

Southpoint Commons | Bldg 100

6789 Southpoint Pkwy Bldg 100, Jacksonville, FL 32216



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SECTION 1

Executive Summary

OFFERING SUMMARY

INVESTMENT HIGHLIGHTS

Marcus & Millichap



OFFERING SUMMARY



Listing Price
\$1,800,000



Cap Rate
0%



Price/SF
\$357.14

FINANCIAL

Listing Price	\$1,800,000
Down Payment	
NOI	\$0
Cap Rate	0%
Price/SF	\$357.14

OPERATIONAL

Net Rentable Area	5,040 SF
Lot Size	1.92 Acres (83,635 SF)
Year Built/Renovated	2006/-





SOUTHPOINT COMMONS | BLDG 100

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INVESTMENT OVERVIEW

Marcus & Millichap is pleased to present Southpoint Commons, a 12,582 square foot office park fronting Southpoint Pkwy and located in a professional office community in the Southside sub-market of Jacksonville, FL. The three buildings on this parcel are situated on 1.92 acres and were built in 2006. The two buildings located on the western side of the property each contain 5,040 square feet of rentable space, and the one building located on the eastern side of the parcel has 2,495 square feet of rentable space. Building 100 is currently vacant and ready for move in. Ascension Saint Vincent's Southside Hospital and two rehab centers, Wekiva Springs and Woodland Grove, are within one mile of the subject, creating demand for medical office tenants who service the same patients and prefer to be in close proximity to the aforementioned facilities.

INVESTMENT HIGHLIGHTS

Turnkey Vacant Owner-User Office Space

Centrally Located Near Interstate 95 and State Road 202

Located Within the Highly Desirable Southpoint Business Park

Median Household Income \$67,809

SECTION 2

Property Information

PROPERTY DETAILS

REGIONAL MAP

AERIAL MAP

LOCAL MAP

SITE PLANS

Marcus & Millichap



Southpoint Commons | Bldg 100 // PROPERTY DETAILS

SITE DESCRIPTION

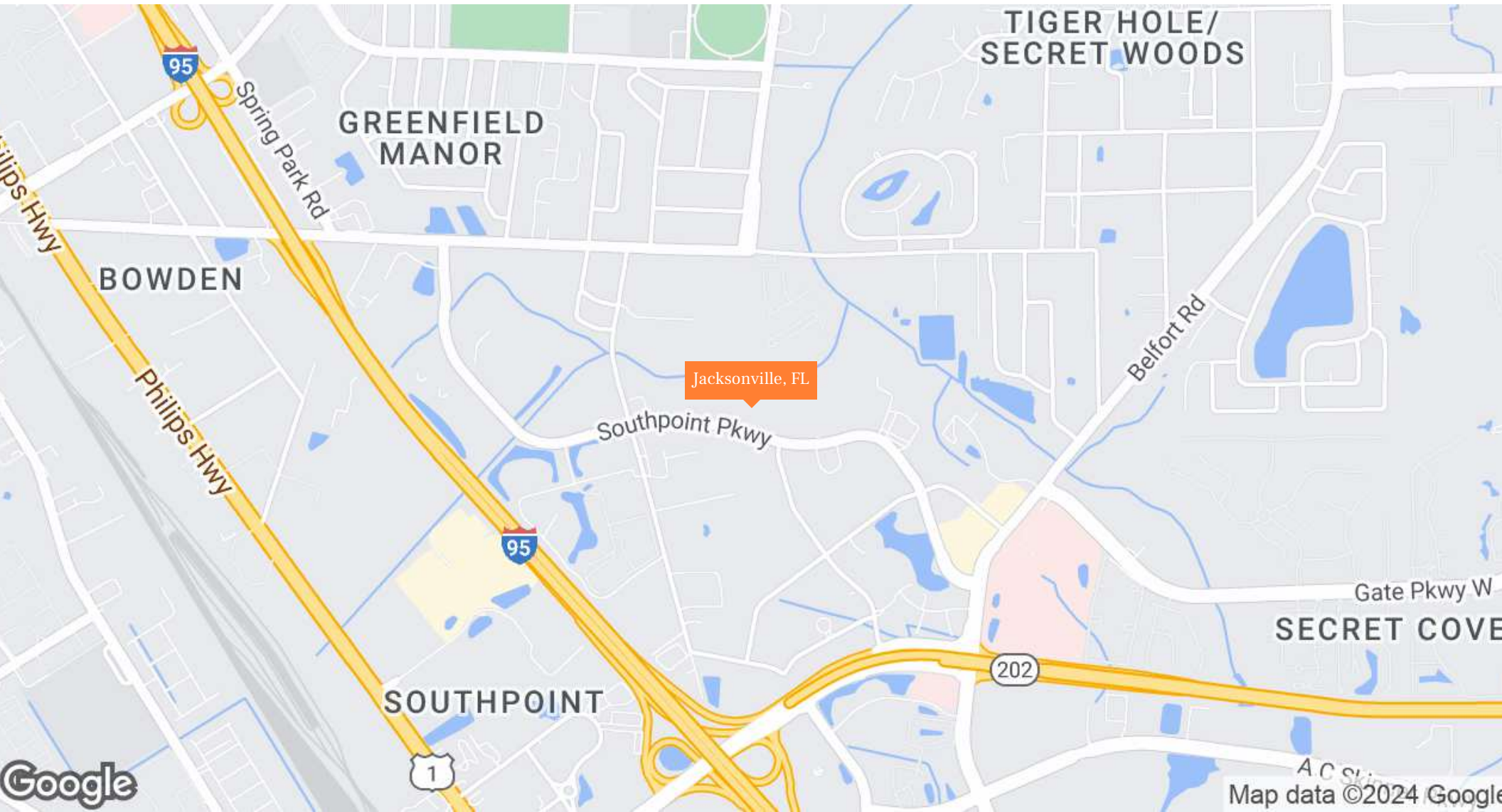
Assessors Parcel Number	152570-2150
Zoning	IBP
Floors	1
Year Built/Renovated	2006
Net Rentable Area	5,040 SF
Load Factor	-%
Parking	Designated
Parking Ratio	5:1,000 SF
Guest Parking	Yes

