

OFFICE/RETAIL BUILDING FOR SALE

1,290 SF AVAILABLE

FOUNDRY
COMMERCIAL



6131 ATLANTIC BLVD, JACKSONVILLE, FL 32211

ASKING PRICE: \$387,000

PROPERTY DESCRIPTION

- » This former Credit Union Property is located in the heart of the Arlington sub-market with direct frontage on Atlantic Blvd, 100 yards East of University Blvd, and 2 miles from Interstate 95. There are two entrances on Atlantic Blvd, and one entrance from the adjacent side road River Hills Court East.
- » Well-maintained owner occupied building, making it ideal for groups looking to purchase and occupy.
- » Building Signage on Atlantic Blvd
- » New Vinyl Flat roof installed in 2021
- » Security system, and I4 Camera video system
- » Trane 4 ton HVAC unit installed in 2019
- » Comcast cable and ATT DSL in bldg, CAT 5 wiring
- » Fire alarm system; irrigation system
- » 2 drive through banking lanes

PROPERTY APPRAISER RE#	134031-0000
COUNTY	Duval
ZONING	PUD-Commercial
# OF BUILDINGS	1
TOTAL BUILDING SF	1,290 SF
ACREAGE	.53 Acres
PARKING	17 spaces (availability to add more)

FOR MORE INFORMATION, PLEASE CONTACT:

BRAD R. CHRISCHILLES
Principal - Jacksonville Director
904.345.2020
brad.chrischilles@foundrycommercial.com

ANDREW HAWKINS
Senior Vice President
917.596.9802
andrew.hawkins@foundrycommercial.com

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Although all information furnished regarding for sale, rental or financing is from sources we deem reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. All sizes are approximate and subject to survey.

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AERIAL & PROPERTY OUTLINE



PROPERTY PHOTOS



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PROPERTY PHOTOS



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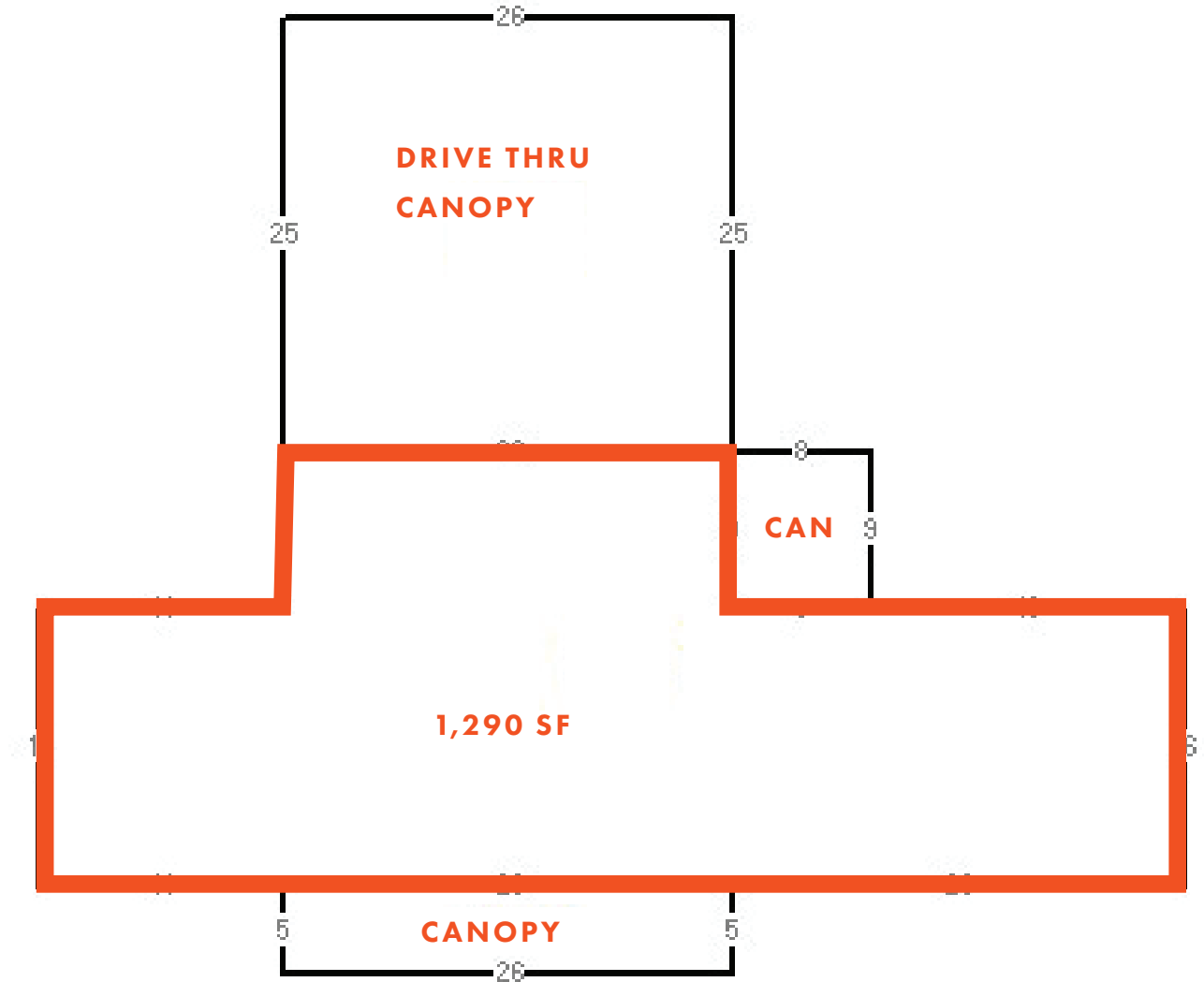
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FLOOR PLAN



