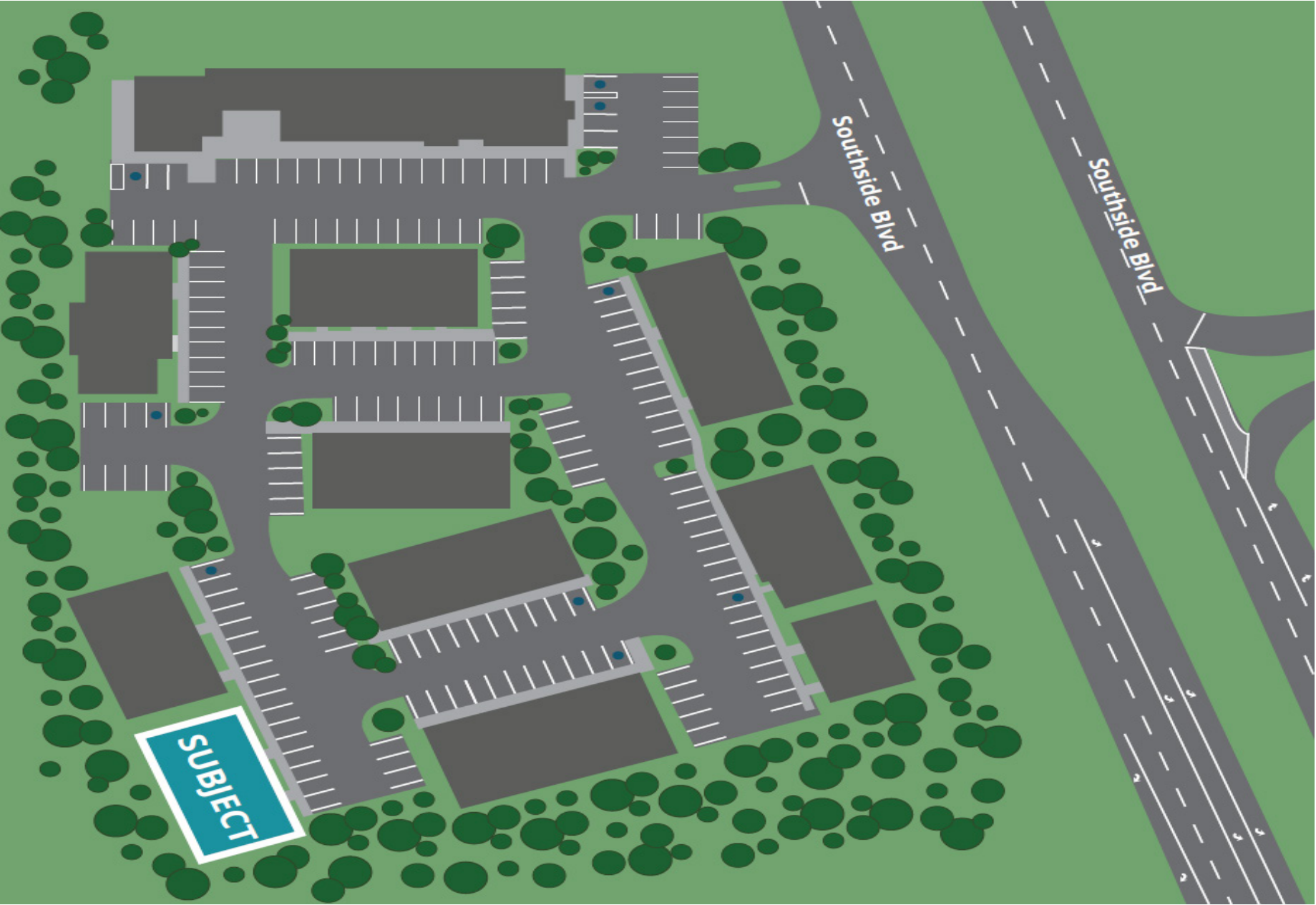
| | |
|----------------|------|
| Year Renovated | 2018 |
|----------------|------|

| | |
|----------------------|---------|
| Association Lot Size | 3.02 AC |
|----------------------|---------|

| | |
|--------|-----|
| Zoning | PUD |
|--------|-----|



SITE PLAN



TENANT INFORMATION



Established multi-location medical practice with six offices across Florida and Michigan, including Jacksonville, Melbourne, Orlando, St. Augustine, Novi, and Troy.

