

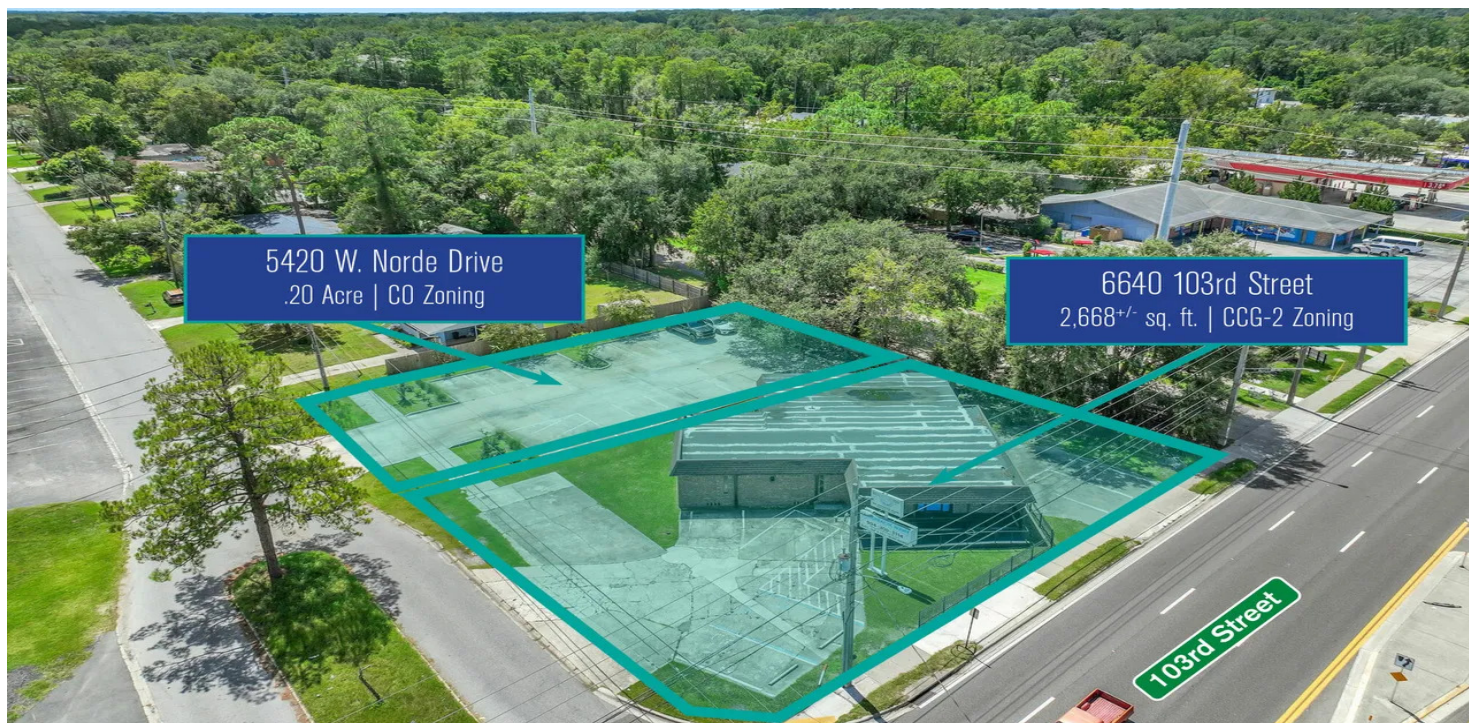
FOR SALE

6640 103RD ST. & 5420 NORDE DR. W.



2929 Plummer Cove Rd., Suite 2
Jacksonville, FL 32223

6640 103rd St., Jacksonville, FL 32210



OFFERING SUMMARY

Sale Price:	\$1,400,000
Building Size:	2,668 SF
Price / SF:	\$524.74
Year Built:	1958
Zoning:	CCG-2

PROPERTY OVERVIEW

6640 103rd St. offers the opportunity to acquire a former chiropractic office along with an adjacent ± 0.20 -acre parcel (5420 Norde Drive W) that provides additional parking. Positioned directly on 103rd Street with approximately $\pm 35,500$ AADT, the property features a $\pm 2,668$ SF freestanding building. The primary parcel is zoned CCG-2, while the adjacent parcel is zoned CO (Commercial Office), allowing for a variety of commercial and office uses.

