



INVESTMENT OPPORTUNITY: High-Traffic Jacksonville Retail with Enterprise Zone

9633 OLD ST AUGUSTINE RD, JACKSONVILLE, FL 32257, USA

Strategically positioned in bustling enterprise zone.

Spacious single-story retail with excellent frontage.

Located in high-income Mandarin neighborhood.



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Property Highlights

- Located in established enterprise zone.
- Appeal to high-income demographic.
- Proximity to major commercial hubs.

Property Summary

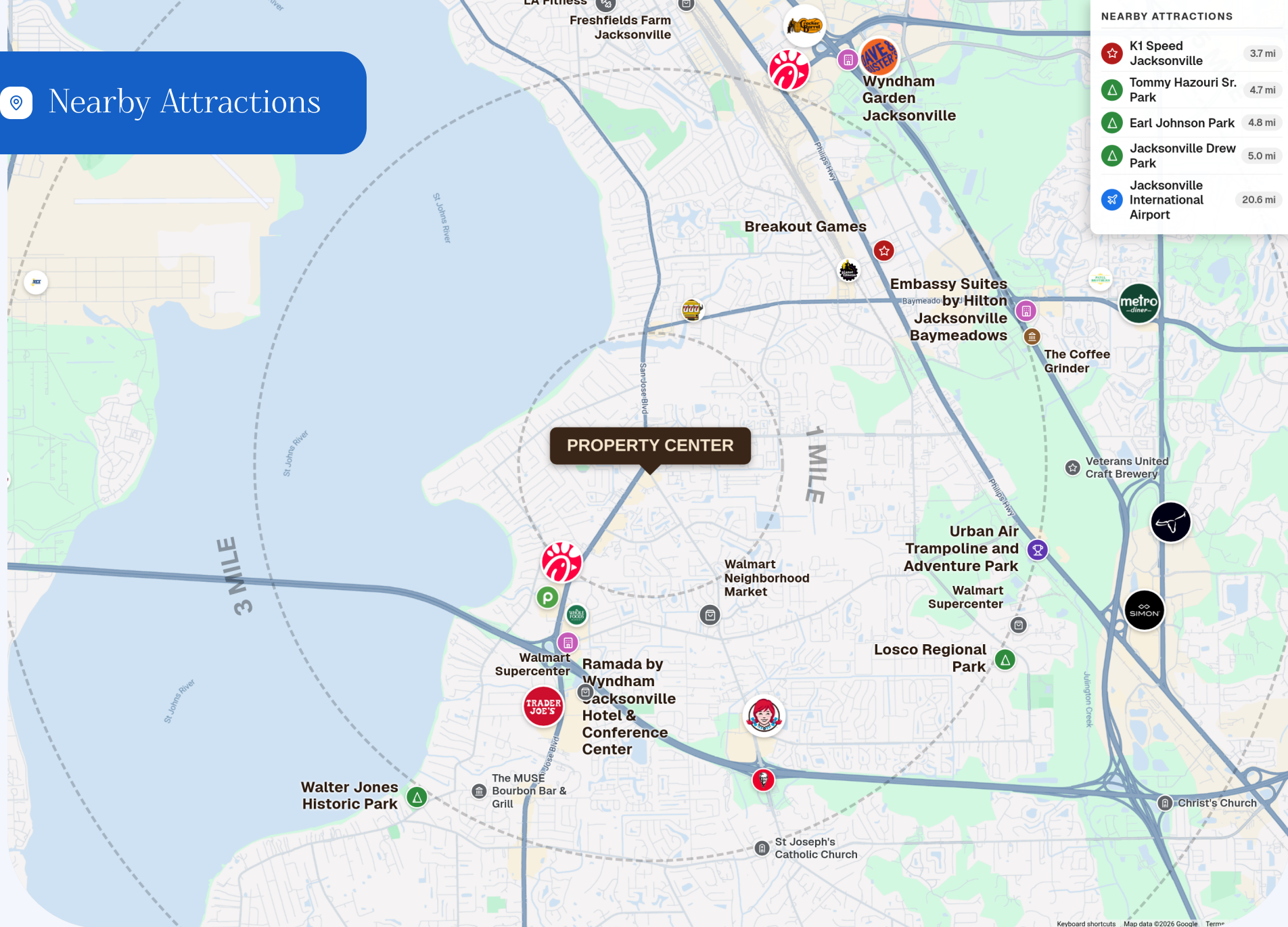
Located at 9633 Old St Augustine Rd, this partially owner occupied and newly renovated 6,550 sq ft retail space offers an exceptional investment opportunity in Jacksonville's dynamic commercial scene. Built in 1986, it resides in a thriving enterprise zone, ensuring consistent business traffic. The property boasts a substantial lot size of 28,225 sq ft, enhancing its appeal for a wide range of commercial endeavors. The property has two tenants, Tranquil Wellness Spa and the owner, Rore Investing. The owner is willing to stay as a tenant for \$3,500 a month or vacate by closing, whichever is more convenient for the buyer.

