



5317 Fairmont St, Jacksonville, FL 32207

**Undisclosed**

5317 Fairmont Street

Retail | 2 spaces available | 3,007 sq. ft. - 6,556 sq. ft.



Tim Horvath  
FL  
904.955.6338

Listing Added: 01/03/2024

Listing Updated: 01/03/2024



## Building Details

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Property Type	Retail, Office, Industrial
Subtype	Traditional Office, Flex, Warehouse
Tenancy	Multiple
Class	B
Year Built	1973
Year Renovated	2017
Buildings	1
County	Duval County

## Building Description

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Welcome to Fairmont St. Business Park, a premier 20,440 ± SF Flex Warehouse center situated in the thriving Southside Industrial submarket of Jacksonville, FL. Strategically located just off Beach Blvd, this property offers exceptional highway access to both I-95 and I-295, making it an ideal hub for businesses seeking convenient connectivity within a diverse local market.

## Building Highlights

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### PROPERTY FEATURES:

- Excellent highway access to I-95
- New roof installed in December 2022
- Renovations currently in progress
- Showroom/Warehouse space available
- Outdoor storage area
- Van height loading docks

Building Location (1 Location)



5317 Details

Listing Type	Direct
Space Subtype	Traditional Office,Flex,Warehouse
RSF	3,007 SF
Space Available	1/3/24
Loading Docks	1
Parking	Yes
Days on Market	0 days

