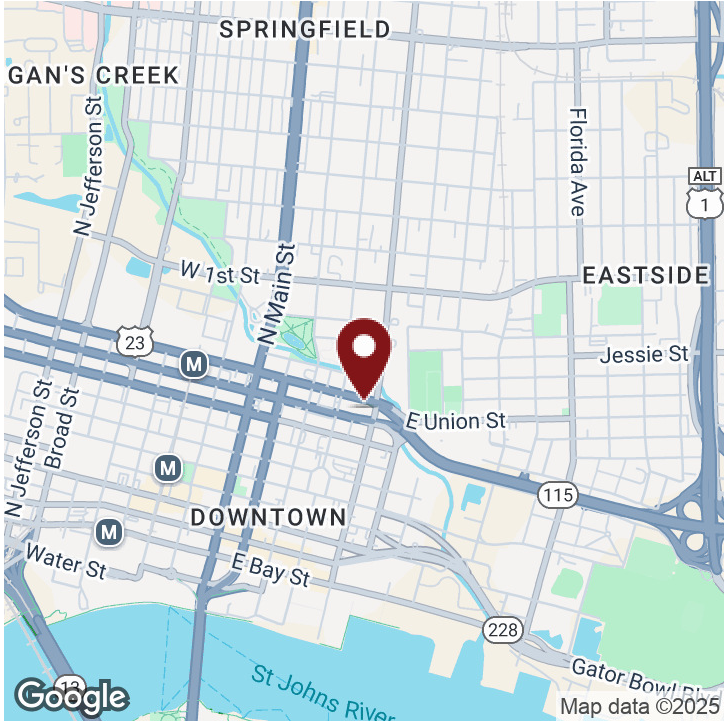


PRIME FLEX SPACE LOCATED DOWNTOWN UNION & LIBERTY

339 E UNION ST, JACKSONVILLE, FL 32202



OFFERING SUMMARY	
Sale Price:	\$1,200,000
Building Size:	3,745 SF
Lot Size:	0.38 Acres
Number of Units:	1
Year Built:	1955
Renovated:	2024
Zoning:	CCBD
Market:	Downtown

PROPERTY OVERVIEW

SVR Commercial LLC, as exclusive advisor, is pleased to offer a 3,745± SF flex building located at the corner of Liberty Street and Union Street in downtown Jacksonville. The property includes a lobby/office area with restroom, a break room with an adjoining locker room and shower, an additional office, and a warehouse area with six bays. The site is mostly gated, provides ample on-site parking for tenants and visitors, and benefits from corner frontage and strong accessibility.

LOCATION OVERVIEW

Located downtown on East Union St and North Liberty St. Across the street from the new Harveys Grocery Store and one street from the Arlington Expressway on-ramp.

- PROPERTY HIGHLIGHTS**
- Corner of Union St and Liberty St
 - Renovated 2024
 - Zoned CCBD

