

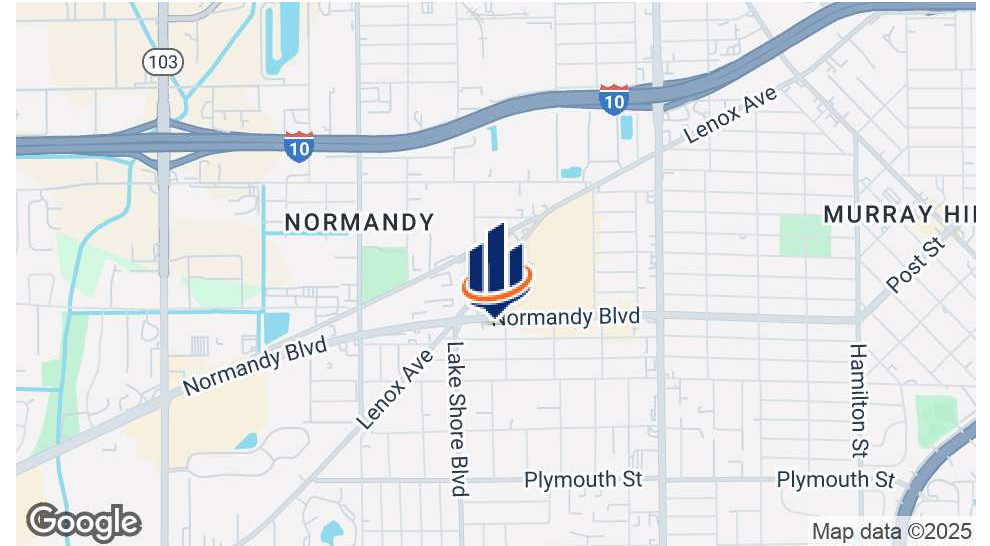
VALUE ADD OPPORTUNITY FOR SALE

5318 NORMANDY BLVD
JACKSONVILLE, FL 32205

Joseph D. "Chip" Sistare III
O: 904.421.8546
csistare@svn.com

Colin Nicholson III, CCIM
O: 904.281.1990
cnicholson@svn.com

Property Summary



OFFERING SUMMARY

Sale Price:	\$950,000
Number of Units:	3
Lot Size:	0.52 Acres
Building Size:	11,886 SF

PROPERTY DESCRIPTION

SVN First Coast Commercial is pleased to offer this property at 5318 Normandy Blvd, Jacksonville, FL. This vacant 11,886 SF, 3-unit office building, built in 1957, is strategically located on Jacksonville's Westside. Zoned CCG-2, this property offers versatile potential for office and commercial use. With its layout it presents an unique value opportunity to transform into lucrative office space.

PROPERTY HIGHLIGHTS

- - 11,886 SF office building
- - 3 units for versatile use
- - Zoned CCG-2 for commercial flexibility
- - Located in prime Jacksonville area
- - Ideal for office or commercial use
- - Spacious layout for customization

