

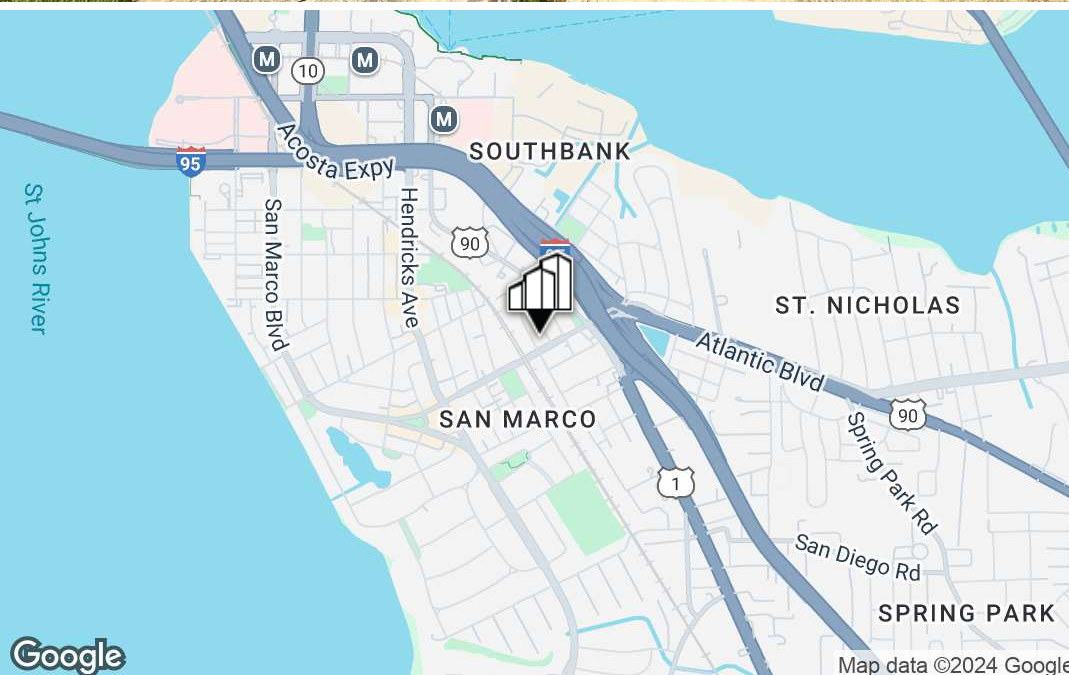
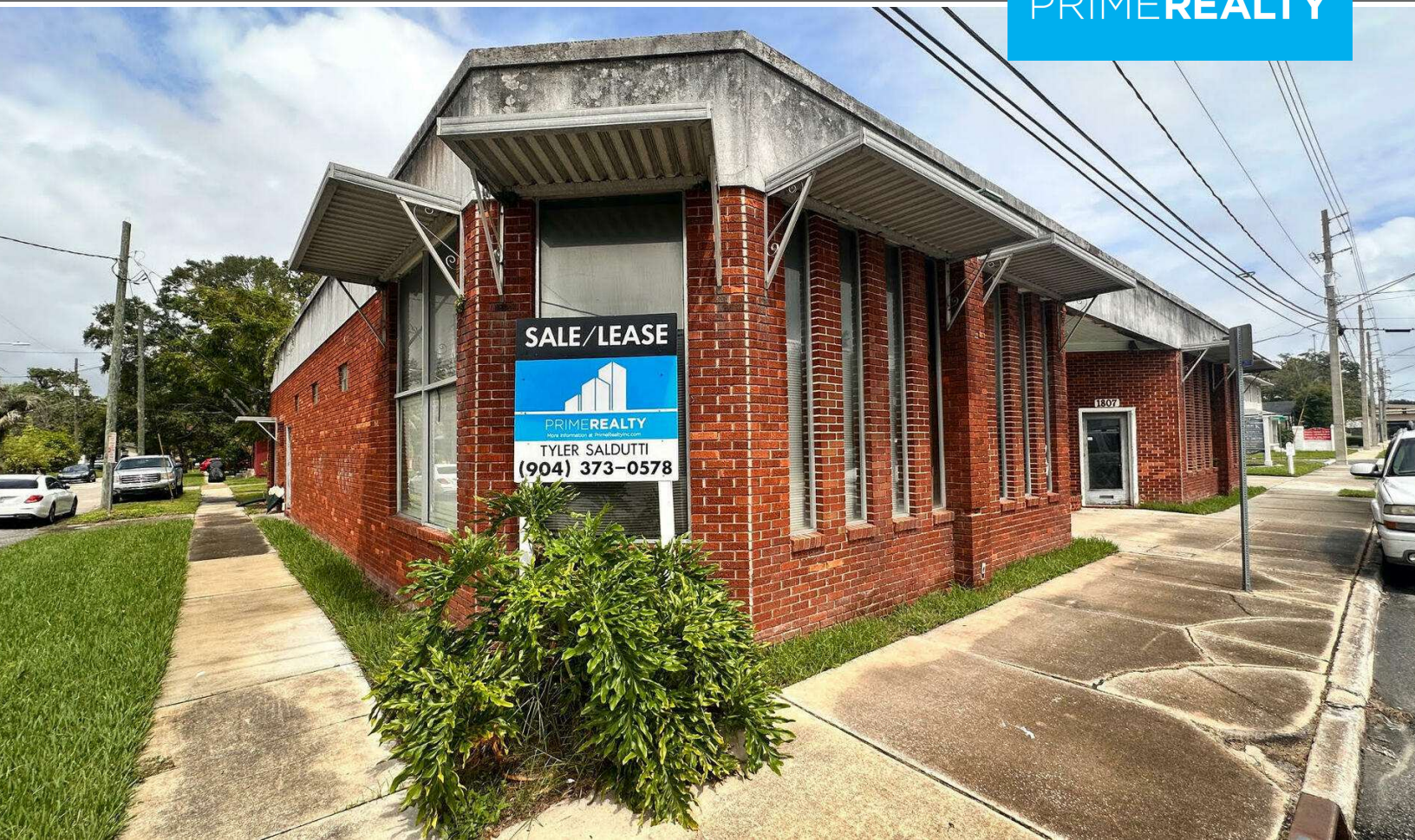
# OFFICE BUILDING FOR SALE AND LEASE