UTILITIES

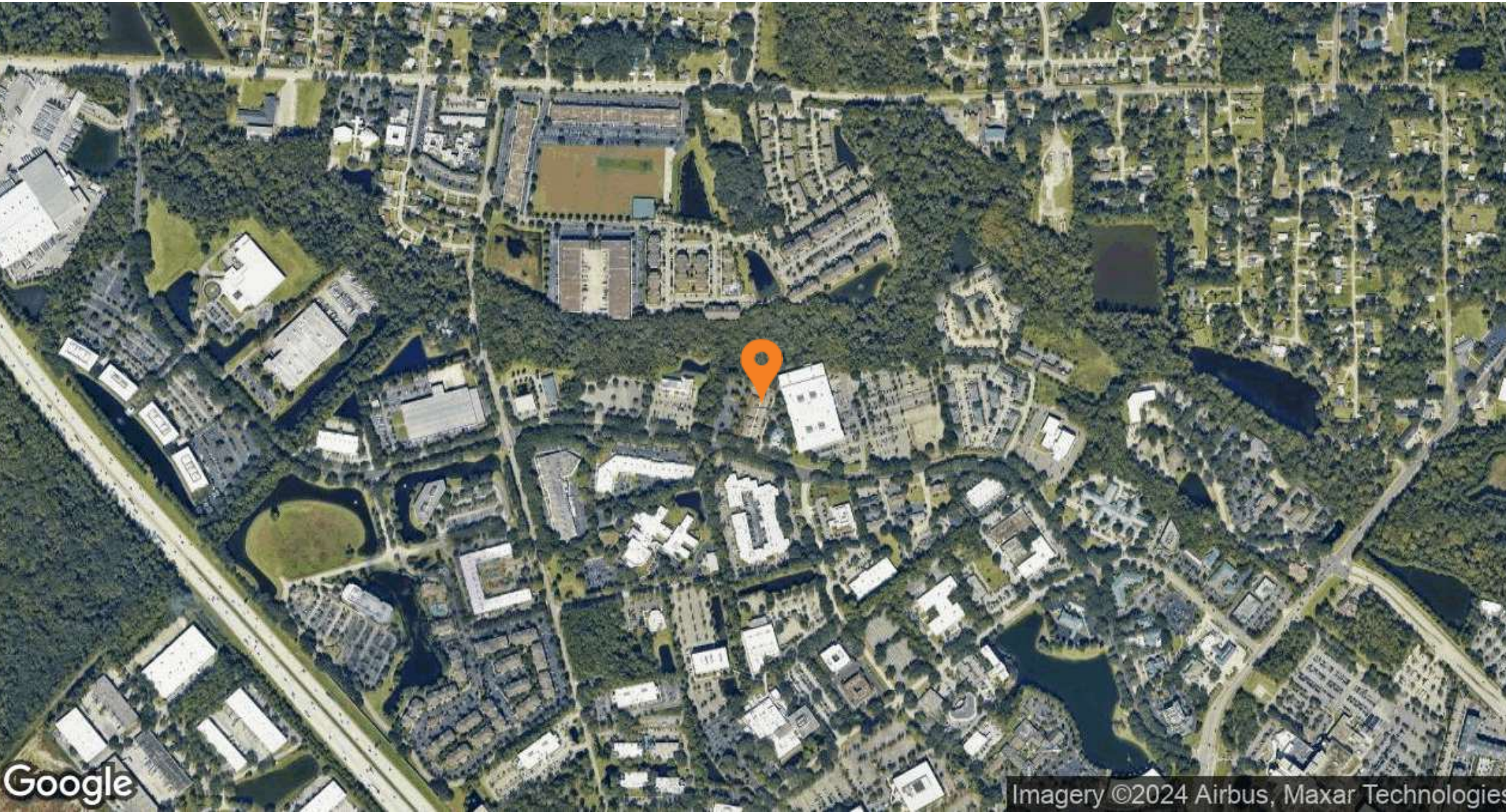
Electric	City
Water	City
Gas	City



REGIONAL MAP // Southpoint Commons | Bldg 100



Southpoint Commons | Bldg 100 // AERIAL MAP



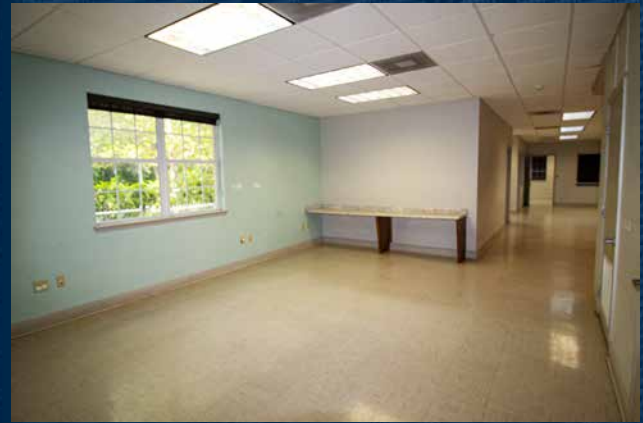
Google

Imagery ©2024 Airbus, Maxar Technologies

LOCAL MAP // Southpoint Commons | Bldg 100







SECTION 3

Financial Analysis

FINANCIAL DETAILS

Marcus & Millichap



Southpoint Commons | Bldg 100 // FINANCIAL DETAILS

THE OFFERING

Price	\$1,800,000
Price/SF	\$357.14

PROPERTY DESCRIPTION

Year Built / Renovated	2006
Gross Leasable Area	5,040 SF
Type of Ownership	Fee Simple
Lot Size	1.92 Acres

LEASE SUMMARY

Tenant	VACANT
Rent Increases	0
Guarantor	0
Lease Type	0
Lease Commencement	VACANT
Lease Expiration	VACANT
Renewal Options	0
Term Remaining on Lease (Yrs)	0
Landlord Responsibility	0
Tenant Responsibility	0



FINANCIAL DETAILS // Southpoint Commons | Bldg 100

ANNUALIZED OPERATING INFORMATION

INCOME

Base Rental Income	\$0
Operating Expense Reimbursement	
Gross Income	\$0
Operating Expenses	\$23,382
Net Operating Income	(\$23,382)

OPERATING EXPENSES

Taxes	\$13,604
Insurance	\$5,458
CAM	\$4,320
Total Expenses	\$23,382
Total Expenses/SF	\$4.64

1: Assumes Total Expenses remain constant. Please see agent for details.

