

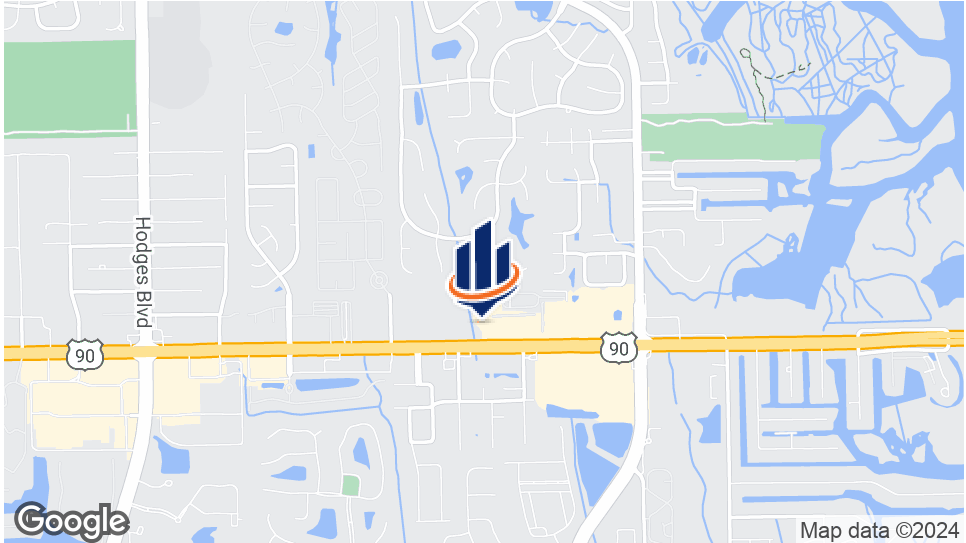
AUTOMOTIVE CENTER FOR SALE

14125 BEACH BLVD
JACKSONVILLE BEACH, FL 32250

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Property Summary



OFFERING SUMMARY

Sale Price:	Bring best offer
Number of Units:	1
Lot Size:	2.09 Acres
Building Size:	13,508 SF
Built	1995
Parking	85

PROPERTY DESCRIPTION

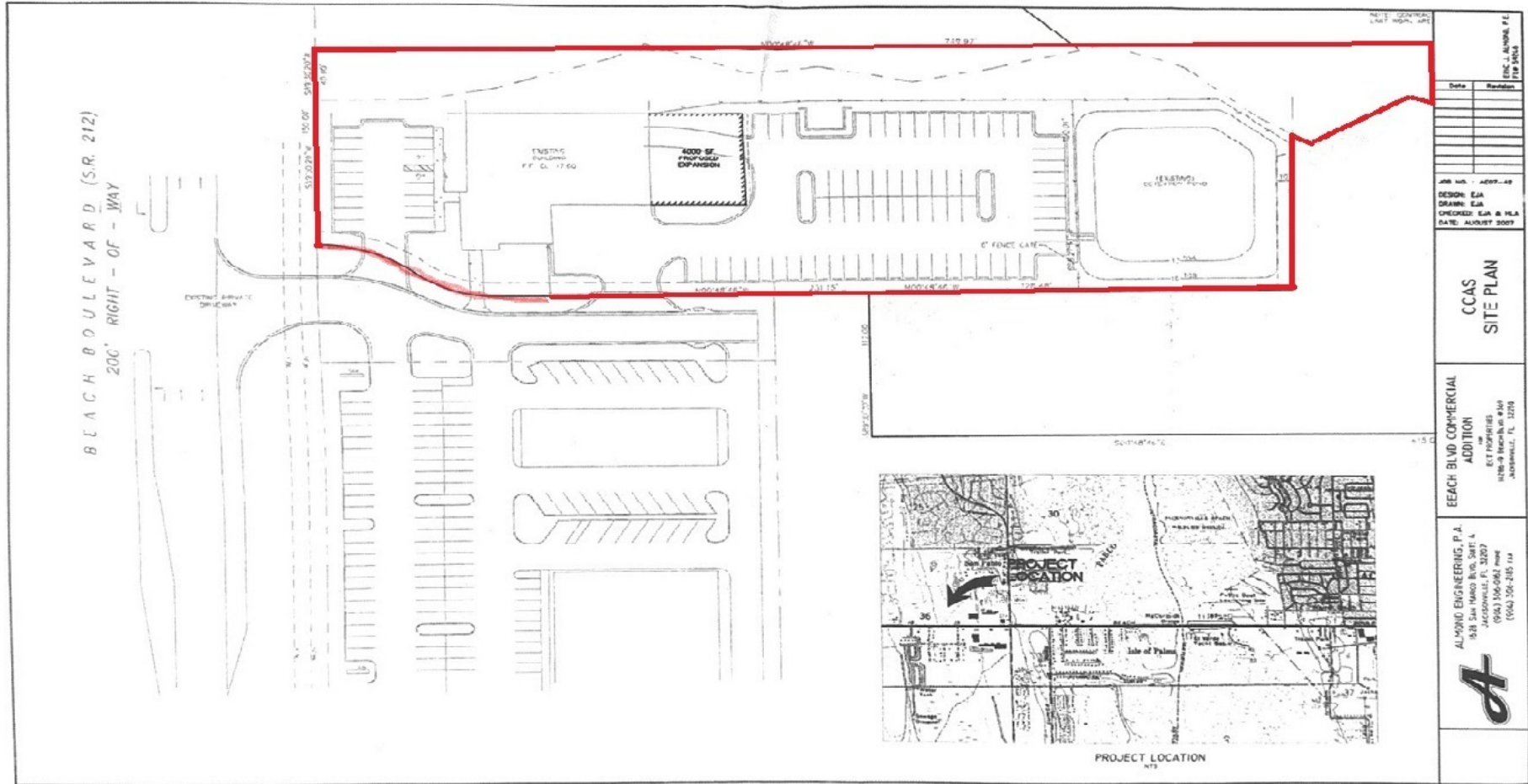
SVN First Coast Commercial is pleased to offer this exceptional investment opportunity with this impressive 13,508 SF office/auto care building in the sought-after Jacksonville Beach area. Built in 1995, the property features a versatile layout with 1 unit, offering flexibility for a range of office or office building ventures.