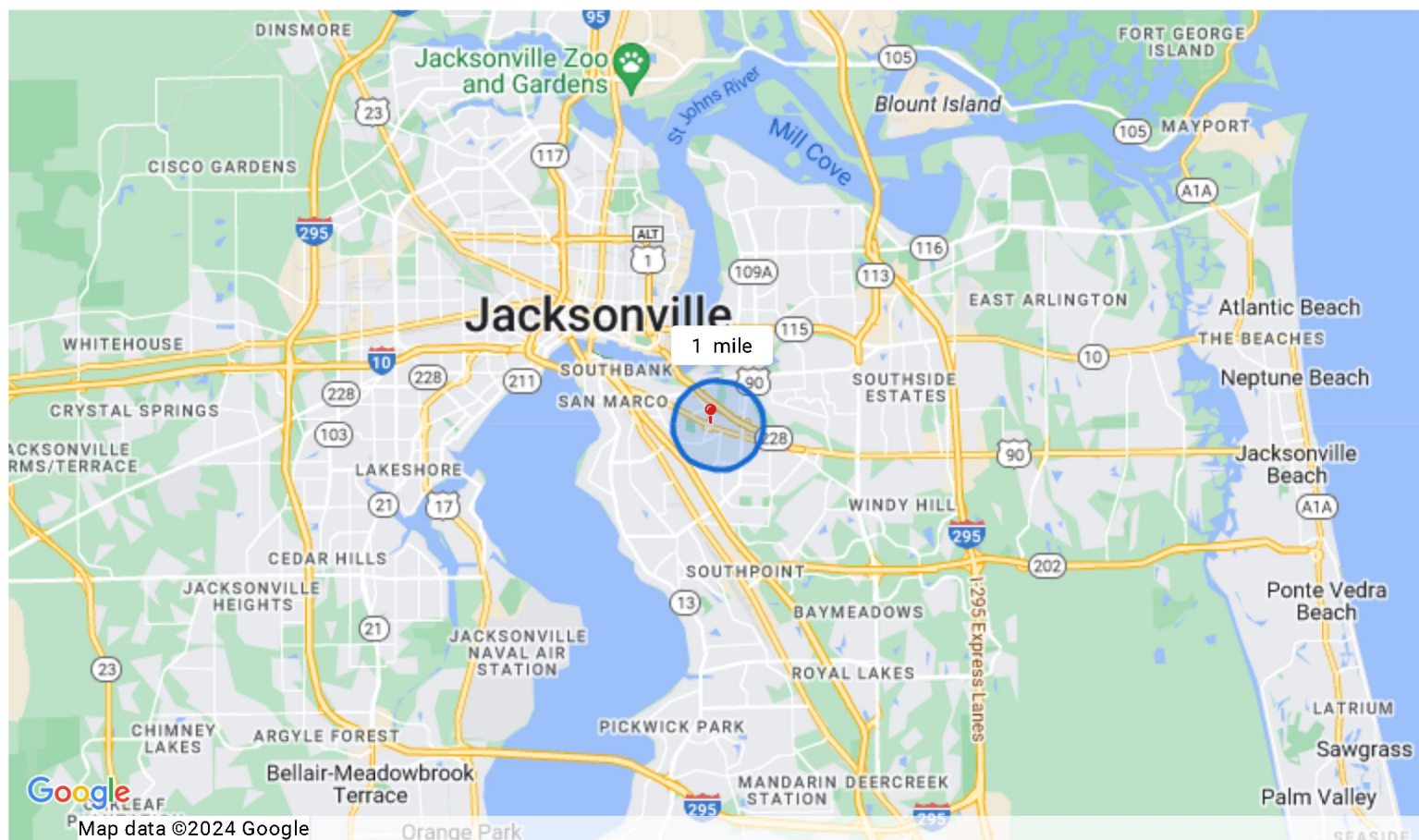
**5325 & 5327 Details**

Listing Type	Direct
Space Subtype	Traditional Office, Flex, Warehouse
RSF Range	3056 - 6556 SF
Min Contiguous SF	3,056 SF
Max Contiguous SF	6,556 SF
Space Available	1/3/24
Loading Docks	1
Dock High Doors	1
Parking	Yes
Lease term	Negotiable
Days on Market	0 days

