



31,588± SF SUBLICENSE NNN OFFICE/RETAIL

5940 Beach Blvd. | Jacksonville, FL 32207



Click for
Virtual Tour

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Property Highlights

- **Size of land and building:** 5.81± acres land and 51,893± SF building
- **Zoning:** CCG-1
- **Parking:** 309 parking spaces (5.97 spaces per 1,000 SF)
- The subject property has cross easements for ingress/egress with two adjacent shopping centers with approximately 400 parking spaces
- **Access/ingress/egress:** Located on Beach Blvd and University Blvd with traffic light with access to seven curb cuts
- **Traffic count:** Beach Blvd: 27,000± AADT, University Blvd: 32,000± AADT
- **Roof and structure:** Landlord is responsible for roof and exterior walls.
- **Bus lines:** at property for easy student access
- **Interior improvement:** Millions of dollars of school - oriented improvements (classrooms, data processing, restrooms, etc.)
- **Retail proximity:** Adjacent to 100,000± SF grocery anchored shopping center
- **Easy access:** to I-95, I-295, Hart Expressway
- **Construction:** Pre-cast panel

Neighboring Companies



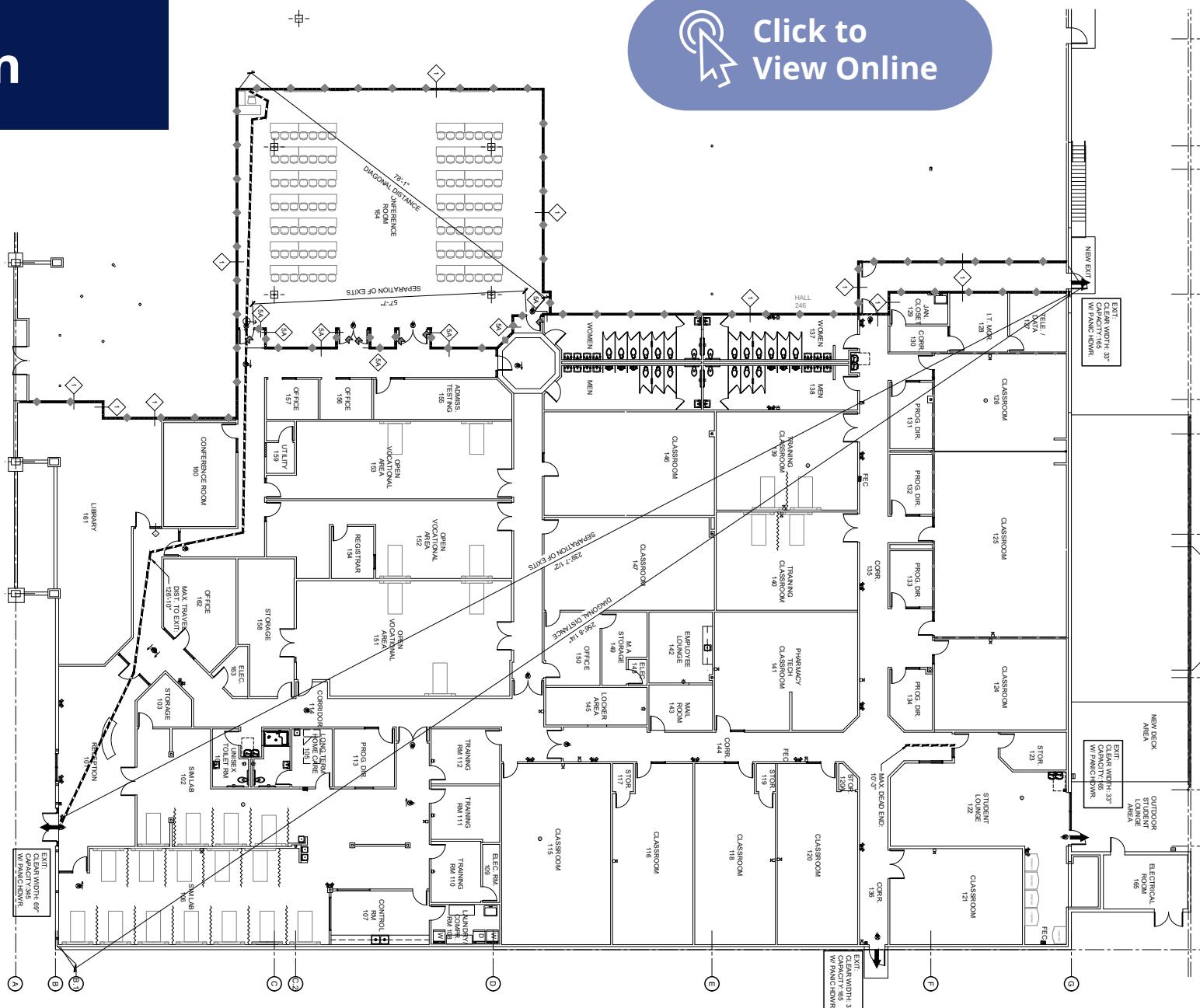
FINANCIAL Overview



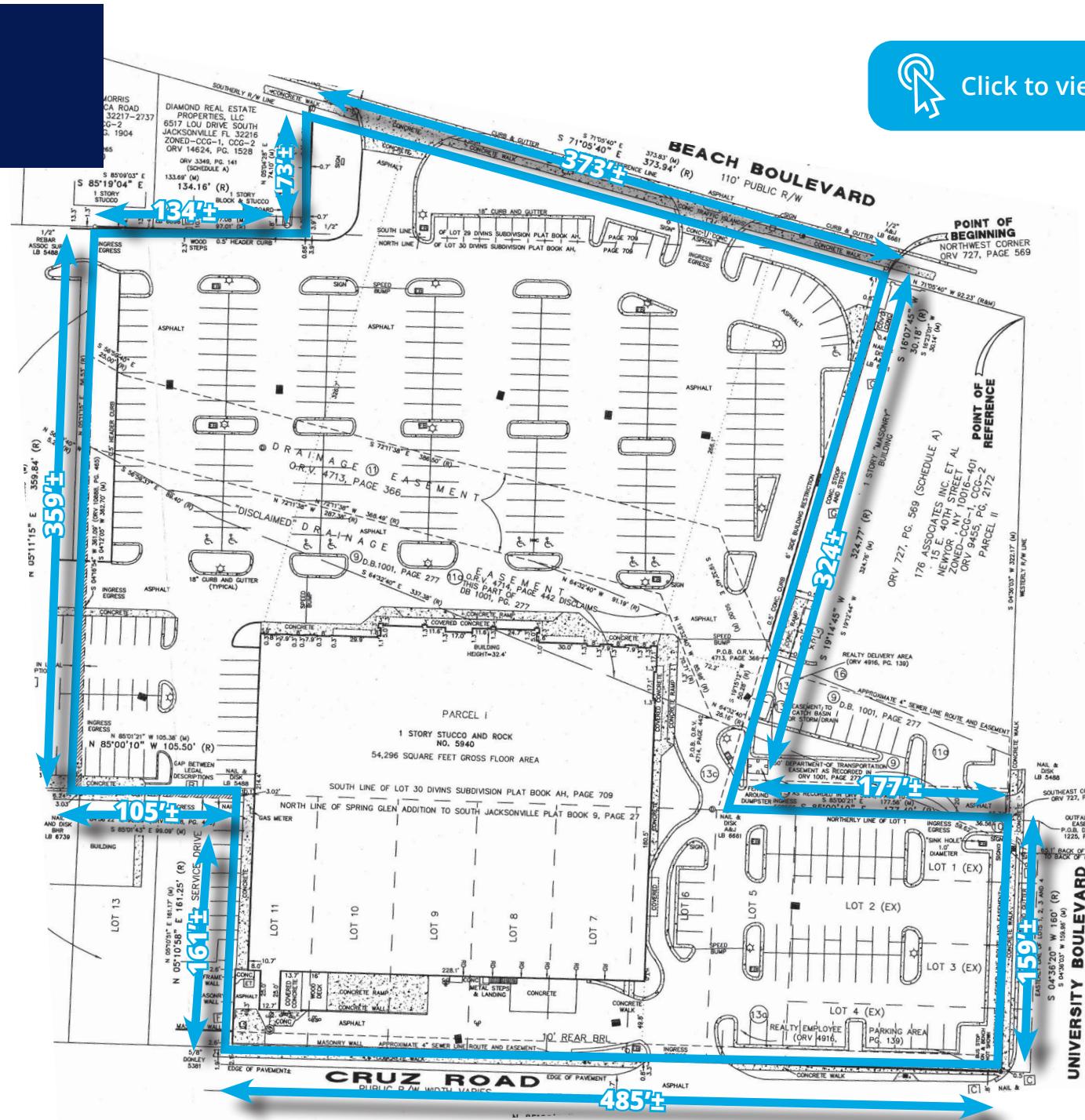
Category	Rent Summary
Total Space Bldg	51,893
Size Space/SF	31,588
% Occupied	60.87%
Base Term	Ten (10) years, 120 months
Date of Commencement	October 5, 2021
Lease Expiration	October 31, 2031
Extension Options	Two Periods of five (5) years each
Use	Simulated Training Facility for Jacksonville University
Current Rent as of 11/1/2024	\$468,450/yr - \$39,827.20 - \$14.83/SF
Annual Rent Escalation	2%
Estimated Passthrough Costs (2023)	
Utilities	\$2.15/SF
Real Estate Taxes	\$1.75/SF
Insurance	\$0.50/SF
All other	\$2.20/SF

