



**6501 Arlington Expy.,**

**Bldg B**

**Jacksonville, FL 32211**

**\$2,099,000**

 **LoopNet Listing ID #27991419**

**Watson Commercial Realty Inc.**

4685 Sunbeam Road, Suite 4

Jacksonville, FL 32257

**904-200-1030**

**Will Messer**



Commercial Realty, Inc.

# 6501 Arlington Expy., Bldg. B, Jax., FL 32211

## Building Overview

- Strong Income Producing Office Building with Professional Service Tenants
- Building Upgrades - Common Areas=2019, Exterior Paint=2019, HVACs(4)=2018, Roof=2005
- Location - Downtown=5 mins, I-95=10 mins, I-10=10 mins, St Johns Town Center=15 mins, JAX Airport=20 mins, Atlantic Beach=20 mins





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## Offering Summary

### Building Statistics

Price	\$2,099,000.00
Gross SF	29,212.00
Leasable SF	22,786.00
Lot Size	1.41-Acres

Zoning	CCG-2
Year Built	1973
Current Occupancy	89.1%
Current Vacancy	10.9%

### Returns

Cap Rate 12.4%



- Two-story, Multi-tenanted Office Building
- 110 Surface Parking Spaces
- Prominent Siting - +290' of Arlington Expressway Frontage
- 54,500 Average Annual Daily Traffic (Florida Dept of Transportation)
- Reinforced Concrete Construction
- RE #: 142266-0500





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## Investment Analysis 2024 Projections

### Income

	Current	Per SF	Pro Forma	Per SF
Rental Income	\$244,769.16	10.74	\$ 341,790.00	15.00
Expense Reimbursement			\$ 38,148.19	1.69
<b>Income Total</b>	<b>\$ 244,769.16</b>	<b>10.74</b>	<b>\$ 379,938.19</b>	<b>16.88</b>

### Expenses

Grounds Keeping	\$ (18,150.00)	(0.80)	\$ (14,632.80)	(0.65)
Insurance	\$ (11,700.00)	(0.51)	\$ (11,700.00)	(0.51)
Janitorial	\$ (16,648.13)	(0.73)	\$ (13,507.20)	(0.60)
Licenses and Permits	\$ (377.83)	(0.02)	\$ (377.83)	(0.06)
Real Estate Tax	\$ (26,448.19)	(1.16)	\$ (26,448.19)	(1.16)
Repairs & Maintenance	\$ (11,057.06)	(0.49)	\$ (11,057.06)	(0.49)
Utilities	\$ (41,712.00)	(1.83)	\$ (41,712.00)	(1.83)
<b>Total Expenses</b>	<b>\$ (126,093.21)</b>	<b>(5.53)</b>	<b>\$ (119,435.08)</b>	<b>(5.31)</b>

### Net Operating Income

Income	\$ 244,769.16	10.74	\$ 379,938.19	16.88
Operating Expenses Total	\$ (126,093.21)	(5.53)	\$ (119,435.08)	(5.31)
<b>Net Operating Income</b>	<b>\$ 118,675.95</b>	<b>5.21</b>	<b>\$ 260,503.11</b>	<b>11.57</b>