**Building Photos (5 photos)**



## Demographic Insights



### Population

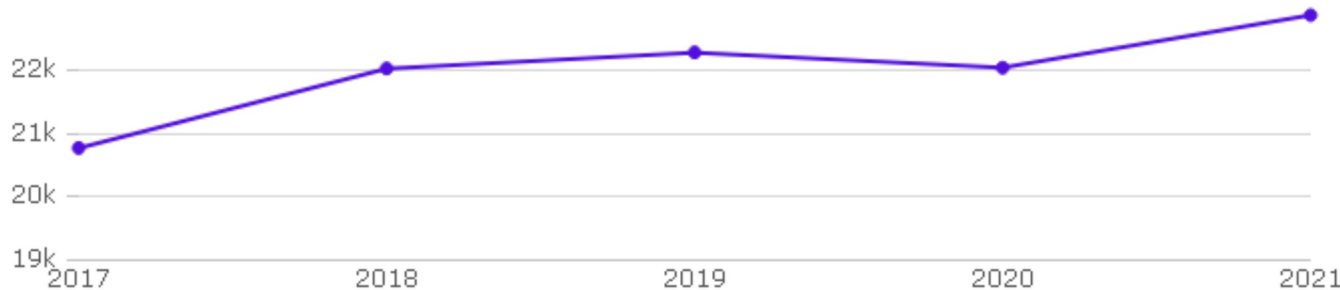
22.8k

↑ 3%

Compared to 22k in 2020

↑ 10%

Compared to 20.7k in 2017



### Household Income

**\$52.7k**

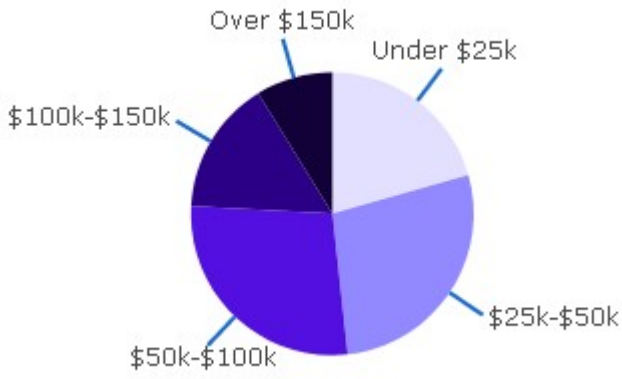
Median Income

**\$58.6k**

2028 Estimate

↑ **11%**

Growth Rate



### Age Demographics

**40**

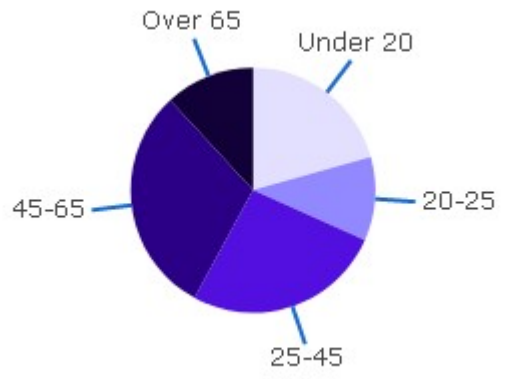
Median Age

**38**

2028 Estimate

↓ **-5%**

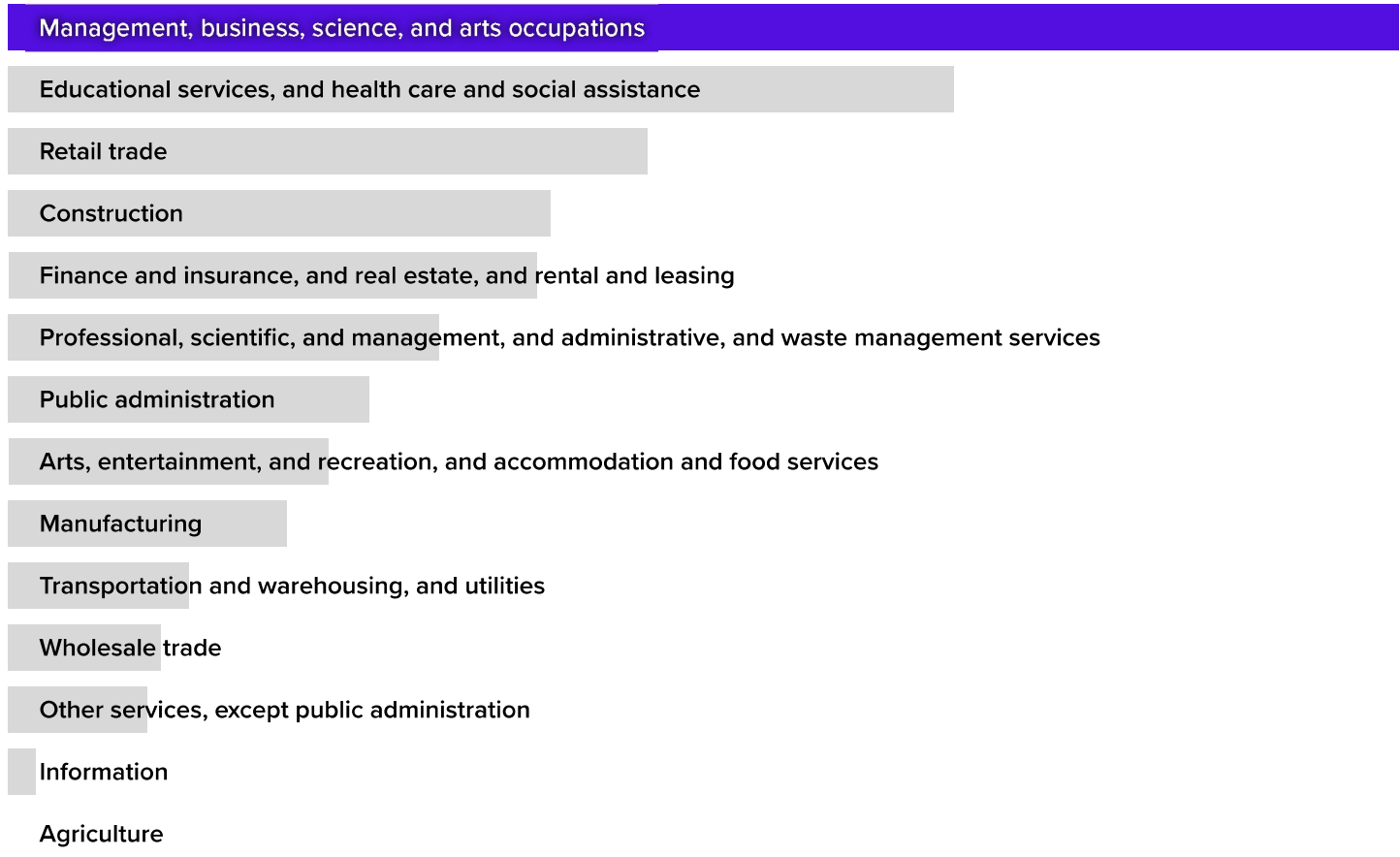
Growth Rate



### Number of Employees

# 19.1k

### Top Employment Categories



### Housing Occupancy Ratio

# 8:1

8:1 predicted by 2028



### Renter to Homeowner Ratio

# 1:1

2:1 predicted by 2028