KIMBERLY SIEVERT

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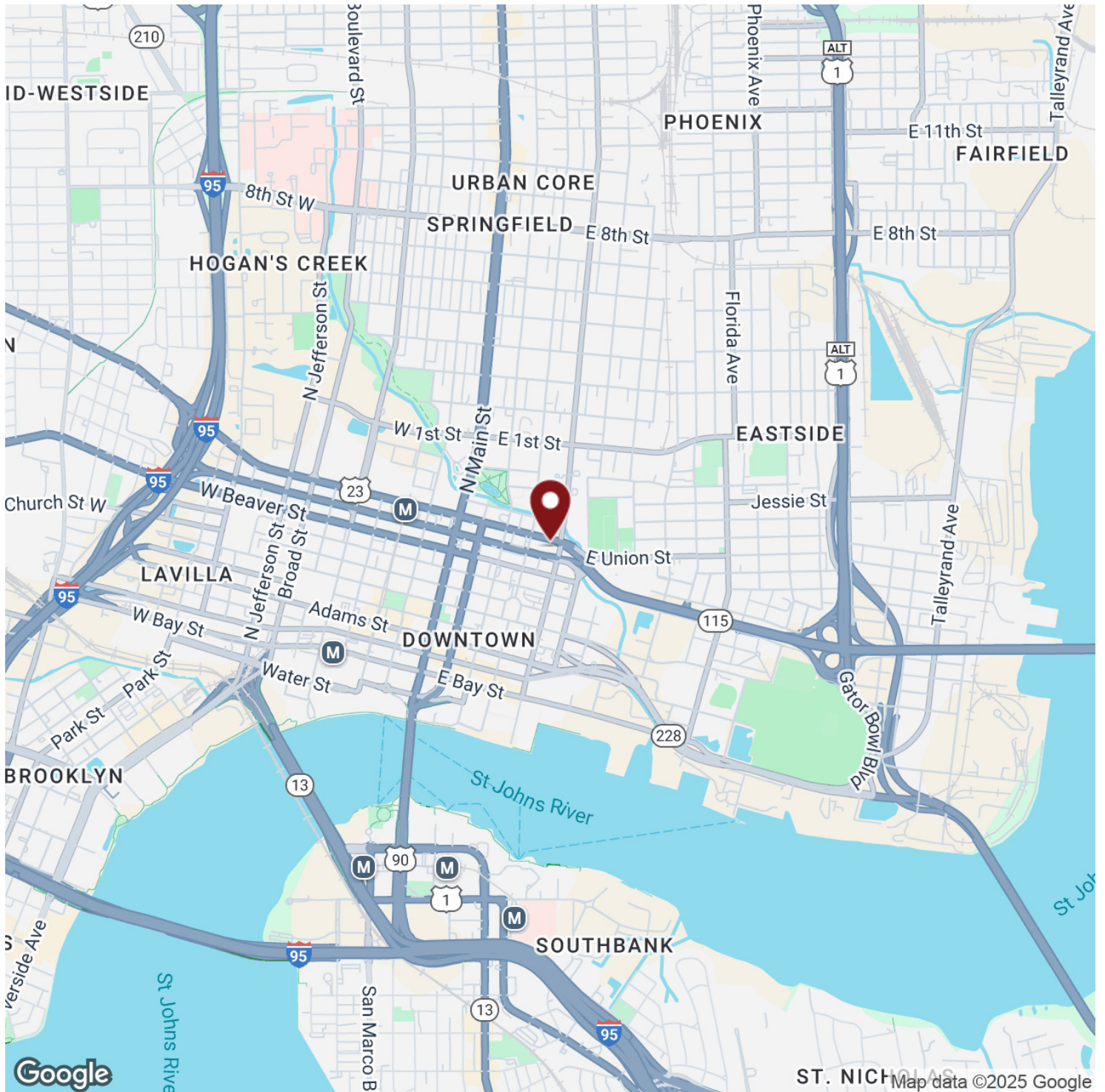
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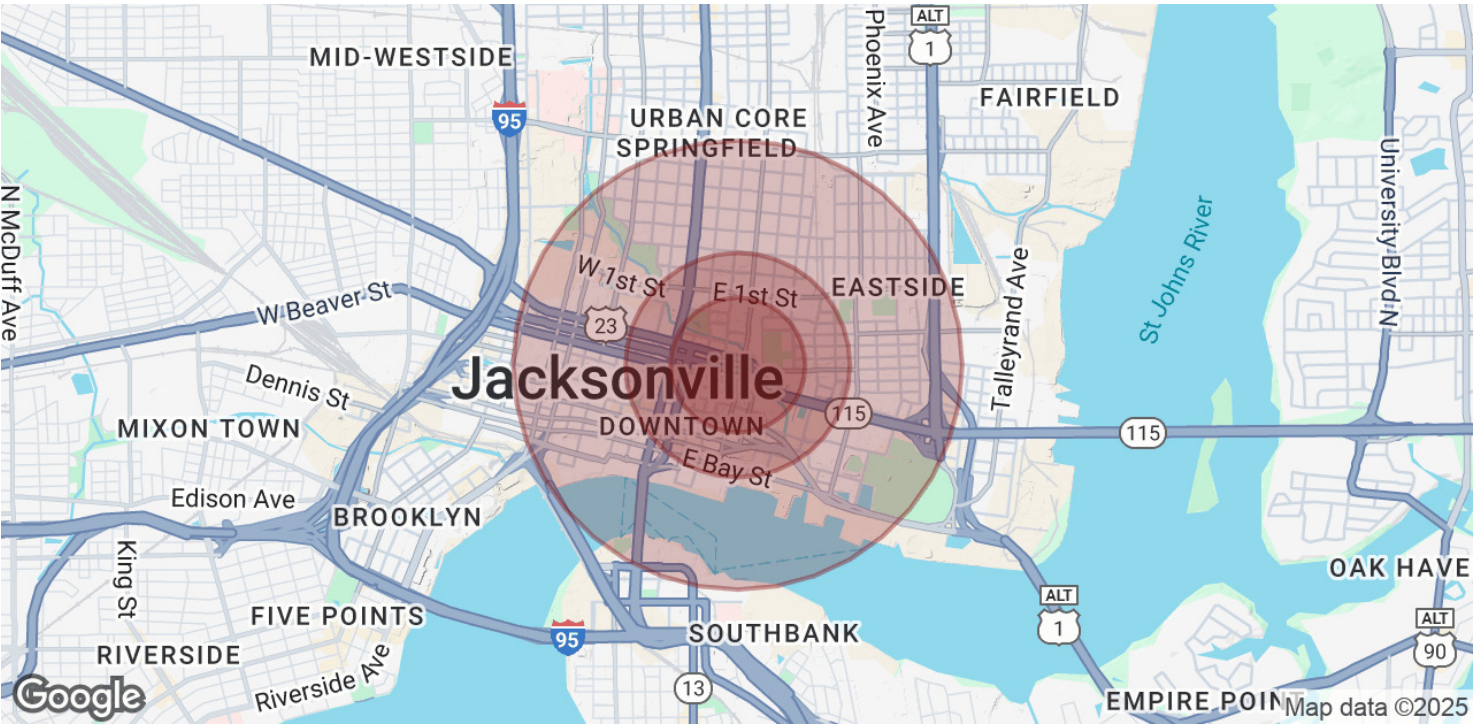
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,963	6,626	12,790
Average Age	44	43	41
Average Age (Male)	42	41	40
Average Age (Female)	50	49	45

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	707	2,113	5,008
# of Persons per HH	2.8	3.1	2.6
Average HH Income	\$30,454	\$33,884	\$48,763
Average House Value	\$152,297	\$162,771	\$229,575

Demographics data derived from AlphaMap

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