



Office Building on .71 acres **For Sale**

An aerial photograph showing a large, rectangular plot of land outlined in white. The plot contains a large, single-story office building with a brown roof and white walls. The building is situated on a paved area with a parking lot. To the right of the building, there is a parking lot with several cars. In the background, there are trees and other buildings. The text '13957 MT PLEASANT RD, JACKSONVILLE, FL 32225' is overlaid on the image in white, bold, sans-serif font.

13957 MT PLEASANT RD, JACKSONVILLE, FL 32225

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# 13957 MT PLEASANT RD

13957 MT PLEASANT RD, JACKSONVILLE, FL 32225

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SECTION 1

# PROPERTY INFORMATION

# 13957 MT PLEASANT RD

13957 MT PLEASANT RD, JACKSONVILLE, FL 32225



## OFFERING SUMMARY

Sale Price:	Subject To Offer
Building Size:	2,694 SF
Number of Units:	3 + 450sf unit in back
Acreage	.71
Built/Renovated:	1967/2022
Zoning:	CN
Market:	FT Caroline Shores

## PROPERTY OVERVIEW

SVR Commercial LLC, as exclusive advisor, is pleased to offer an owner-user opportunity at 13957 Mt. Pleasant Road in Jacksonville, just 6 miles from Mayport Naval Base. This 2,694 SF building, includes three units, allowing an owner to occupy the majority while retaining a small tenant for income. The property sits on 0.71 acres with ample parking and features a 450 SF rear building with a private electric fence, its own septic, and water. A well-located, versatile property with strong income potential and room to customize for your business needs. Zoned CN for restaurant, office, retail, daycare, dance studio, and mixed-use development.

## LOCATION OVERVIEW

Rare commercial property with ample parking, ideally located in a dense residential corridor. Positioned between Kernan Blvd N and Girvin Rd near Wonderwood Dr, and just 6 miles from Mayport Naval Station—offering strong visibility and consistent local traffic.

## PROPERTY HIGHLIGHTS

- Located 6 miles from Mayport Naval Base
- 0.71-acre lot with ample on-site parking
- 450 SF rear building with private electric fence, septic, and water
- Perfect for restaurant, office, retail, daycare, dance studio, and mixed-use