SECTION 4

Sale Comparables

SALE COMPS MAP

SALE COMPS SUMMARY

PRICE PER SF CHART

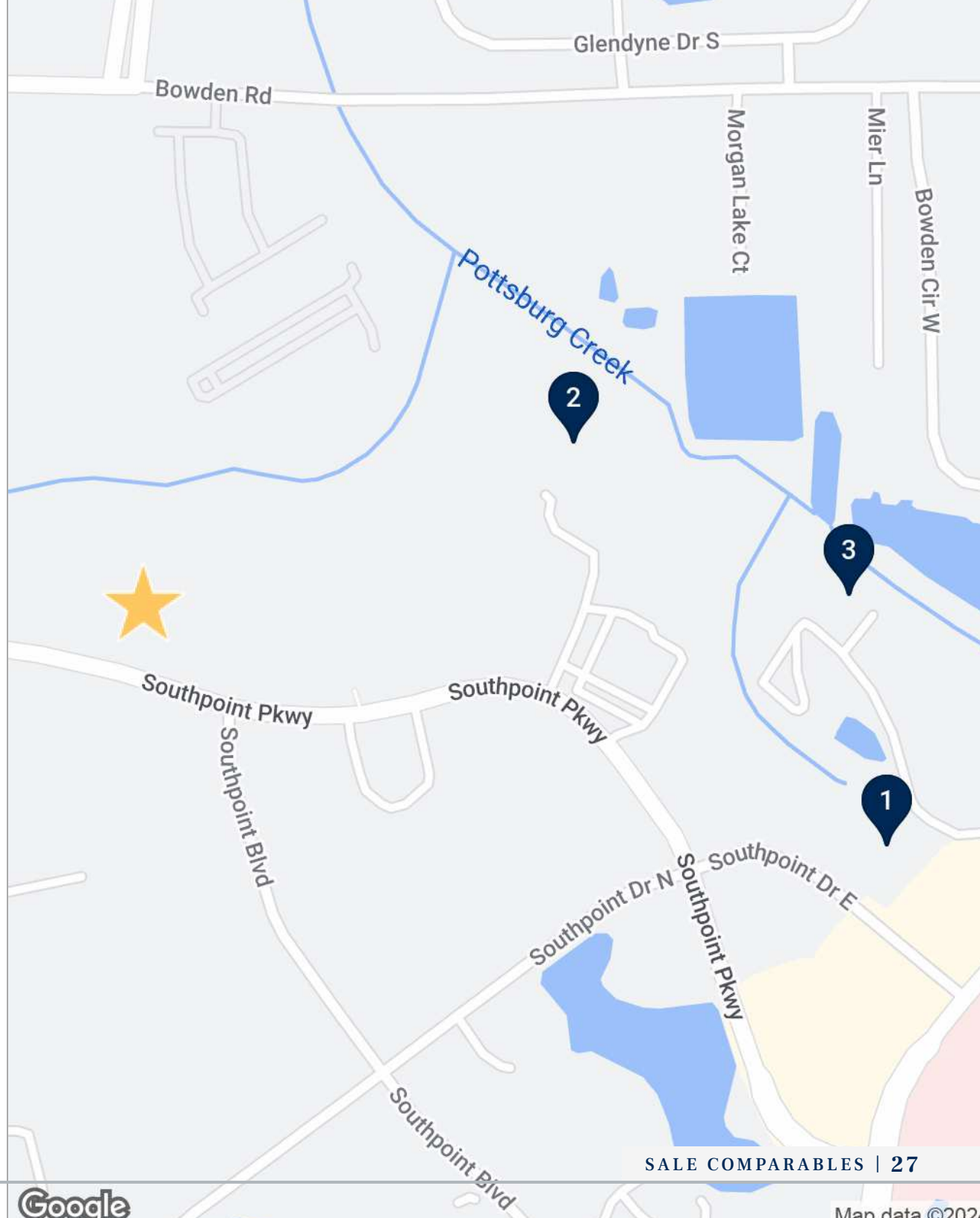
SALE COMPS

AERIAL MAP





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SALE