SAN MARCO BUILDING ON ATLANTIC BLVD FOR SALE

1803 ATLANTIC BOULEVARD, JACKSONVILLE, FL 32207



PRIMEREALTY



## For More Information:

**Tyler Saldutti**

Chief Executive Officer

904.373.0578

[tsaldutti@primerealtyinc.com](mailto:tsaldutti@primerealtyinc.com)

**Kyle Geary**

Director

904.930.4231

[kgeary@primerealtyinc.com](mailto:kgeary@primerealtyinc.com)

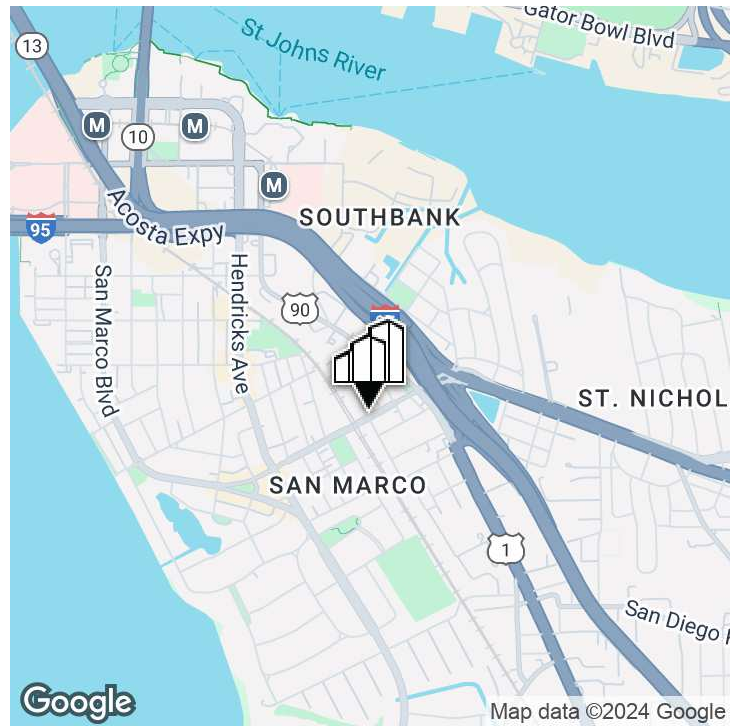
4237 Salisbury Road North, Building 2, Suite 212 | Jacksonville, FL 32216 | 904.352.1400

Office | Industrial | Retail | Multi-Family

All information has been gathered from sources deemed to be reliable. Provided information may be independently verified and shall not be solely relied upon.