Key Features

Property Type	Commercial/Retail
Building Size (GLA SF)	6,550 sq. ft.
Lot Size	0.648 acres
Year Built	Built 1986
Stories	1 story
Building Size	6,210 sq ft
Frontage	Excellent street visibility



 Nearby Attractions



Where Florida Begins



- Jacksonville hosts 4 Fortune 500 firms, including CSX; a powerhouse in logistics and finance.
- Explore Jacksonville Landing for waterside dining, boating, and cultural festivities.
- Saw 1.9% economic growth last year, with rapid development projects across commercial sectors.



Jacksonville International Airport

Serving over 6.5 million passengers annually, vital for international and domestic business connections. 21 mi from property.



TIAA Bank Field

Home to the Jacksonville Jaguars; hosts major concerts and events, fueling local business traffic. 16 mi from property.



University of North Florida

A leading educational institution attracting young professionals and fostering tech growth. 18 mi from property.



St. Johns Town Center

Luxury shopping mall with national brands and eateries, driving retail demand. 14 mi from property.

Location Summary

Jacksonville, Florida, ranks as a bustling economic hub with a vibrant local business environment. Positioned in the southeastern corridor, the property attracts affluent residents, with a median household income of \$79,547, enhancing retail spending capability. The neighborhood offers a median age of 41.4, ensuring a balanced mix of young professionals and seasoned consumers. 36.2% of residents hold bachelor's degrees or higher, creating a knowledgeable, economically robust clientele.

Location Highlights

- › Jacksonville International Airport — 21 miles north, serving over 6.5 million passengers annually.
- › Hodges Stadium — 16 miles east, hosting major soccer events and attracting sports enthusiasts.
- › St. Johns Town Center — 14 miles northeast, offering high-end retail and dining experiences.
- › The Avenues Mall — 3 miles northwest, a premier retail destination with diverse shopping options.
- › Downtown Jacksonville — 12 miles north, the city's vibrant business and cultural hub.



