

# MEDICAL OFFICE INVESTMENT

3890 DUNN AVENUE, JACKSONVILLE, FL 32218



## OFFERING SUMMARY

Sale Price:	\$1,500,000
Building Size:	4,560 SF
Available SF:	Fully Occupied
Number of Units:	4
Price / SF:	\$328.95
Cap Rate:	7.48%
NOI:	\$112,206

## PROPERTY OVERVIEW

Introducing a prime investment opportunity in Jacksonville, FL! This 4,560 SF building boasts 4 units and is currently 100% occupied, offering immediate income potential for the savvy investor. Located in a sought-after area, this property is ideal for office or medical use, catering to the high demand for commercial space in the region. With a strong occupancy rate and a desirable location, this property presents a compelling opportunity for those seeking a solid and reliable investment in the thriving Jacksonville market.

## PROPERTY HIGHLIGHTS

- 4,560 SF building
- 4 units / 2 Buildings
- Medical Office
- Prime Jacksonville area location
- 100% occupancy

## AMANDA HARDY

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## JACKSONVILLE, FL 32218

### PROPERTY DESCRIPTION

Introducing a prime investment opportunity in Jacksonville, FL! This 4,560 SF building boasts 4 units and is currently 100% occupied, offering immediate income potential for the savvy investor. Located in a sought-after area, this property is ideal for office or medical use, catering to the high demand for commercial space in the region. With a strong occupancy rate and a desirable location, this property presents a compelling opportunity for those seeking a solid and reliable investment in the thriving Jacksonville market.

### LOCATION DESCRIPTION

Discover the vibrant neighborhood surrounding the property at 3890 Dunn Avenue in Jacksonville, FL. Situated within close proximity to the bustling Jacksonville International Airport, this location offers convenient access for business travelers. The nearby River City Marketplace provides an array of dining, shopping, and entertainment options, creating a dynamic environment for professionals and visitors alike. With a variety of medical facilities and office spaces in the area, the property is ideally positioned for medical and office tenants seeking a well-connected and amenity-rich location in the heart of Jacksonville.