1803 Atlantic Boulevard, Jacksonville, FL 32207



## OFFERING SUMMARY

Sale Price:	\$549,000
Building Size:	5,895 SF
Lease Rate:	\$20.00 NNN
Lot Size:	0.14 Acres
Price / SF:	\$93.13
Zoning:	CRO
Market:	Jacksonville
Submarket:	San Marco

## PROPERTY OVERVIEW

Built in 1918 this 5,895 sq ft building sits on approximately .14 acres zoned CRO. Located at the entrance to San Marco, this beautiful brick building can serve as a commercial, residential and/or office use. Walking distance to the shops, entertainment and nightlife of San Marco Square.

## PROPERTY HIGHLIGHTS

- - 5,895 SF building in prime Jacksonville location
- - Zoned CRO for flexible office building potential
- - High visibility on Atlantic Boulevard
- - Strong investment opportunity in growing market
- - Close to dining, shopping, and amenities for employees
- - Potential for strong rental income and ROI
- - Opportunity for value-add improvements
- - Located in Opportunity Zone

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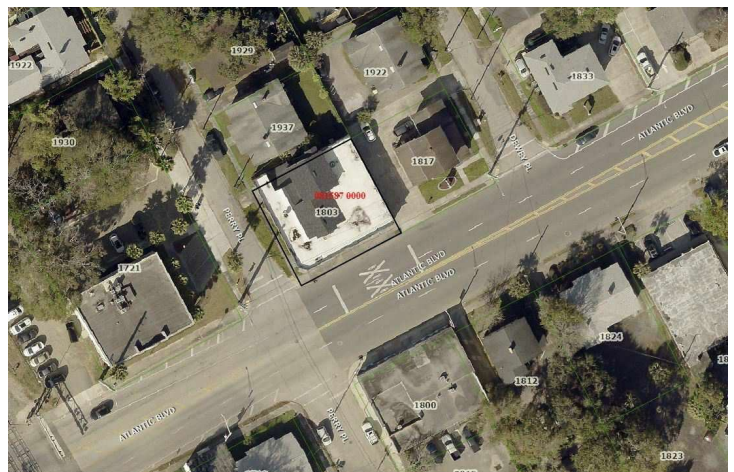
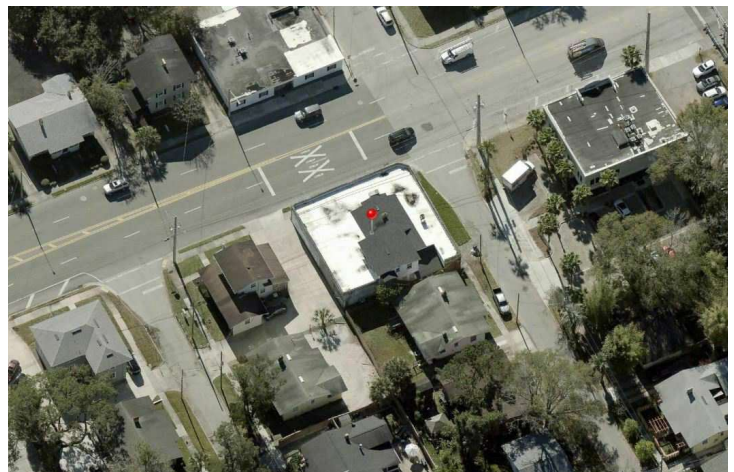
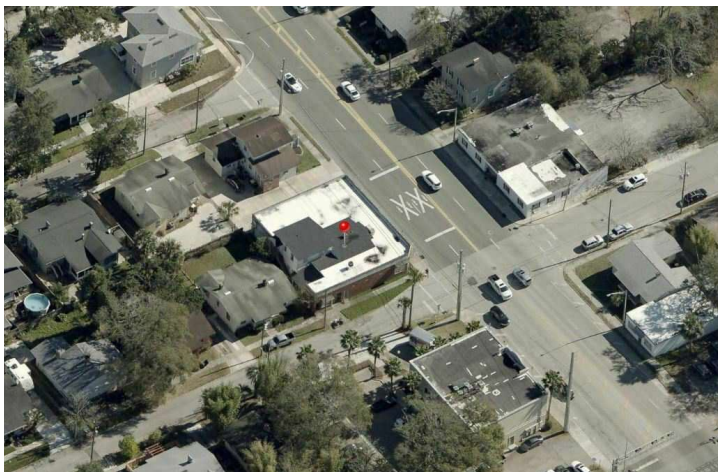
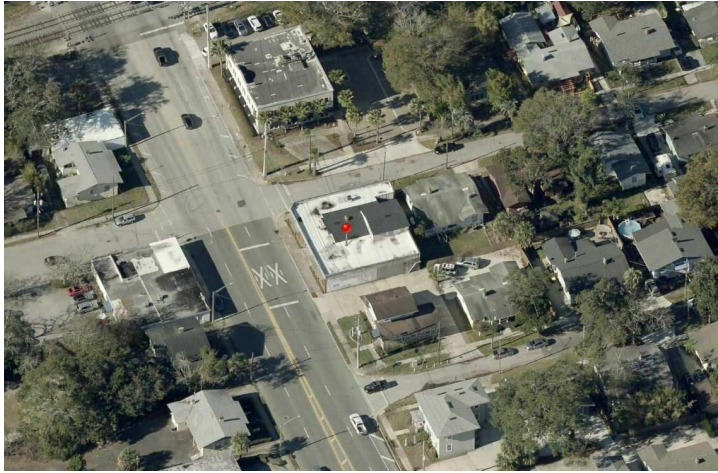