PROPERTY HIGHLIGHTS

- 13,508 SF office/shop building
- 1 unit for versatile use
- Built in 1995 with modern appeal
- Zoned PUD for flexible development
- Prime location in Jacksonville Beach

The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

Survey

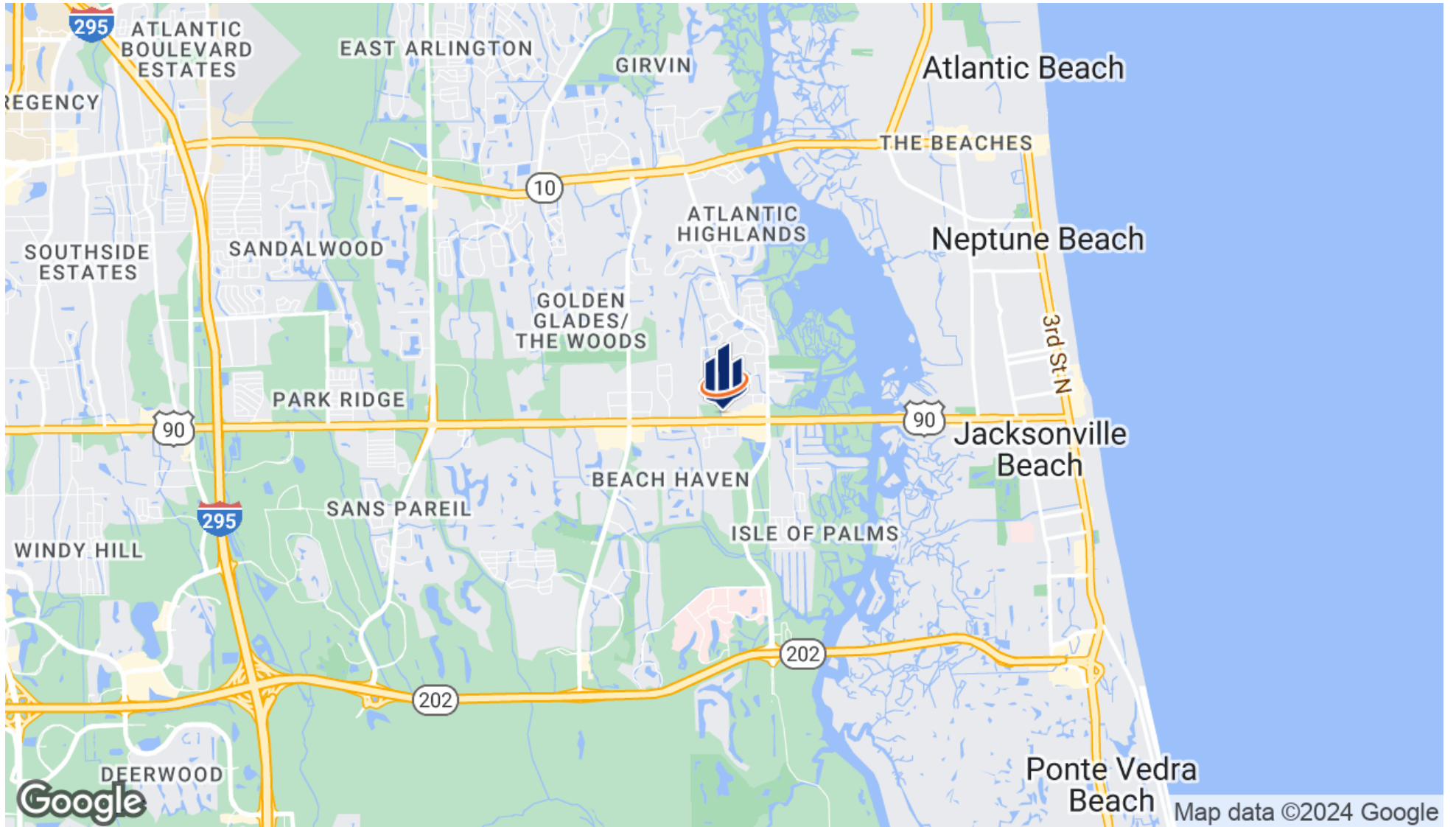


<p>DATE: AUGUST 2007</p> <p>DESIGN: EJA</p> <p>CHECKED: EJA & MJA</p> <p>DATE: AUGUST 2007</p>	<p>DATE</p> <p>REVISION</p>
	<p>JOB NO.: A007-02</p> <p>DESIGN: EJA</p> <p>CHECKED: EJA & MJA</p> <p>DATE: AUGUST 2007</p>
<p>CCAS</p> <p>SITE PLAN</p>	
<p>EACH BLVD COMMERCIAL</p> <p>ADDITION</p> <p>1100 BEACH BLVD. SUITE 100</p> <p>JACKSONVILLE, FL 32209</p>	
