

# SALE

## 949 AND 953 LANE AVENUE SOUTH

Jacksonville, FL 32205



### PROPERTY DESCRIPTION

Exceptional West Jacksonville medical office buildings offered for sale, strategically positioned near retail centers and thriving business developments. Both properties feature medical build-outs yet provide flexible layouts suitable for traditional, executive, or creative office use and more.

### PROPERTY HIGHLIGHTS

- Seller Financing Available!
- 949 Lane Ave S is Currently Leased through February 2026!
- Full Medical Build Out!
- Parking Available!
- Kitchenette Included!

### LOCATION DESCRIPTION

Located between I-10 and Normandy Blvd. Less than a mile away from I-295.

### OFFERING SUMMARY

Sale Price:	\$999,999
Building Size:	4,638 SF
Lot Size:	0.54 Acres
NOI:	\$82,800.00
Cap Rate:	8.28%

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	93	564	2,995
Total Population	230	1,399	7,673
Average HH Income	\$64,303	\$63,215	\$58,952

**Eric Maimo**  
(904) 537-6443

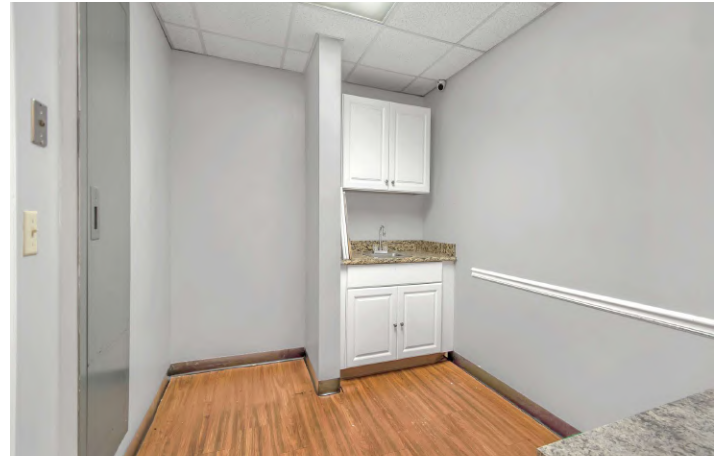


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PREMIER PROPERTIES

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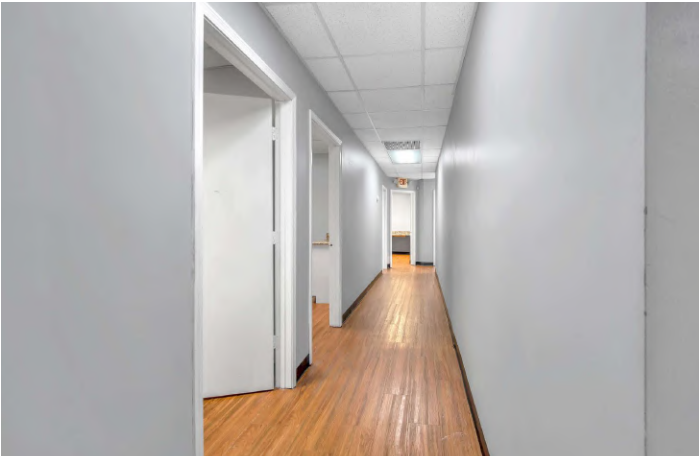
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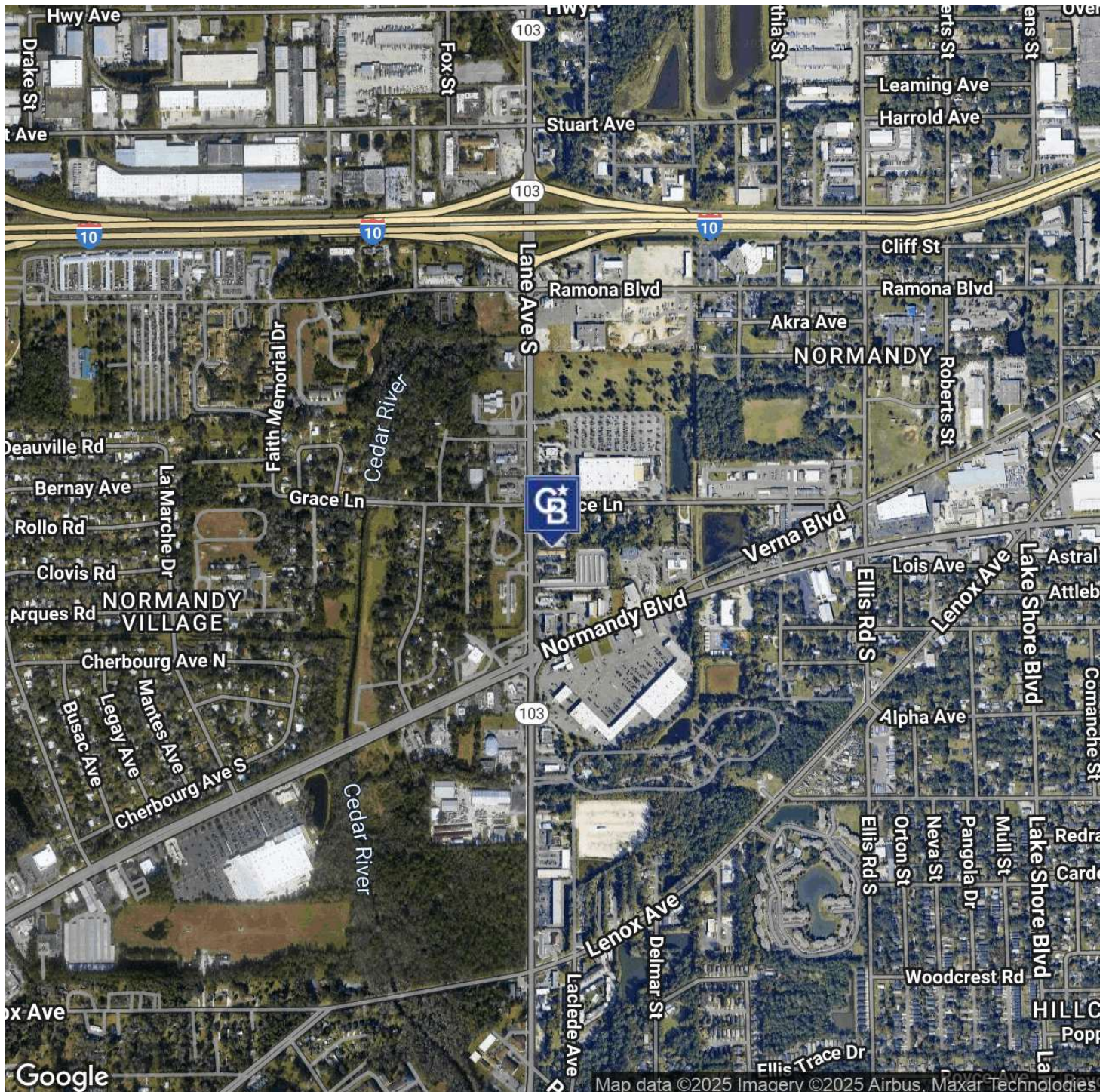
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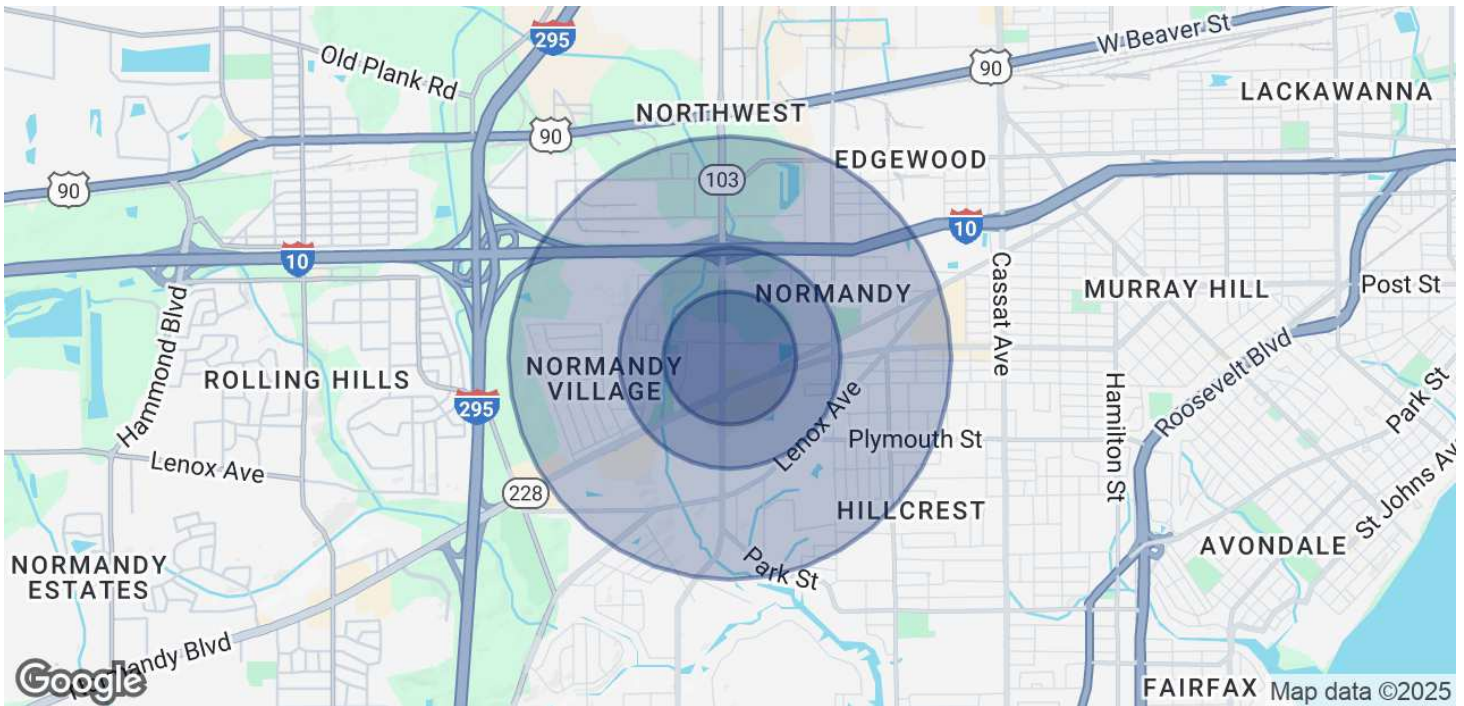


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### POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	230	1,399	7,673
Average Age	37	37	37
Average Age (Male)	36	36	35
Average Age (Female)	38	38	37

### HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	93	564	2,995
# of Persons per HH	2.5	2.5	2.6
Average HH Income	\$64,303	\$63,215	\$58,952
Average House Value	\$154,114	\$161,895	\$188,927

\* Demographic data derived from 2020 ACS - US Census

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Monthly Income	SF	Month Net	\$psf	Annual % Inc.	Lease Expiration	Options
Tenant	4638		\$ 17.85			
949 Lane Ave	2046	\$ 3,120.00	\$ 18.30	3%		
953 Lane Ave	2592	\$ 3,780.00	\$ 17.50	3%		
Total Monthly Income		\$ 6,900.00				
Yearly Expenses N/A NNN				<u>Summary</u>		
Insurance					Yearly Income	\$ 82,800.00
RE Taxes Based on 85% of Sale					Yearly Expenses	\$ -
Maintenance				<u>N.O.I.</u>		\$ 82,800.00
				<u>Purchase Price</u>	\$ 215.61	\$ 999,999.00
Total Expenses		\$ -		<u>Cap Rate</u>		8.28%