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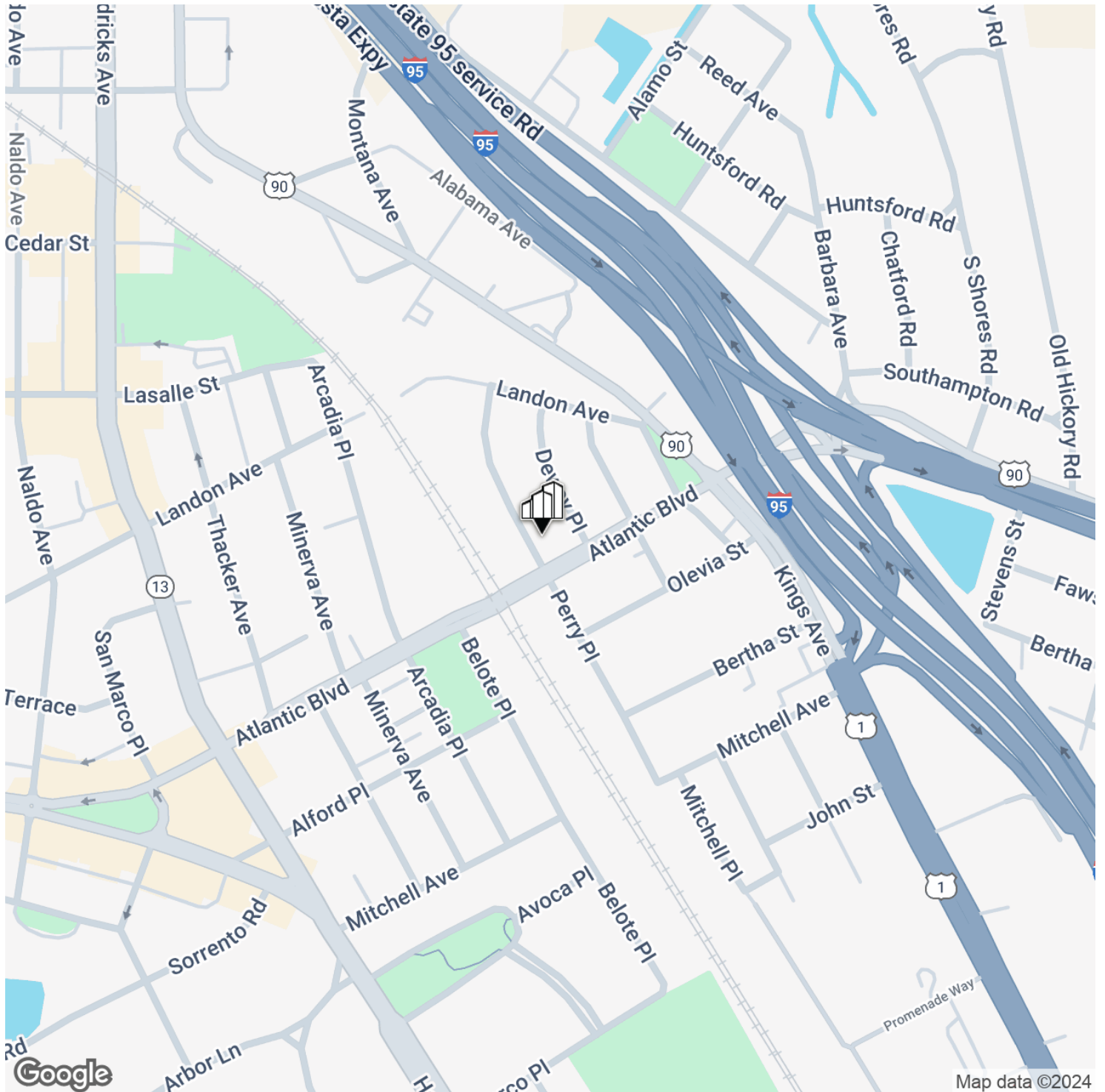