COMPS MAP

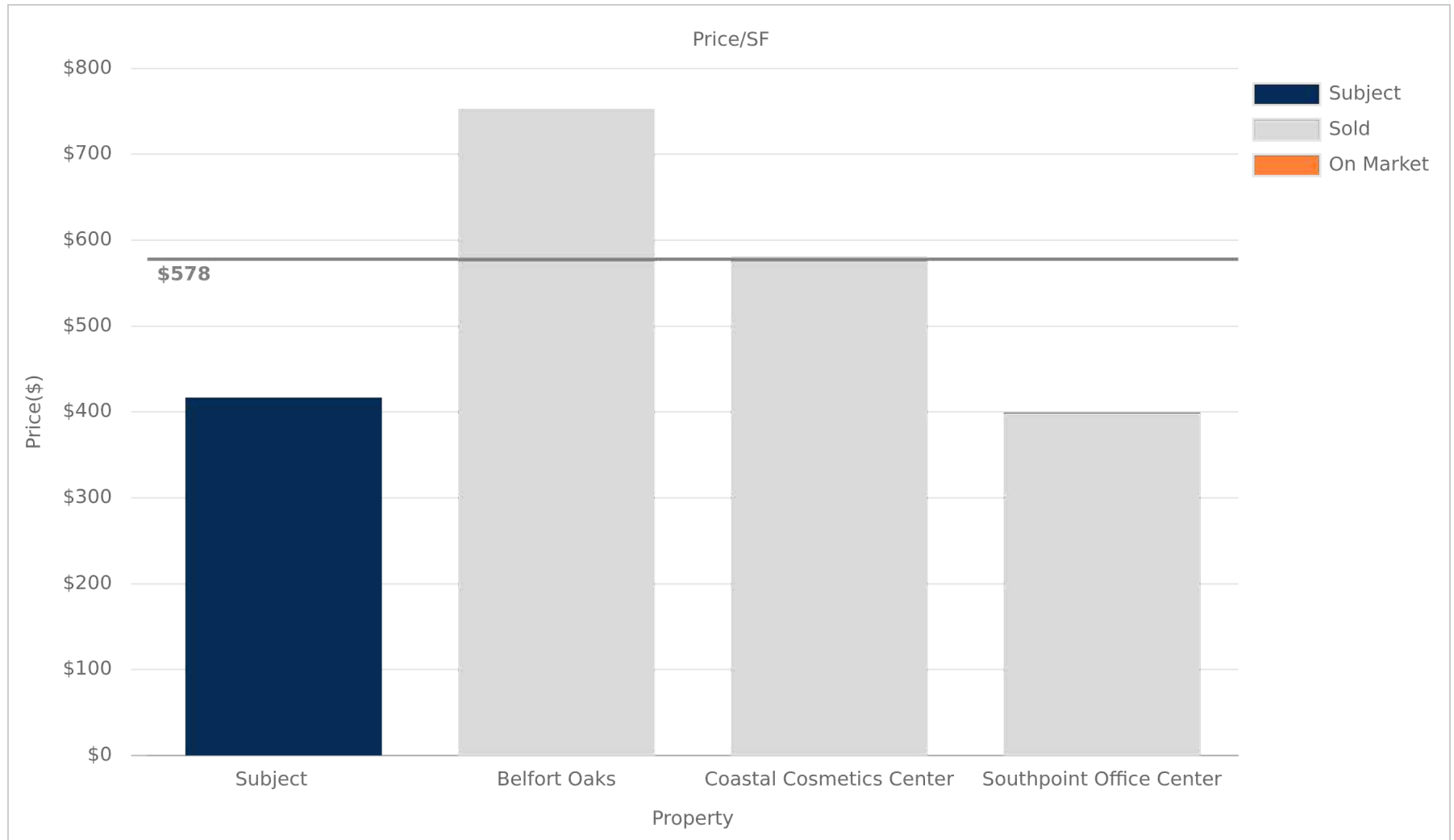
- ★ Southpoint Commons | Bldg 100
- 1 Coastal Cosmetics Center
- 2 Southpoint Office Center
- 3 Belfort Oaks



