



# EXCEPTIONAL RETAIL SPACE FOR SALE

5200 N Pearl St, Jacksonville, FL 32208, USA

- Prime visibility on GA-155 with high foot traffic
- Solid investment potential with attractive NOI opportunities
- Ample parking and accessibility for diverse business ventures

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## Property Summary

Seize a fantastic investment opportunity at 5200-5322 N Pearl St, Jacksonville, FL. This strategically located commercial property boasts 47,285 square feet of versatile retail space on a generous 5.44 Acre lot, making it an excellent candidate for a variety of tenants looking to capitalize on high foot traffic. The excellent visibility ensures maximum exposure for any business, presenting an attractive prospect for investors prioritizing occupancy rates and tenant demand.

With an abundance of parking providing convenience for both customers and staff, this property offers a distinct competitive edge. As an investor, you'll appreciate the potential for strong NOI returns and the opportunity for upward appreciation through smart ownership strategies and increasing the occupancy. Consider this property as a cornerstone of your investment portfolio and explore its potential for generating stable cash flow in a growing market.

## Property Highlights

- ✓ High traffic location maximizing potential customer reach
- ✓ Strong demand for retail space in this thriving commercial corridor
- ✓ Ideal for owner-operators or multi-tenant investment

SALE PRICE

**\$5,500,000**

CAP RATE

**8.7%**

## Key Features

Property Type	<b>Commercial retail space</b>
Building Size (GLA SF)	<b>47,285 sq. ft.</b>
Lot Size	<b>5.44 acres</b>
Parking	<b>288 cars</b>
Visibility	<b>High-profile street exposure</b>
Accessibility	<b>Easily accessible via major roads</b>



# Property Images





## Location Summary

Located in a vibrant commercial area of Jacksonville, this property benefits from excellent visibility and access to major roadways. Its strategic position makes it a prime spot for retail operations, attracting a diverse clientele and providing significant investor appeal.

## Location Highlights

- ✔ Close proximity to major shopping centers and restaurants
- ✔ Regular foot traffic from surrounding residential neighborhoods
- ✔ Convenient access to highways, enhancing regional connectivity

## Demographics

Metric	3 Mile	5 Mile	10 Mile
Median Household	\$83,776	\$79,114	\$76,656
Median Age	28.3	30.9	30.6
Average Household Size	2.66	3.10	2.99
Owner-Occupied Housing	52.5%	47.2%	48.6%