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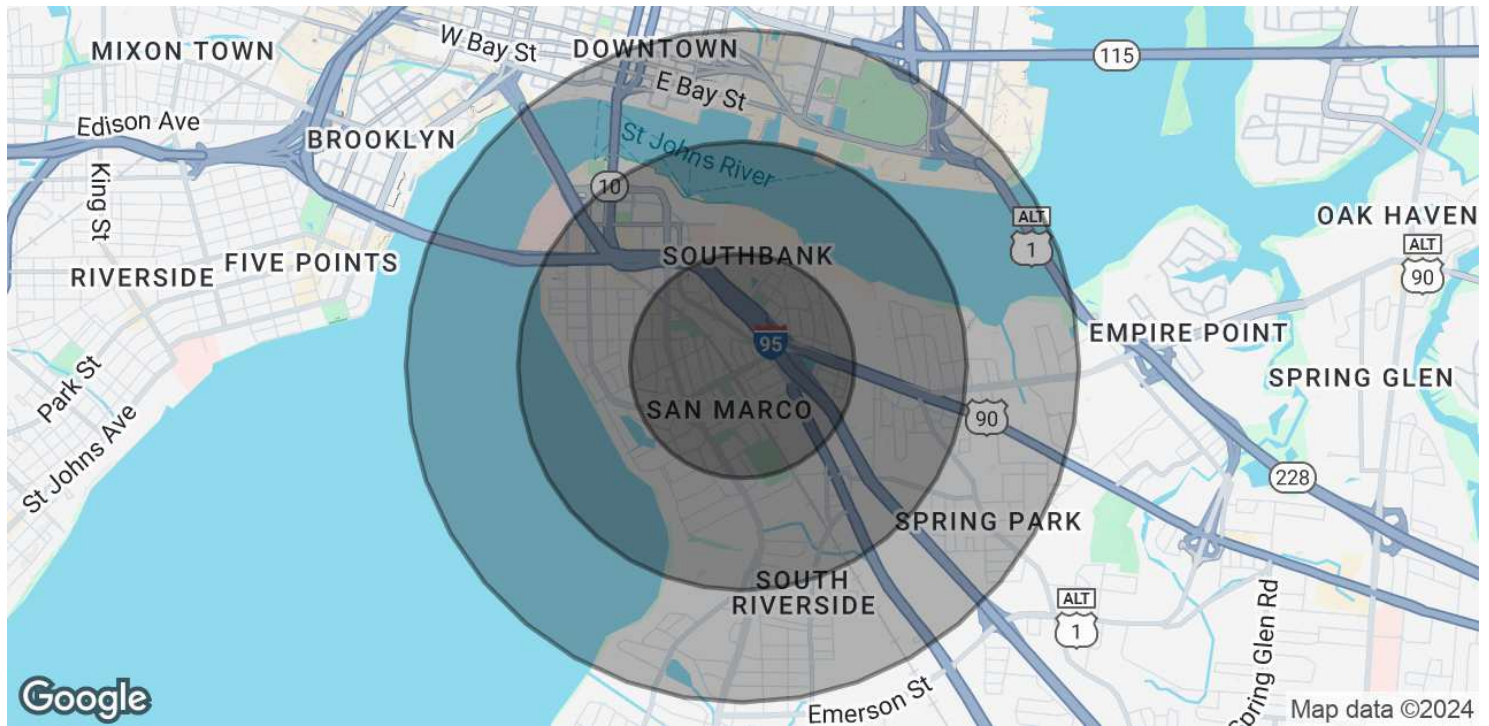
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,617	6,822	15,601
Average Age	42.7	42.7	41.2
Average Age (Male)	44.4	42.6	40.2
Average Age (Female)	39.8	41.2	42.4
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	1,048	4,264	8,529
# of Persons per HH	1.5	1.6	1.8
Average HH Income	\$66,544	\$72,677	\$67,860
Average House Value	\$260,197	\$267,648	\$242,532

2020 American Community Survey (ACS)

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