SALE COMPS SUMMARY // **Southpoint Commons | Bldg 100**

	SUBJECT PROPERTY	PRICE	CAP RATE	NET RENTABLE AREA	PRICE/SF	LOT SIZE	CLOSE
	Southpoint Commons Bldg 100 6789 Southpoint Pkwy Bldg 100 Jacksonville, FL 32216	\$2,100,000	2.02%	5,040 SF	\$416.67	1.92 AC	On Market
	SALE COMPARABLES	PRICE	CAP RATE	NET RENTABLE AREA	PRICE/SF	LOT SIZE	CLOSE
	Coastal Cosmetics Center 4147 Southpoint Dr E Jacksonville, FL 32216	\$3,600,000	-	6,200 SF	\$580.65	0.65 AC	10/12/2022
	Southpoint Office Center 6817 Southpoint Pkwy Bldg 8 Jacksonville, FL 32216	\$455,000	-	1,140 SF	\$399.12	-	07/06/2023
	Belfort Oaks 6855 Belfort Oaks Pl Jacksonville, FL 32216	\$995,000	-	1,320 SF	\$753.79	-	10/03/2022
	AVERAGES	\$1,683,333	-	2,887 SF	\$577.85	0.65 AC	-

Southpoint Commons | Bldg 100 // PRICE PER SF CHART



SALE COMPS // Southpoint Commons | Bldg 100



★ **Southpoint Commons | Bldg 100**
6789 Southpoint Pkwy Bldg 100, Jacksonville, FL 32216

Listing Price:	\$2,100,000	Net Rentable Area:	5,040 SF
Down Payment:	100% / \$2,100,000	Price/SF:	\$416.67
Cap Rate:	2.02%	Occupancy:	0%
Property Type:	Office	Year Built/Renovated:	2006/-
Lot Size:	1.92 Acres	Floors:	-
COE:	On Market		



1 **Coastal Cosmetics Center**
4147 Southpoint Dr E Jacksonville, FL 32216

Sale Price:	\$3,600,000	Net Rentable Area:	6,200 SF
Down Payment:	0% / -	Price/SF:	\$580.65
Cap Rate:	-	Occupancy:	100%
Property Type:	Office	Year Built/Renovated:	2005/-
Lot Size:	0.65 Acres	Floors:	-
Days On Market:	131	COE:	10/12/2022

\$580 PSF

Southpoint Commons | Bldg 100 // SALE COMPS



2 Southpoint Office Center
6817 Southpoint Pkwy Bldg 8 Jacksonville, FL 32216

Sale Price:	\$455,000	Net Rentable Area:	1,140 SF
Down Payment:	0% / -	Price/SF:	\$399.12
Cap Rate:	-	Occupancy:	100%
Property Type:	Office	Year Built/Renovated:	2004/-
Lot Size:	Acres	Floors:	-
Days On Market:	-	COE:	07/06/2023

