



5200 NORTH PEARL STREET

5200 N Pearl St, Jacksonville, FL 32208, USA

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Property Summary

Presenting an exceptional investment opportunity at 5200 North Pearl Street, Jacksonville, FL. This strategically positioned retail space spans 47,285 square feet on a 5.44 acre lot, with an expansive footprint allowing for multiple business options. Situated in a high-traffic corridor, this property benefits from excellent visibility, ensuring constant foot traffic and a prime location for attracting customers.

As an investor, you will find significant potential for strong net operating income (NOI) growth in this vibrant Jacksonville neighborhood. With its versatile space perfect for retail operations, the property is set to meet high tenant demand and can provide a favorable return on investment while capitalizing on the area's growth potential. This is your chance to secure ownership of a property destined for appreciation in a bustling commercial sector.

Property Highlights

- ✓ Excellent investment potential with appreciation possibilities.
- ✓ High-traffic location ensures strong tenant appeal.
- ✓ Immediate cash flow opportunities and NOI growth.

Key Features

Property Type	Commercial/Retail
Building Size (GLA SF)	47,285 sq. ft.
Lot Size	5.44 acres
Parking	288 Cars
Visibility	High-visibility location
Accessibility	Easy access from main thoroughfares
Stories	1 story



Property Images



Location Summary

Nestled in a thriving commercial area of Jacksonville, 5200 North Pearl Street offers a prime location for retail endeavors. Excellent accessibility and ample parking enhance its attractiveness to both investors and potential operators, making this a standout opportunity in the region's commercial real estate market.

Location Highlights

- ✔ Proximity to major highways increases accessibility.
- ✔ Surrounding businesses drive consistent traffic and customer engagement.
- ✔ Located in a revitalizing neighborhood with growth potential.

Demographics

Metric	3 Mile	5 Mile	10 Mile
Total Population	950,203	950,203	950,203
Median Household	\$64,138	\$64,138	\$64,138
Median Age	36.3	36.3	36.3
Bachelor's Degree or Higher	31.0%	31.0%	31.0%