| | |
|------------------|---|
| Tenant Since | January 1, 2024 |
| Lease Expiration | February 20, 2030 |
| Options to Renew | One Option - 48 months |
| Industry | Healthcare |
| Units | Units 401, 402, 403 |
| Lease Type | *NNN |
| Utilities | Tenant Responsible |
| Website | https://nivahealth.com/ |



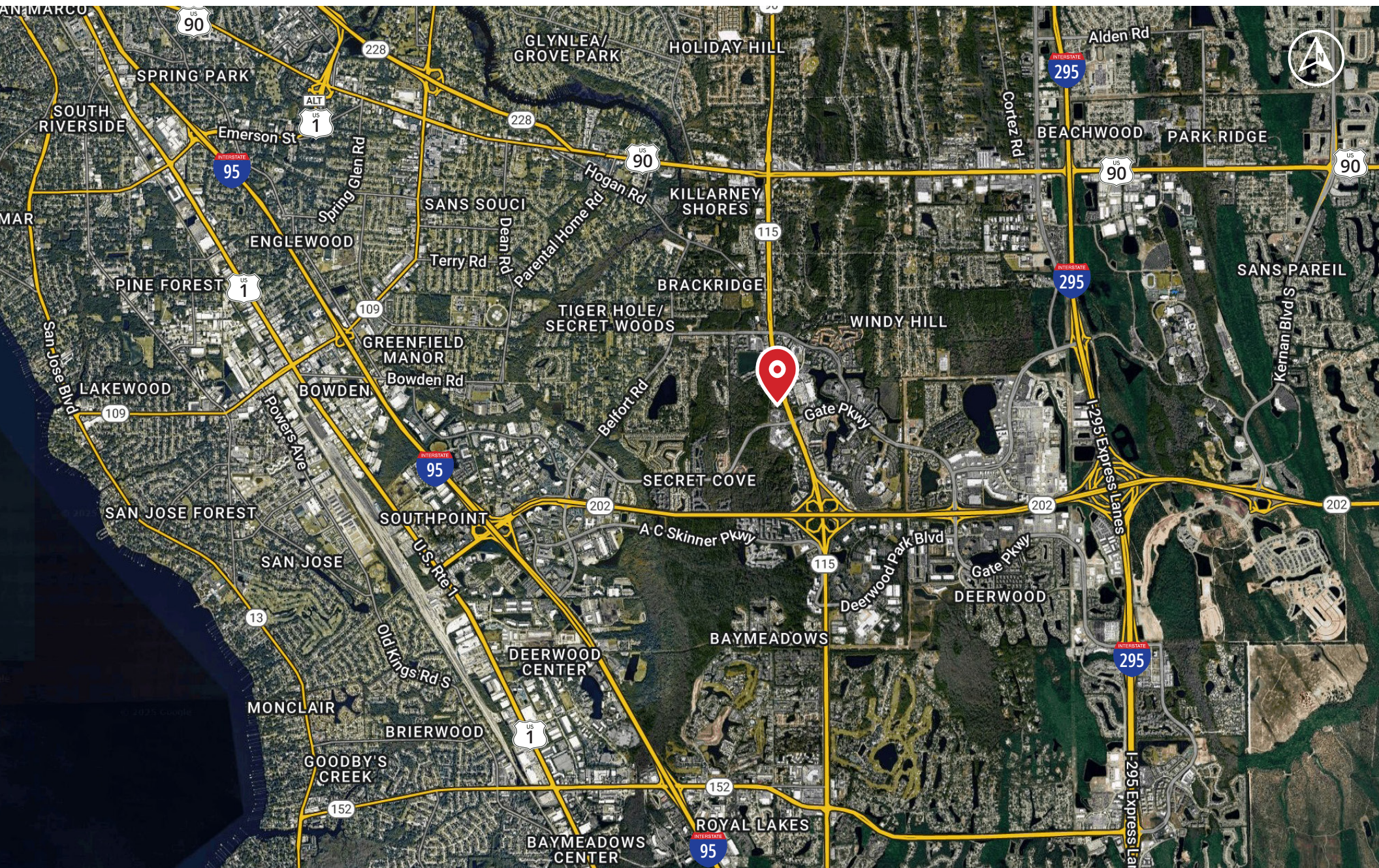
PROPERTY PHOTOS



PROPERTY PHOTOS



AERIAL MAP



RETAIL MAP



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Jacksonville Investor Snapshot

📍 4540 Southside Blvd • Jacksonville, FL 32216

Southside / JTB Corridor

Medical & Retail Fit

High Access



Growth Market

1M+ City | \$100B+ GDP



Logistics

JAXPORT expansion
momentum



Connectivity

Record air traffic 2024

Why This Location Works

Southside Blvd delivers rapid connectivity to SR-202/JTB, I-295, I-95, beaches, and downtown. The corridor captures both daily commuter flows and destination trips to Jacksonville's dominant retail, education, and medical anchors.



Location Efficiency

Front-door access to Southside Blvd (FL-115) with immediate links to J. Turner Butler Blvd (SR-202) and I-295—ideal for commuter, destination, and beach traffic.



Regional Spending Gravity

Proximity to St. Johns Town Center and Deerwood Park concentrates daytime population and high-frequency shopping that benefits medical and daily-needs tenants.



Healthcare Cluster

Two full-service hospitals and a dense medical ecosystem drive referrals and consistent weekday traffic—strong fit for wellness and specialty providers.



Business-Friendly Fundamentals

No personal state income tax, diversified employers (finance, logistics, defense, health), and in-migration tailwinds support tenant demand and rent durability.