\$399 PSF | Owner User



3 Belfort Oaks
6855 Belfort Oaks Pl Jacksonville, FL 32216

Sale Price:	\$995,000	Net Rentable Area:	1,320 SF
Down Payment:	0% / -	Price/SF:	\$753.79
Cap Rate:	-	Occupancy:	100%
Property Type:	Office	Year Built/Renovated:	1991/-
Lot Size:	Acres	Floors:	-
Days On Market:	-	COE:	10/03/2022

\$754 PSF | Owner User

SECTION 5

Market Overview

MARKET OVERVIEW

DEMOGRAPHICS

Marcus & Millichap

Southpoint Commons | Bldg 100 // DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2027 Projection			
Total Population	6,207	79,587	192,113
2022 Estimate			
Total Population	5,908	76,995	185,538
2010 Census			
Total Population	4,982	67,755	163,845
2000 Census			
Total Population	4,210	65,042	147,584
Daytime Population			
2022 Estimate	16,580	140,689	300,798
HOUSEHOLDS			
2027 Projection			
Total Households	2,475	36,378	85,241
2022 Estimate			
Total Households	2,309	34,491	81,126
Average (Mean) Household Size	2.3	2.2	2.3
2010 Census			
Total Households	1,924	29,914	70,995
2000 Census			
Total Households	1,524	27,793	63,217
HOUSEHOLDS BY INCOME			
2022 Estimate			
\$200,000 or More	4.4%	4.4%	5.3%
\$150,000-\$199,999	5.2%	3.4%	4.1%
\$100,000-\$149,999	13.3%	11.8%	11.8%
\$75,000-\$99,999	19.9%	14.4%	13.3%
\$50,000-\$74,999	22.8%	20.1%	19.5%
\$35,000-\$49,999	11.6%	14.7%	14.6%
\$25,000-\$34,999	8.0%	10.3%	10.1%
\$15,000-\$24,999	7.9%	9.8%	10.0%
Under \$15,000	6.8%	11.3%	11.3%
Average Household Income	\$86,365	\$75,408	\$79,219
Median Household Income	\$66,954	\$54,645	\$54,656
Per Capita Income	\$34,721	\$34,094	\$34,956

POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2022 Estimate Total Population	5,908	76,995	185,538
Under 20	19.2%	20.8%	23.0%
20 to 34 Years	23.8%	26.5%	25.9%
35 to 49 Years	17.5%	18.0%	18.4%
50 to 59 Years	13.2%	11.8%	11.8%
60 to 64 Years	6.7%	5.9%	5.8%
65 to 69 Years	5.6%	5.0%	4.8%
70 to 74 Years	4.2%	4.1%	3.9%
Age 75+	9.8%	7.8%	6.4%
Median Age	40.4	36.7	35.7
Population by Gender			
2022 Estimate Total Population	5,908	76,995	185,538
Male Population	48.3%	48.0%	48.2%
Female Population	51.7%	52.0%	51.8%
Travel Time to Work			
Average Travel Time to Work in Minutes	21.0	23.0	24.0



POPULATION

In 2022, the population in your selected geography is 185,538. The population has changed by 25.7 percent since 2000. It is estimated that the population in your area will be 192,113 five years from now, which represents a change of 3.5 percent from the current year. The current population is 48.2 percent male and 51.8 percent female. The median age of the population in your area is 35.7, compared with the U.S. average, which is 38.6. The population density in your area is 2,364 people per square mile.



EMPLOYMENT

In 2022, 105,669 people in your selected area were employed. The 2000 Census revealed that 70.7 percent of employees are in white-collar occupations in this geography, and 29.3 percent are in blue-collar occupations. In 2022, unemployment in this area was 3.0 percent. In 2000, the average time traveled to work was 20.3 minutes.



HOUSEHOLDS

There are currently 81,126 households in your selected geography. The number of households has changed by 28.3 percent since 2000. It is estimated that the number of households in your area will be 85,241 five years from now, which represents a change of 5.1 percent from the current year. The average household size in your area is 2.2 people.



HOUSING

The median housing value in your area was \$212,734 in 2022, compared with the U.S. median of \$250,735. In 2000, there were 33,678 owner-occupied housing units and 29,539 renter-occupied housing units in your area. The median rent at the time was \$541.



INCOME

In 2022, the median household income for your selected geography is \$54,656, compared with the U.S. average, which is currently \$66,422. The median household income for your area has changed by 38.4 percent since 2000. It is estimated that the median household income in your area will be \$62,843 five years from now, which represents a change of 15.0 percent from the current year.

The current year per capita income in your area is \$34,956, compared with the U.S. average, which is \$37,200. The current year's average household income in your area is \$79,219, compared with the U.S. average, which is \$96,357.