<p>ALVIN ENGINEERING, P.A.</p> <p>1000 N.W. 10TH ST., SUITE 4</p> <p>JACKSONVILLE, FL 32209</p> <p>(904) 306-6983</p> <p>(904) 306-2185 FAX</p>	
	

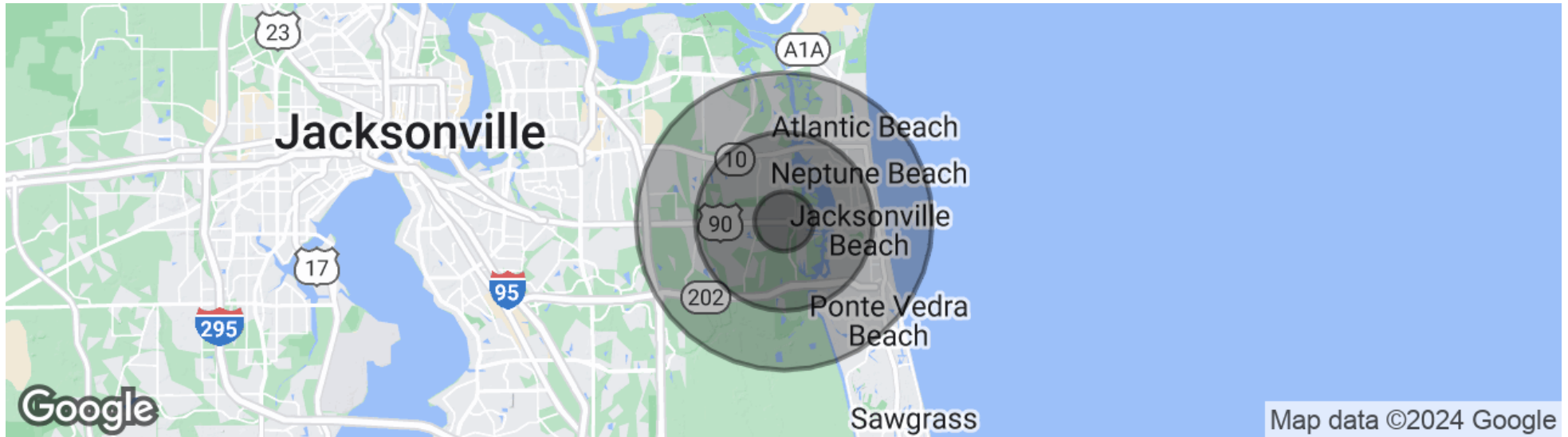
Aerial View



Location Map



Demographics Map & Report



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	12,103	74,207	169,275
Average Age	39	42	41
Average Age (Male)	38	41	40
Average Age (Female)	40	43	42

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	4,698	31,455	70,075
# of Persons per HH	2.6	2.4	2.4
Average HH Income	\$114,229	\$133,232	\$124,622
Average House Value	\$478,100	\$506,957	\$496,447

Demographics data derived from AlphaMap

Garage Area





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