Nearby Anchors



St. Johns Town Center

Regional retail hub ~1.4M SF



UNF

16K+ students nearby



HCA Memorial

Major acute-care hospital



Ascension Southside

Medical campus minutes away

Access: Southside Blvd (FL-115) •
JTB/SR-202 • I-295 • I-95 • 15–20 min to
JAX airport

Jacksonville MSA – Demographic Overview

By the Numbers

| | |
|-------------------------|---------------------------------------|
| Population (2024 est.) | 1.76M (+9% since 2020) |
| Counties in MSA | Duval, St. Johns, Clay, Nassau, Baker |
| Median Age | 39.5 |
| Households | 693,081 (avg. size 2.4) |
| Median Household Income | \$77,044 |
| Metro GDP | \$129.1B (2023) |
| Unemployment Rate | 4.6% (Aug 2025) |

Demographic Mix

- 59% White, 20% Black, 11% Hispanic/Latino, remainder Asian, multiracial, and other.
- 10% foreign-born population.
- 10.9% veterans (reflecting Navy/DoD presence).

Education & Workforce

- 92.8% have high school diploma or higher.
- 37.4% hold a bachelor's degree or higher.
- Mean commute time: 26.3 minutes.
- Key sectors: logistics, defense, finance, healthcare, construction, and professional services.

Housing Snapshot

- Median home value: \$361,800.
- Total housing units: 755,429.
- 15.5% of residents moved within the last year (strong in-migration).

Investor Insights

- ****Scale + Momentum:**** Rapid population and job growth sustain demand across asset classes.
- ****Economic Depth:**** \$129B diversified metro economy mitigates sector risk.
- ****In-Migration Tailwinds:**** Strong move-in rate drives absorption and rent growth.

CONTACT

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