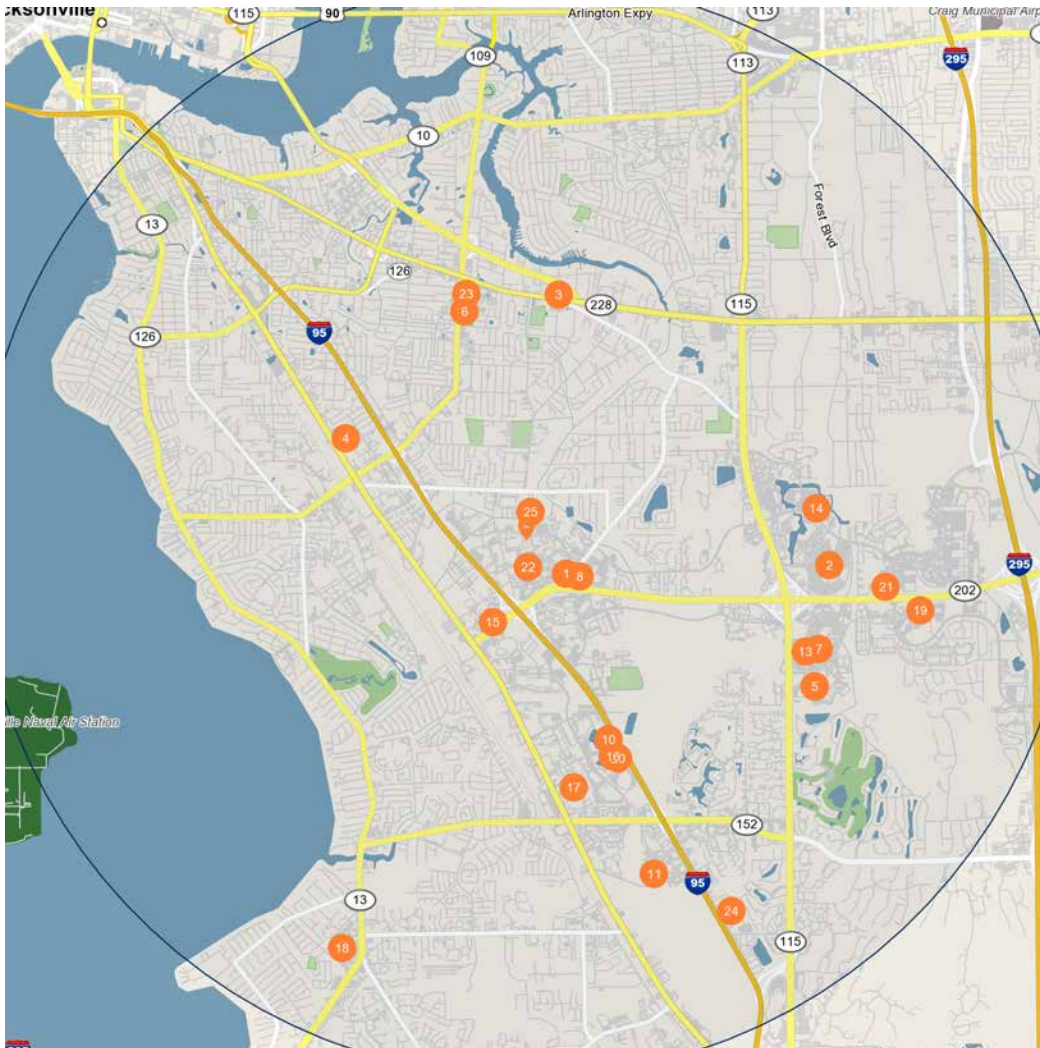
EDUCATION

The selected area in 2022 had a higher level of educational attainment when compared with the U.S. averages. Only 12.1 percent of the selected area's residents had earned a graduate degree compared with the national average of 12.3 percent, and 22.0 percent completed a bachelor's degree, compared with the national average of 19.7 percent.

The number of area residents with an associate degree was higher than the nation's at 9.3 percent vs. 8.4 percent, respectively.

The area had fewer high-school graduates, 26.0 percent vs. 27.1 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 20.7 percent in the selected area compared with the 20.4 percent in the U.S.

