FOR SALE
OFFICE BUILDING

KINKADE
COMMERCIAL REAL ESTATE
2929 Plummer Cove Rd., Suite 2
Jacksonville, FL 32223

12428 SAN JOSE BLVD.

12428 SAN JOSE BLVD.
JACKSONVILLE, FL 32223

AMANDA KINKADE
904.635.6376
amanda@kinkadecommercial.com

FOR SALE
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COMMERCIAL REAL ESTATE
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Jacksonville, FL 32223

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PROPERTY INFORMATION

FOR SALE
EXECUTIVE SUMMARY

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COMMERCIAL REAL ESTATE
2929 Plummer Cove Rd., Suite 2
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Mandarin Multi-Tenant Office Building - 12428 San Jose Blvd., Jacksonville, FL 32223

OFFERING SUMMARY

Sale Price:	$2,000,000
Building Size:	8,842 SF
Lot Size:	39,727 SF
Number of Units:	5
Price / SF:	$226.19
Cap Rate:	5.02%
NOI:	$100,312
Year Built:	2000
Zoning:	CO

PROPERTY OVERVIEW

This Mandarin multi-tenant professional commercial property combines current income with significant upside potential. The property is 100% leased to five (5) Tenants with short-term leases. This property is perfect for an investor looking to increase net operating income and build equity quickly, or an owner-user to have some income to offset expenses. This property is very well maintained with a new roof installed in 2022.
Please do not disturb Tenants and contact Amanda Kinkade for questions and/or to schedule a tour.

PROPERTY HIGHLIGHTS

- Excellent exposure and Mandarin location
- 100% leased multi-tenant property100% leased multi-tenant property
- Several units poised for rent increases
- Excellent for an owner-user or investor

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FOR SALE
PROPERTY DESCRIPTION

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2929 Plummer Cove Rd., Suite 2
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PROPERTY DESCRIPTION

This Mandarin multi-tenant professional commercial property combines current income with significant upside potential. The property is 100% leased to five (5) Tenants with short-term leases. This property is perfect for an investor looking to increase net operating income and build equity quickly, or an owner-user to have some income to offset expenses. This property is very well maintained with a new roof installed in 2022.

Please do not disturb Tenants and contact Amanda Kinkade for questions and/or to schedule a tour.

LOCATION DESCRIPTION

This multi-tenant professional office building is located in south Mandarin about one (1) mile north of Julington Creek Bridge on San Jose Blvd.

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FOR SALE
COMPLETE HIGHLIGHTS

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PROPERTY HIGHLIGHTS

- Excellent exposure and Mandarin location
- 100% leased multi-tenant property100% leased multi-tenant property
- Several units poised for rent increases
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FOR SALE
ADDITIONAL PHOTOS

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ADDITIONAL PHOTOS

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FOR SALE
FLOOR PLANS- SUITE 1

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FOR SALE
FLOOR PLANS- SUITE 2

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FOR SALE
FLOOR PLANS- SUITE 3

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FOR SALE
FLOOR PLANS- SUITE 4

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AMANDA KINKADE
904.635.6376
amanda@kinkadecommercial.com

FOR SALE
FLOOR PLANS- SUITE 5

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LOCATION INFORMATION

FOR SALE
REGIONAL MAP

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FOR SALE
AERIAL MAP

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FOR SALE
SITE PLANS

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AMANDA KINKADE
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FOR SALE
SURVEY

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FOR SALE
OFFICE BUILDING

KINKADE
COMMERCIAL REAL ESTATE
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DEMOGRAPHICS

FOR SALE
DEMOGRAPHICS MAP & REPORT

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	600	1,885	5,450
Average Age	49	48	48
Average Age (Male)	49	47	47
Average Age (Female)	50	49	49

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	236	719	2,103
# of Persons per HH	2.5	2.6	2.6
Average HH Income	$163,112	$149,799	$154,167
Average House Value	$512,588	$490,205	$492,459

Demographics data derived from AlphaMap

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