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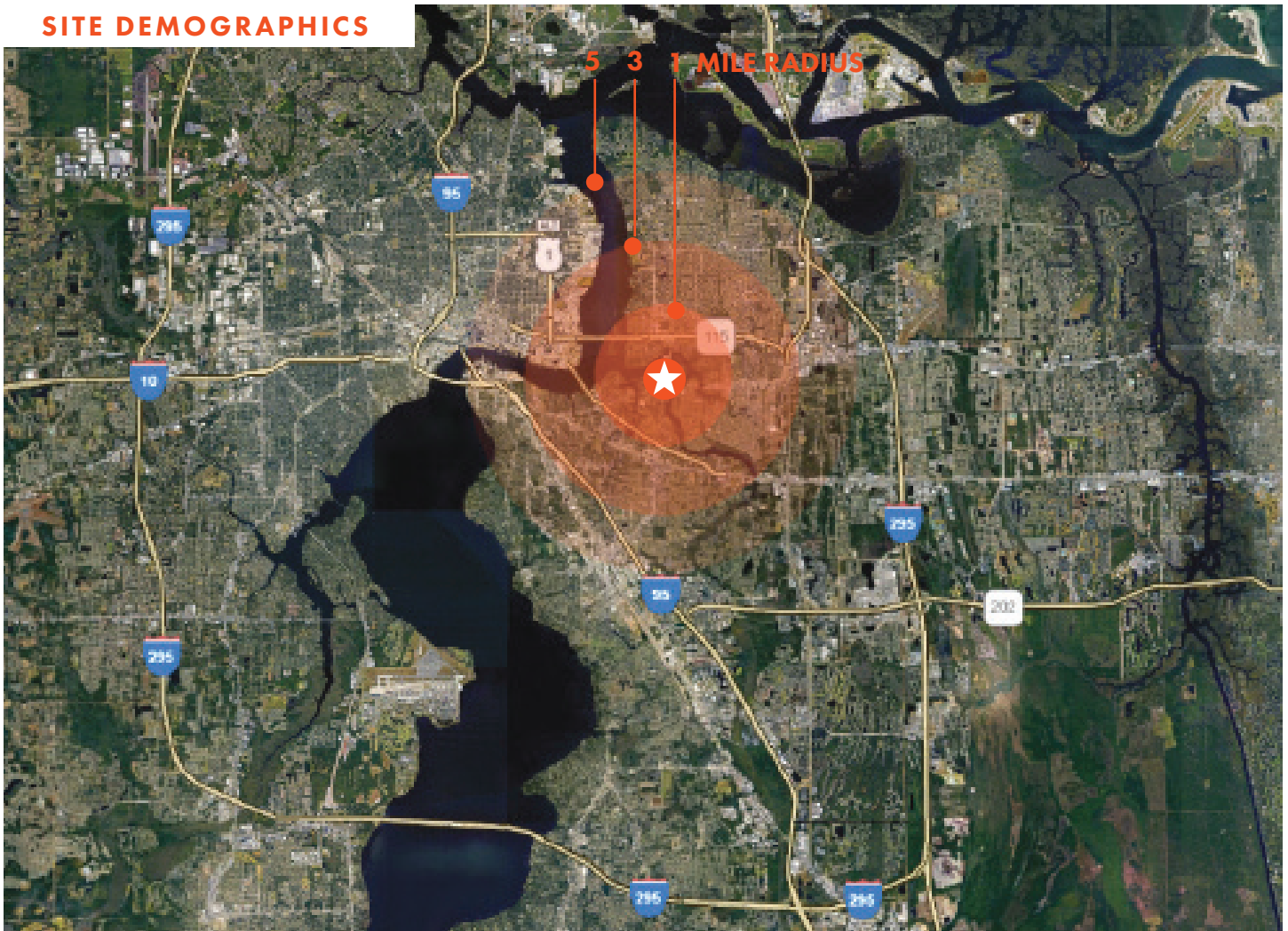
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SITE DEMOGRAPHICS



1 MILE RADIUS



8,619

ESTIMATED POPULATION 2024



39.6

MEDIAN AGE



\$262,457

MEDIAN HOME VALUE 2024



\$82,334

AVG HOUSEHOLD INCOME

3 MILE RADIUS



85,785

ESTIMATED POPULATION 2024



37

MEDIAN AGE



\$178,675

MEDIAN HOME VALUE 2024



\$63,263

AVG HOUSEHOLD INCOME

5 MILE RADIUS



224,118

ESTIMATED POPULATION 2024



36.7

MEDIAN AGE



\$202,561

MEDIAN HOME VALUE 2024



\$67,280

AVG HOUSEHOLD INCOME

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