SECTION 2

# LOCATION INFORMATION

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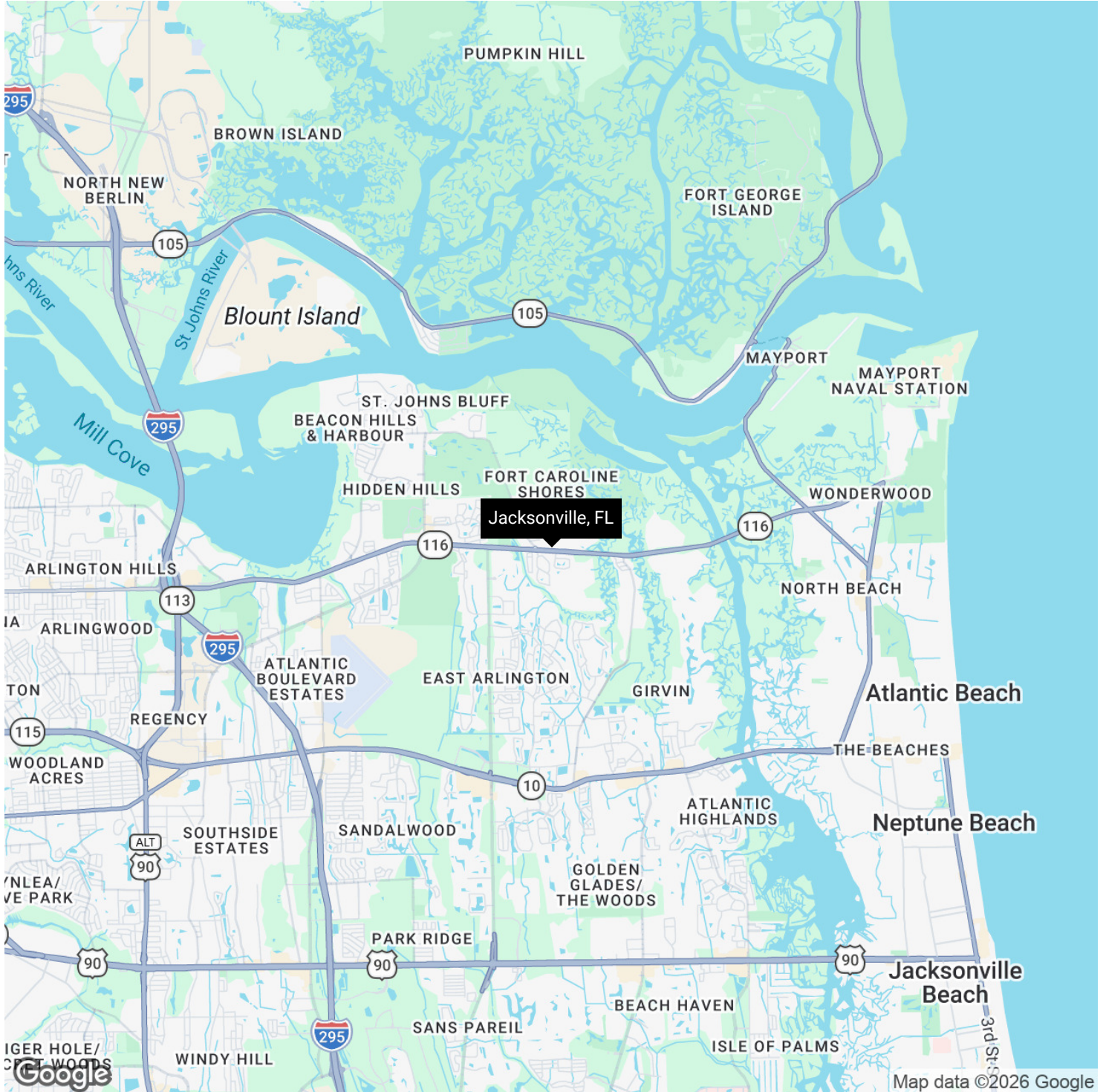
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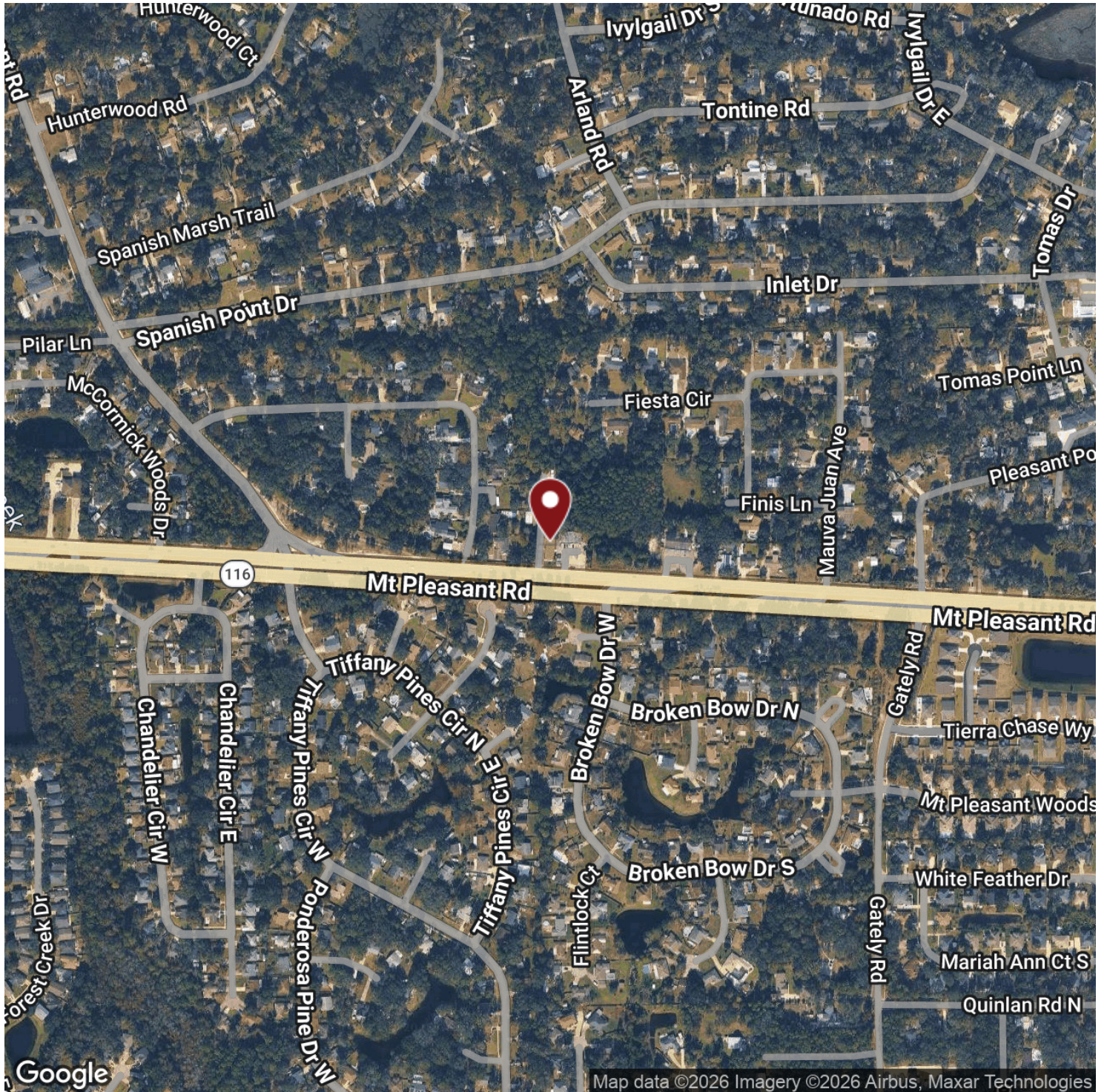
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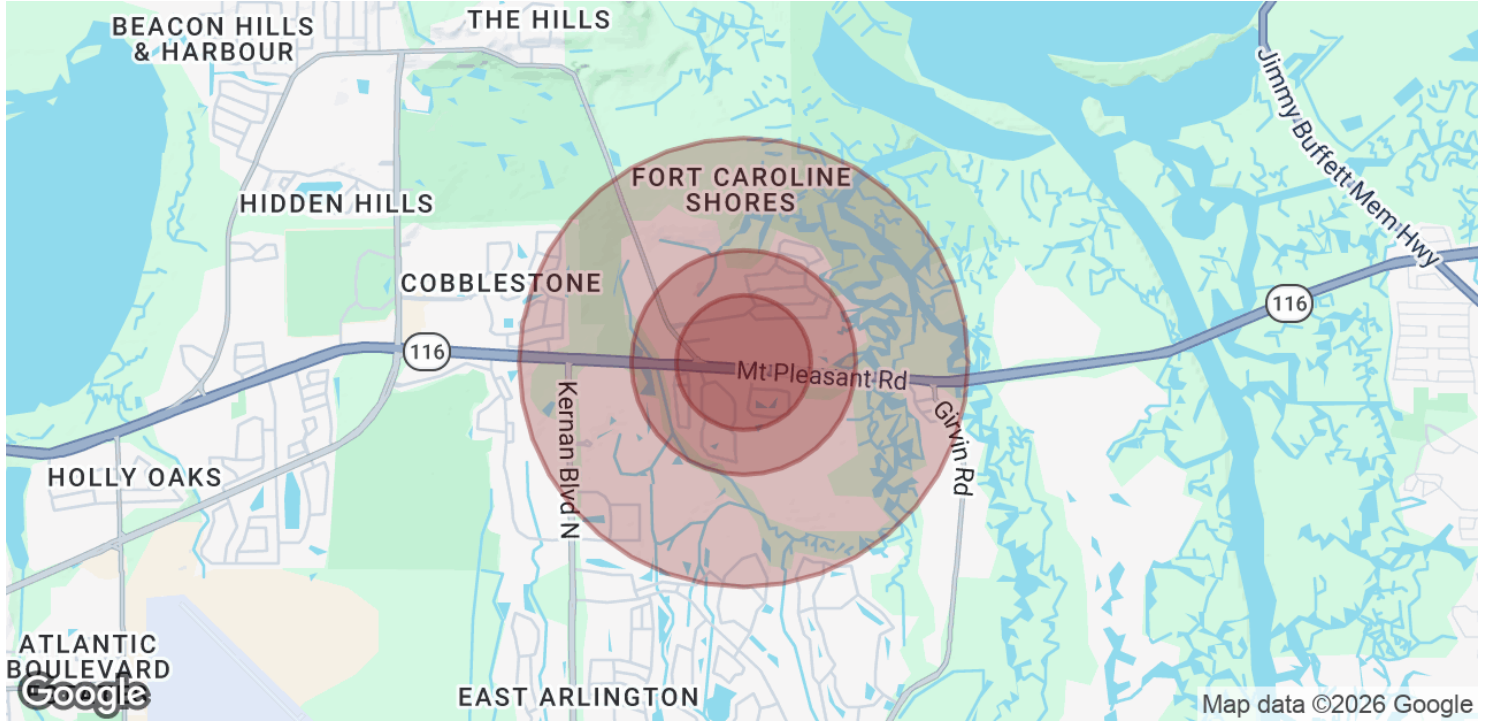


SECTION 3

# DEMOGRAPHICS

# 13957 MT PLEASANT RD

13957 MT PLEASANT RD, JACKSONVILLE, FL 32225



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	831	2,324	7,860
Average Age	44	43	42
Average Age (Male)	43	42	41
Average Age (Female)	45	44	43

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	324	901	2,962
# of Persons per HH	2.6	2.6	2.7
Average HH Income	\$122,378	\$124,136	\$124,186
Average House Value	\$430,372	\$415,370	\$389,068

Demographics data derived from AlphaMap



SECTION 4

# ADVISOR BIOS

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