PROPERTY Site Plan

**Click to
View Online**



Property Survey

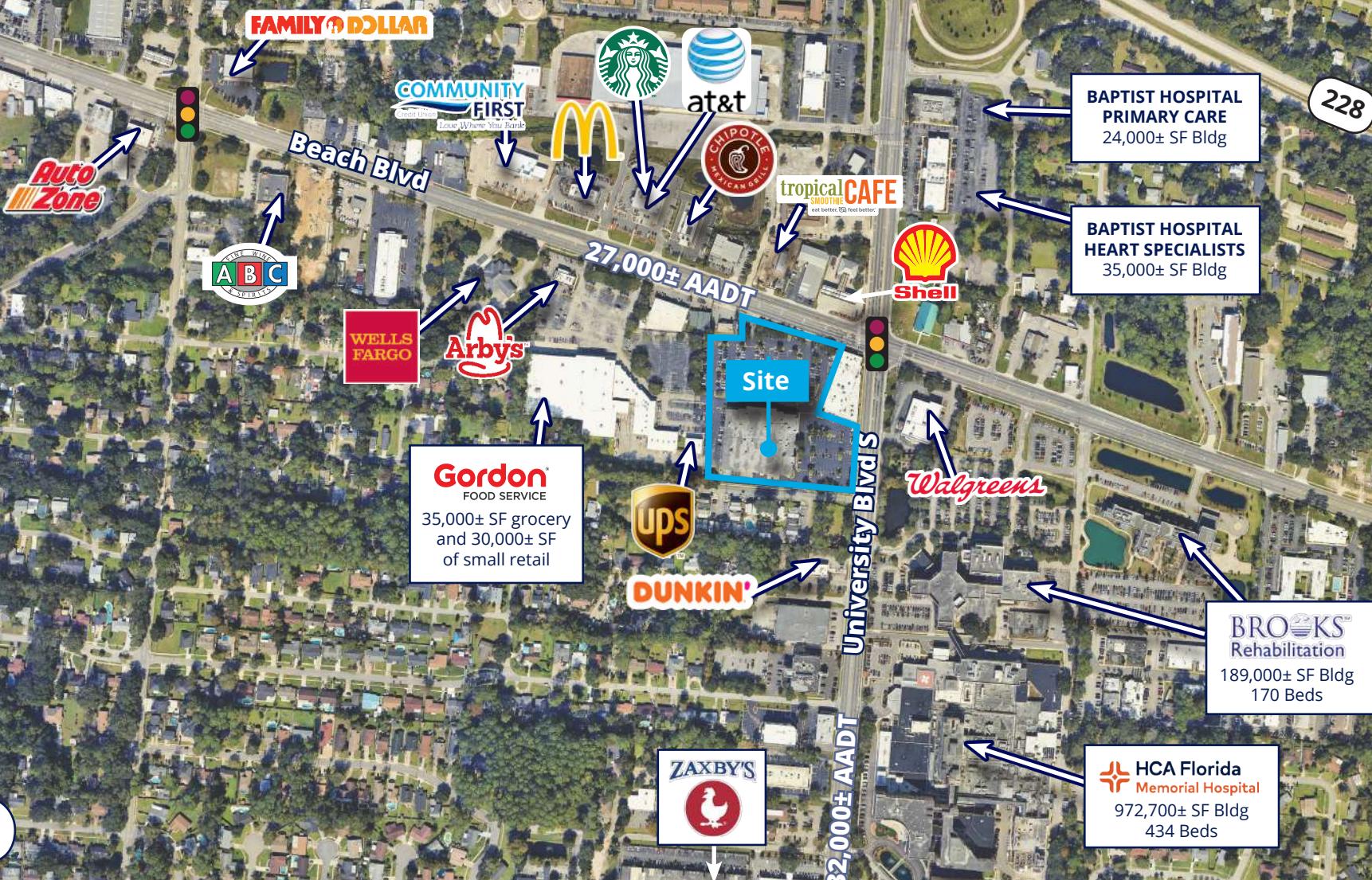


Click to view survey



AERIAL Overview

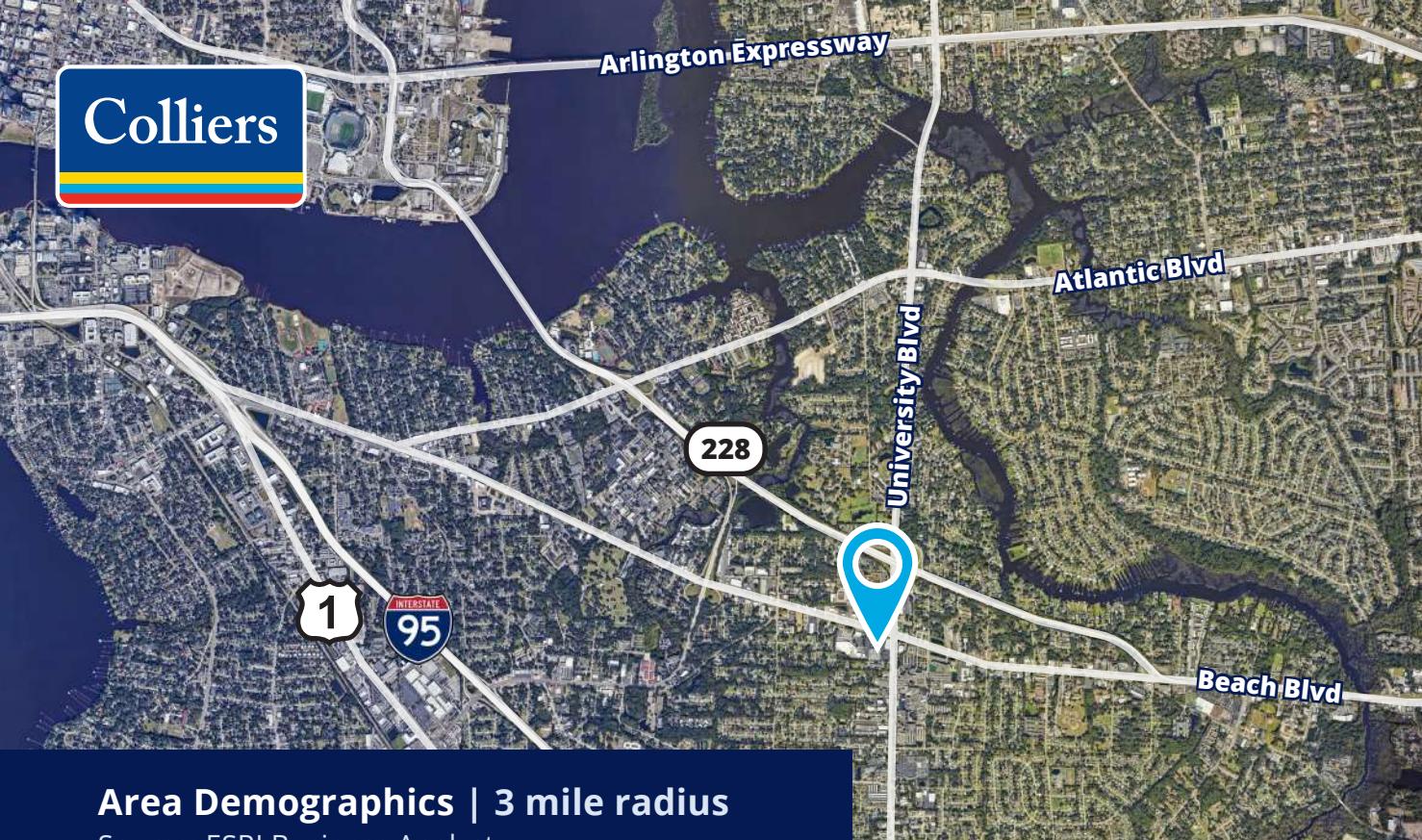
1.8 Miles
to I-95



AERIAL Ingress/Egress

Curb Cuts





Area Demographics | 3 mile radius

Source: ESRI Business Analyst



2024 Estimated
Population

83,747



2024 Est. Avg.
Household Income

\$77,455



2029 Daytime
Population

111,150

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