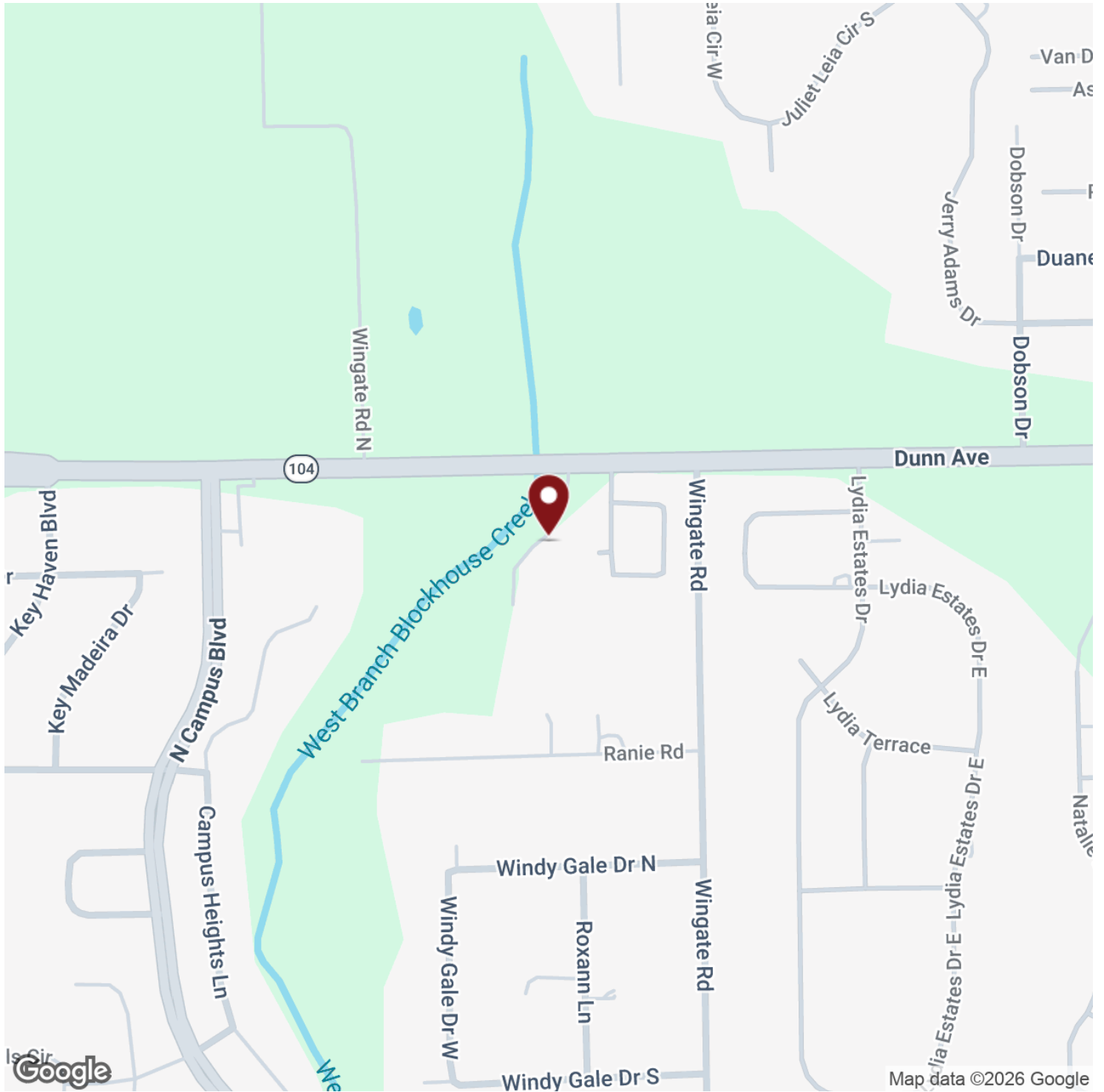
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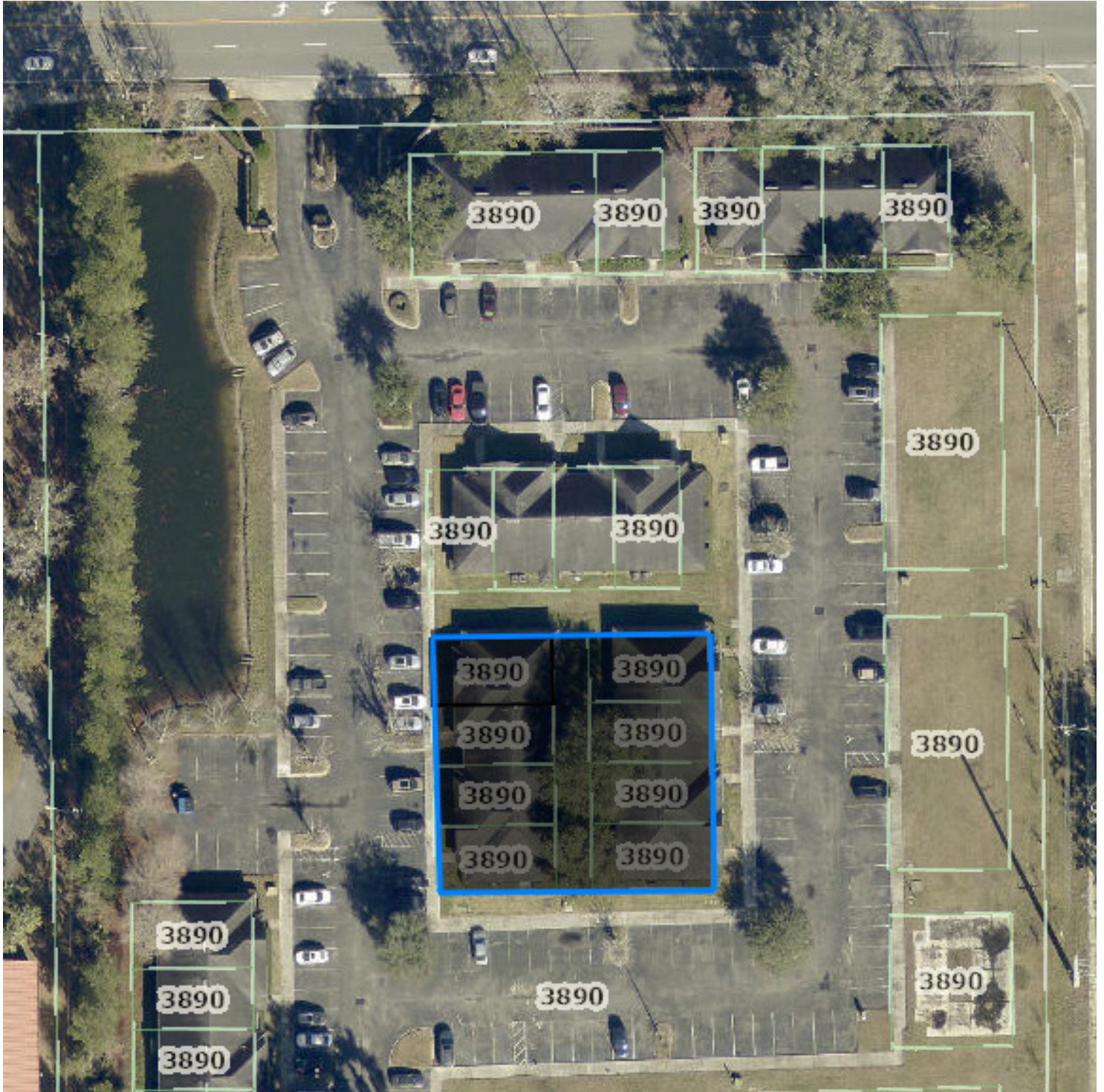