**WILL MESSER**  
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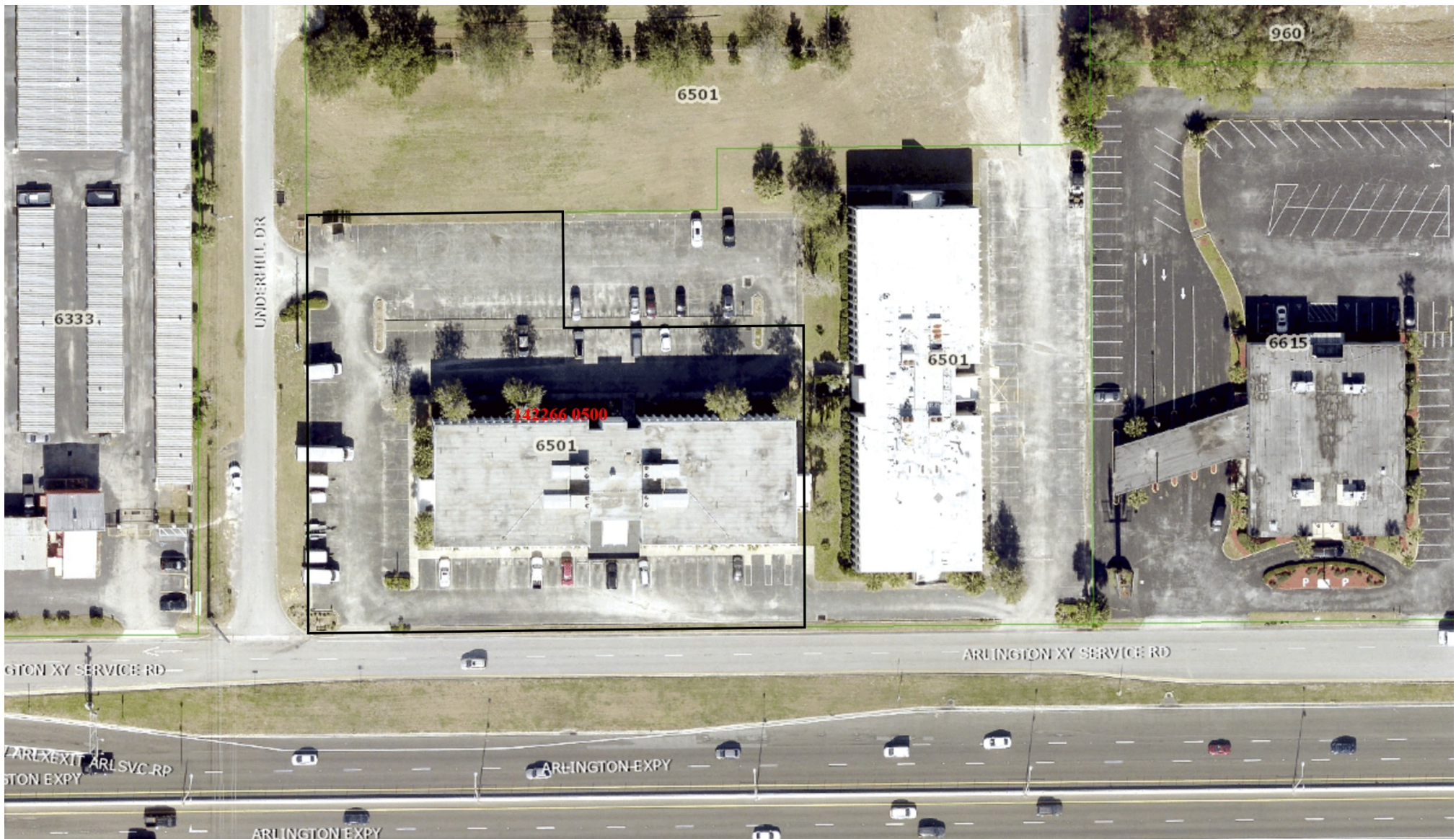


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Property Subtypes:	Professional Office Building
Building Size (RSF):	<b>22,786 SF</b>
Gross Land Area:	1.41 Acres
Sale Price:	<b>\$2,099,000</b>

### Demographics—CoStar, Census

Proximity:	1 mile	3 miles	5 miles
Total Population:	10,221	81,758	185,800
Average Age:	37.90	37.70	38.50
Households:	4,219	33,288	74,294
2022 Avg. HH Inc.	\$58,296	\$63,249	\$64,525

### Daytime Employment

Total Businesses	760	4,984	16,281
# Employees	5,036	39,735	157,725
# Employees/Bus	7	8	10

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