PROPERTY HIGHLIGHTS

- CCG-2 Zoning
- Adjacent ± 0.20 acre parcel for additional parking
- Direct exposure along 103rd Street
- $\pm 35,500$ AADT
- $\pm 2,668$ SF Freestanding Building

PRESENTED BY:

CAMERON MESH

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AMANDA KINKADE

904.635.6376

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EXECUTIVE SUMMARY

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ADDITIONAL PHOTOS

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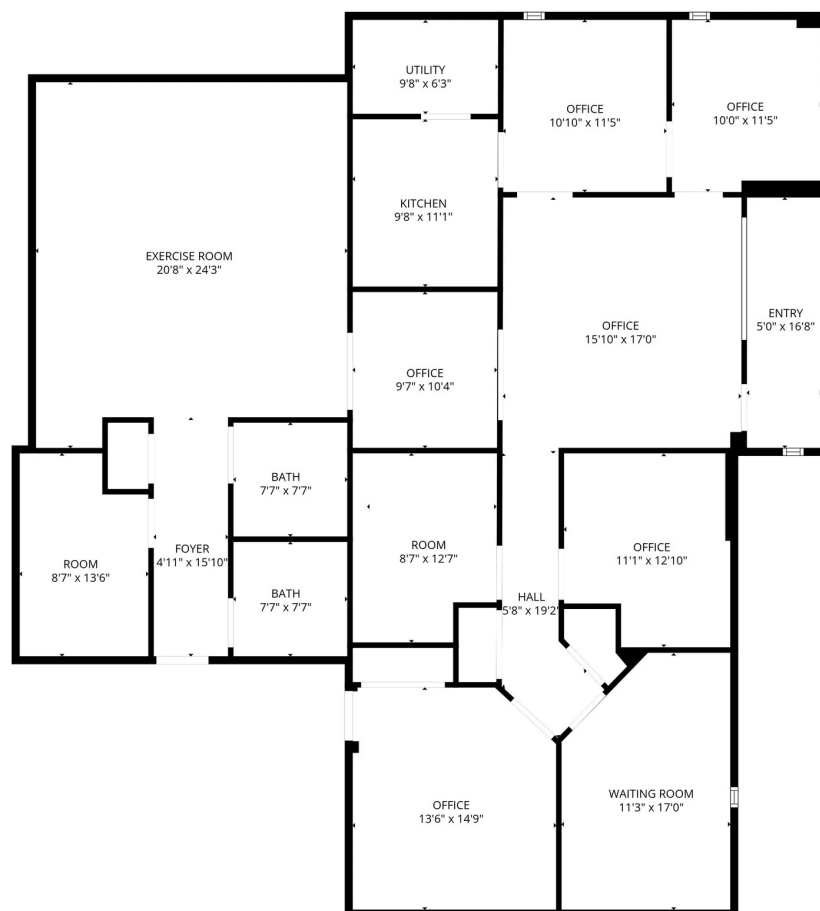
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FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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FLOOR PLANS

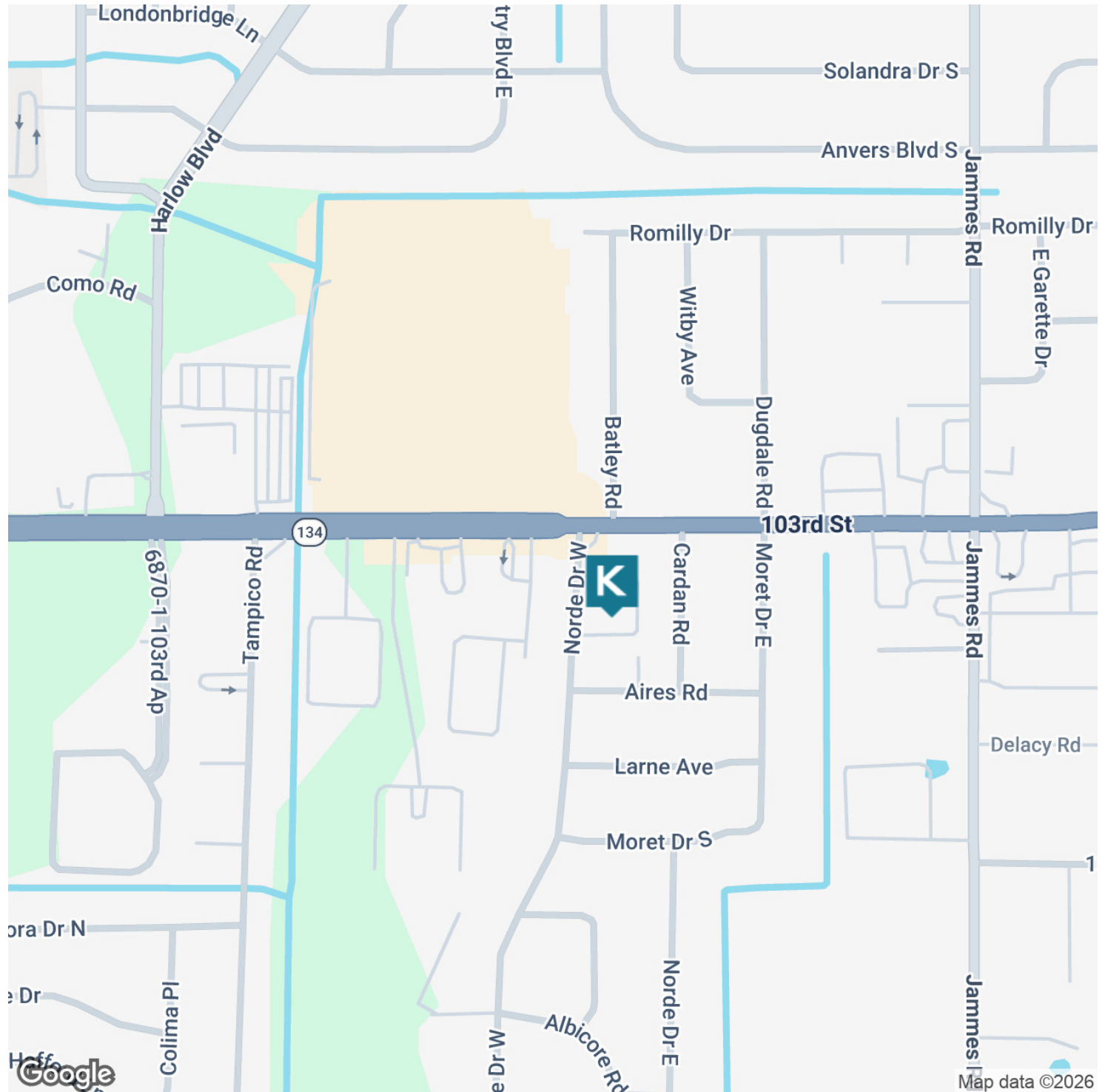
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LOCATION MAP