Demographics



Total Population

1 Mile	14,400
3 Mile	64,775
5 Mile	150,904



Median Age

1 Mile	41.4
3 Mile	40.9
5 Mile	39.4



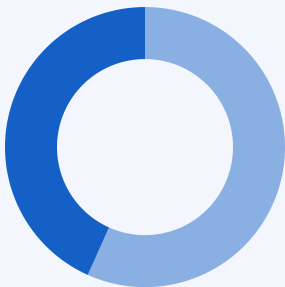
Average Household Size

1 Mile	2.24
3 Mile	2.39
5 Mile	2.40



Owner-Occupied Housing

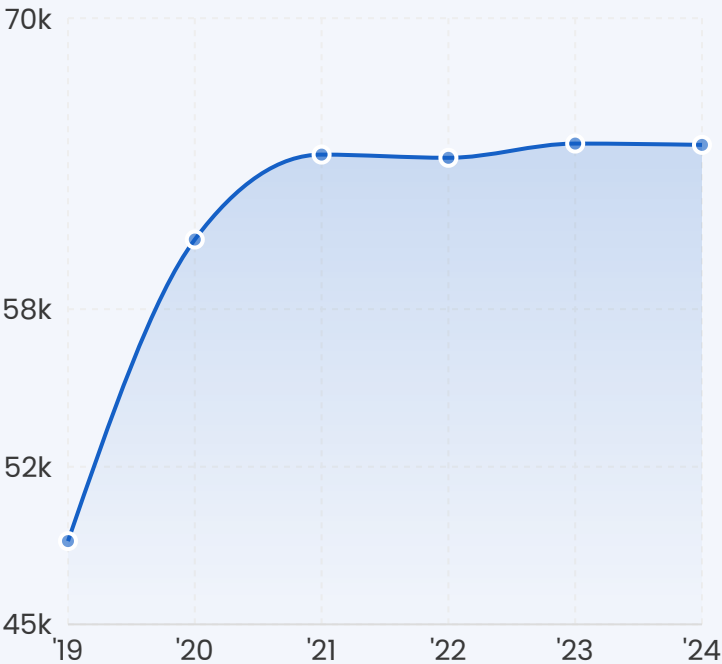
1 Mile	44.9%
3 Mile	56.7%
5 Mile	53.9%



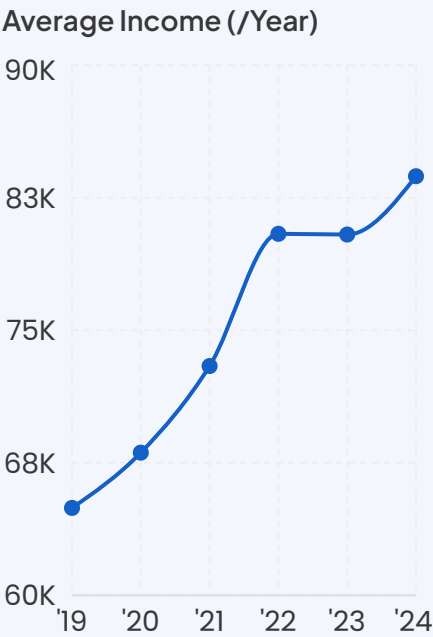
Housing & Employment

- Owners 56.7%
- Renters 43.3%

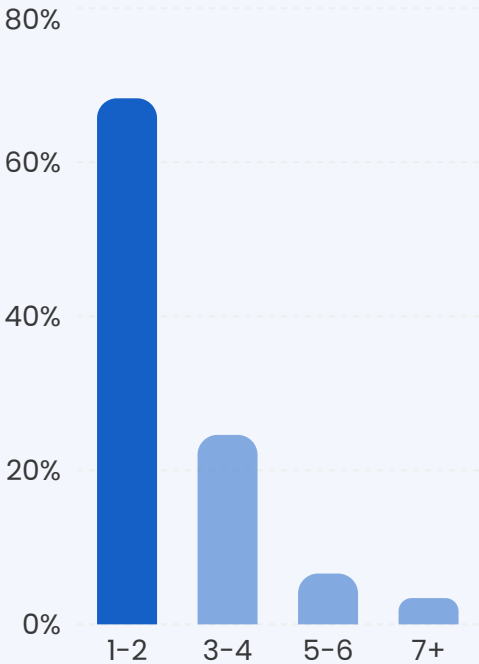
Growth Trend



Income vs Expense



Household Size





Thank You

This brochure is prepared for informational purposes only. Information has been obtained from sources believed reliable, but no warranty is made as to its accuracy or completeness. All projections and estimates are subject to change based on market conditions. Prospective buyers should independently verify all information and conduct their own due diligence. The seller reserves the right to reject any offer or withdraw the property from market at any time without notice.



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