Southpoint Commons | Bldg 100 // DEMOGRAPHICS

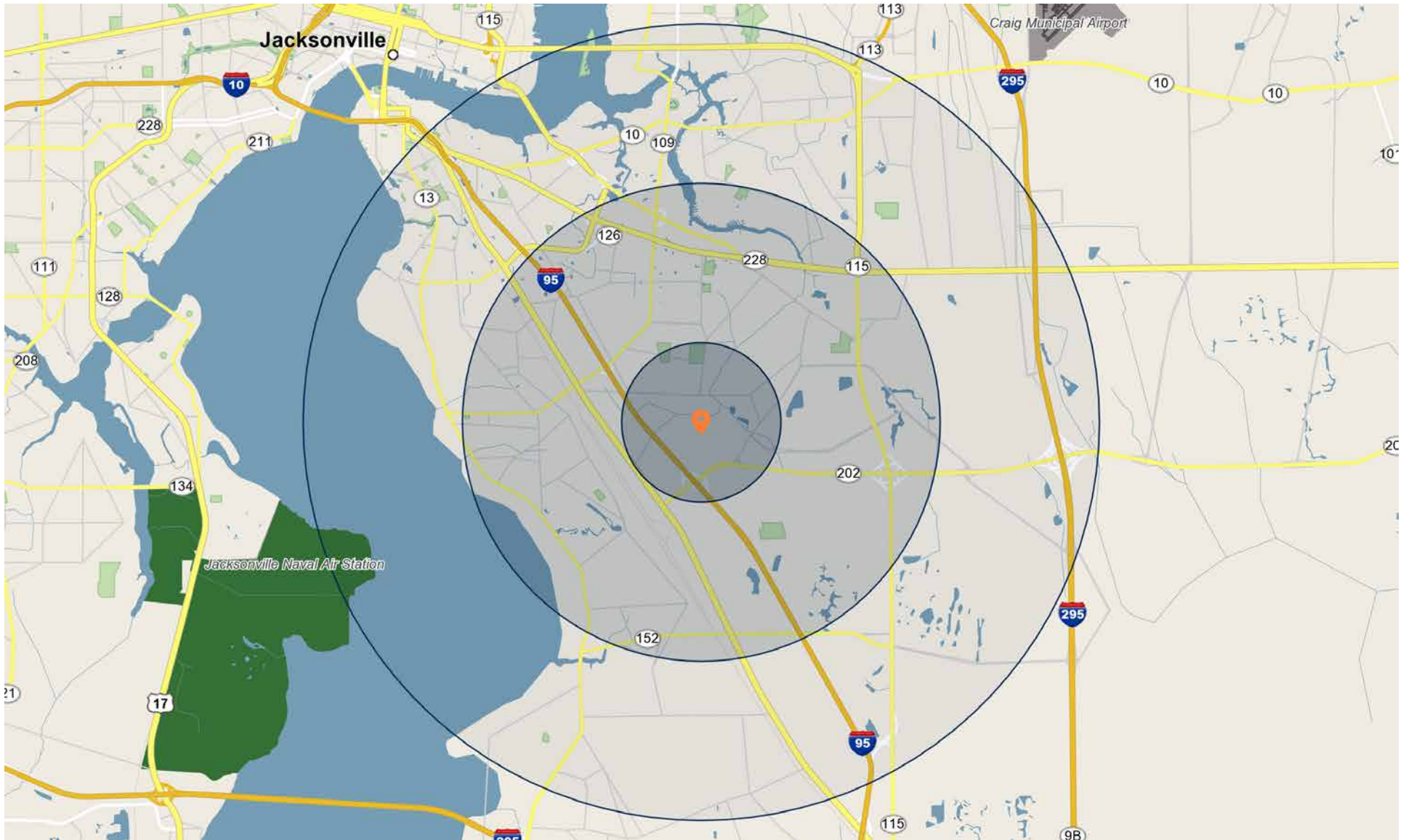


Major Employers

Employees

1	World Med Gvrnment Sltions LLC	3,720
2	Blue Cross Blue Shield Fla Inc-Blue Cross and Blue Shield	3,645
3	St Vincents Medical Center-Adavance Patient Trnsp	2,127
4	Contemporary Services Corp	1,626
5	Vision Care Institute LLC	1,436
6	Memorial Healthcare Group Inc-Memorial Hospital Jacksonville	1,380
7	Nemours Foundation-Alfred I Dpont Hosp For Chldre	1,300
8	Saint Lkes Opttient Rehab Svcs	1,220
9	Johnson Jhnson Vision Care Inc-Vistakon	1,200
10	Pax Technology Inc	1,000
11	Winn-Dixie Stores Inc	1,000
12	Bi-Lo LLC-Winn-Dixie	1,000
13	Chase Manhattan Mortgage Corp-Chase Manhattan	900
14	Old Dominion Insurance Company	855
15	Ameri-Force Professional Svcs	831
16	Episcopal Childrens Svcs Inc	776
17	Enhanced Recovery Company LLC-E R C	772
18	Southern Cleaning Service Inc	769
19	Fortegra Group LLC	716
20	Vendorpass Inc	668
21	Amports Midco Inc	666
22	Medtronic Xomed Inc-Medtronic	650
23	Brooks Skilled Nursing Inc-BROOKS HEALTH SYSTEM	605
24	FCA US LLC	603
25	Bowden Road Housing Ltd-Bennett Creek Apartments	600

DEMOGRAPHICS // Southpoint Commons | Bldg 100



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