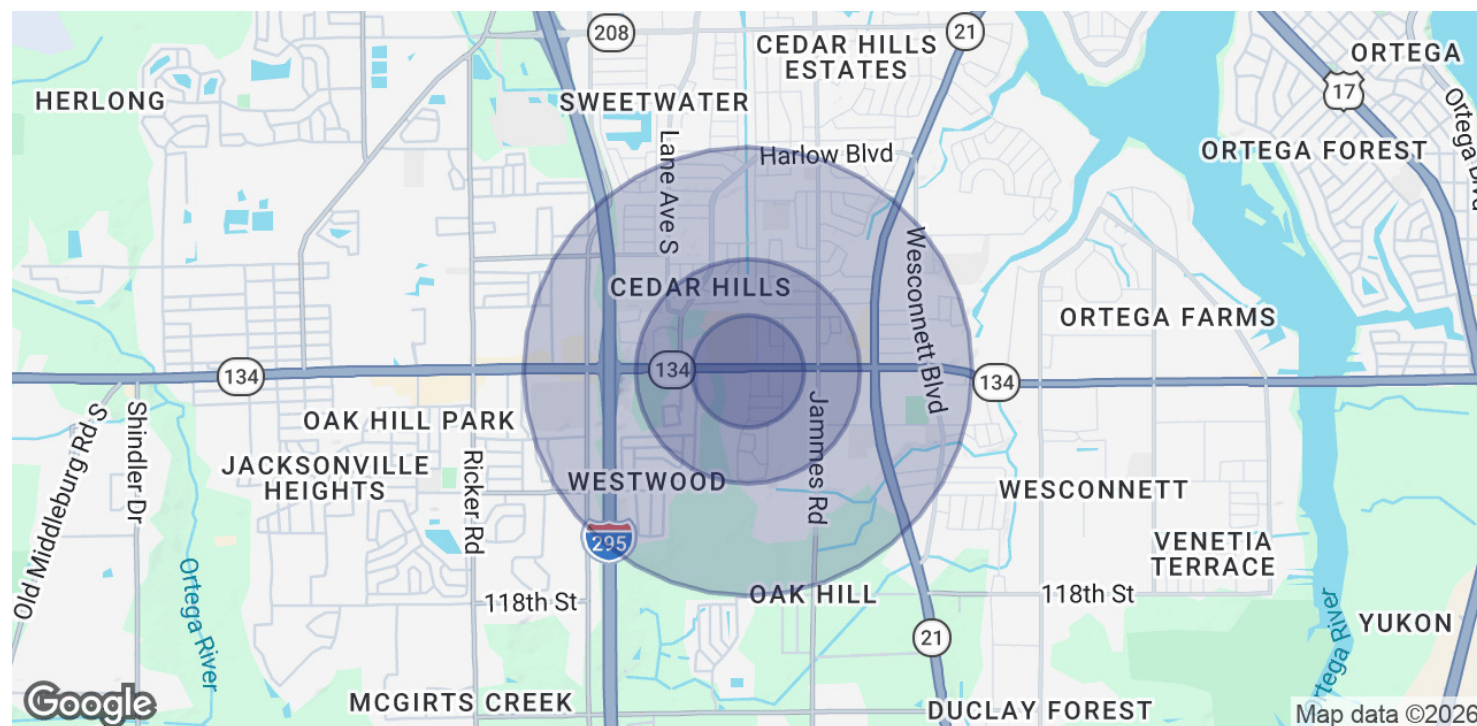
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	511	2,120	9,015
Average Age	52.3	48.8	43.8
Average Age (Male)	51.9	48.2	42.5
Average Age (Female)	53.3	50.3	44.1

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	212	853	3,518
# of Persons per HH	2.4	2.5	2.6
Average HH Income	\$63,834	\$63,528	\$65,218
Average House Value	\$161,964	\$162,374	\$178,794

2023 American Community Survey (ACS)

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DEMOGRAPHICS MAP & REPORT