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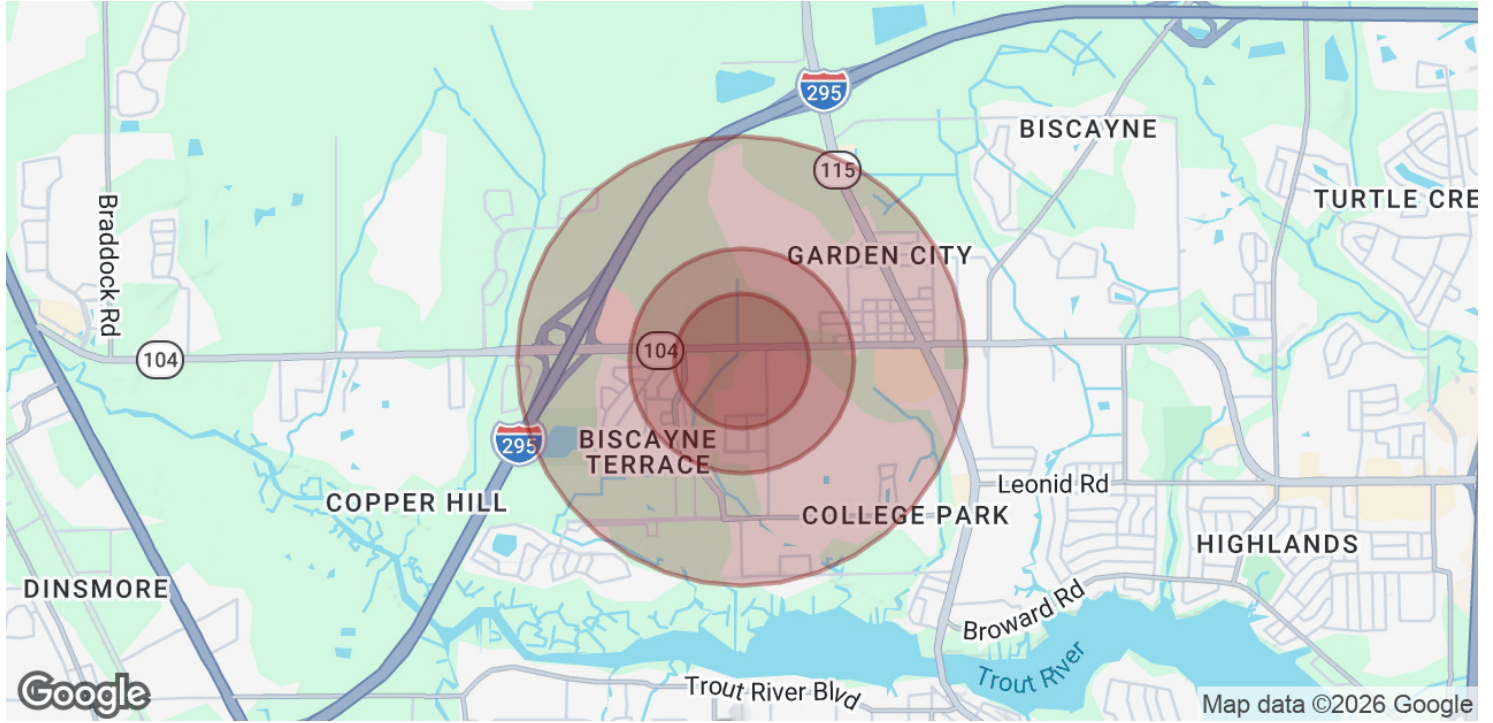


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<b>POPULATION</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	565	1,653	6,499
Average Age	41	41	40
Average Age (Male)	39	39	38
Average Age (Female)	43	43	42

<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	207	605	2,389
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$67,342	\$67,734	\$70,265
Average House Value	\$226,321	\$227,672	\$240,211

2020 American Community Survey (ACS)

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