Survey

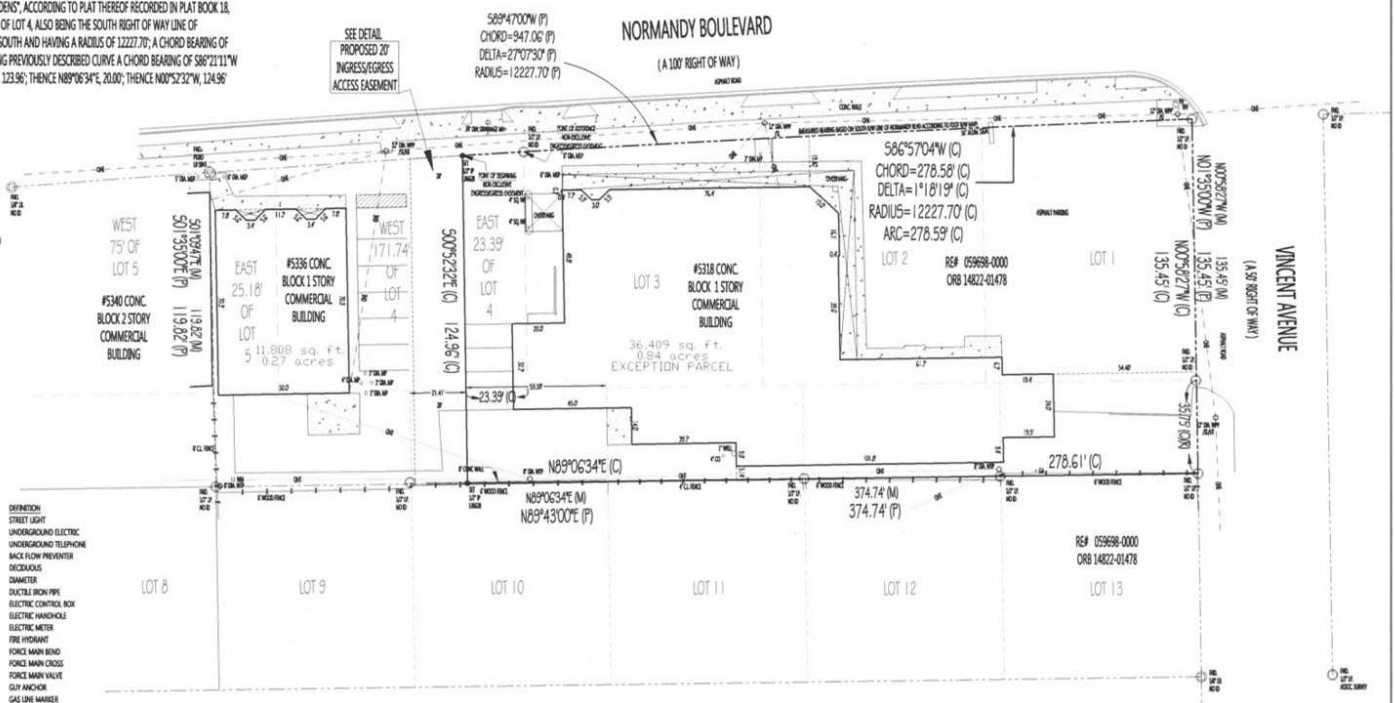
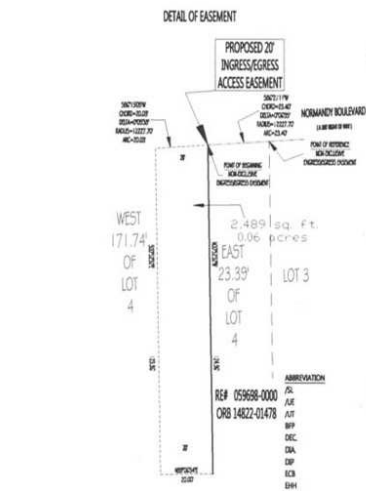
LOT 1, 2, 3 AND 4; THE EAST 25.18 FEET OF LOT 5; AND THE NORTH 35.75 FEET OF LOTS 9, 10, 11, 12 AND 13 OF BLOCK 4, "ROOSEVELT GARDENS", ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 18, PAGE(S) 99-99A, CURRENT PUBLIC RECORDS, DUVAL COUNTY, FLORIDA.

(EXCEPTION PARCEL):

LOTS 1, 2, 3 AND THE EAST 23.39 FEET OF LOT 4 TOGETHER WITH THE NORTH 35.75 FEET OF LOTS 11, 12, 13 AND EAST 53.59 FEET OF THE NORTH 35.75 FEET OF LOT 10 OF BLOCK 4, "ROOSEVELT GARDENS", ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 18, PAGE(S) 99-99A, CURRENT PUBLIC RECORDS, DUVAL COUNTY, FLORIDA.

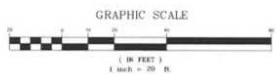
TOGETHER WITH A NON-EXCLUSIVE INGRESS/EGRESS ACCESS EASEMENT DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE START AT THE NORTHEAST CORNER OF LOT 4 OF BLOCK 4, "ROOSEVELT GARDENS", ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 18, PAGE(S) 99-99A, CURRENT PUBLIC RECORDS, DUVAL COUNTY, FLORIDA. THENCE ALONG THE NORTH LINE OF LOT 4, ALSO BEING THE SOUTH RIGHT OF WAY LINE OF NORMANDY BOULEVARD (A 100' RIGHT OF WAY), CONTINUE ALONG A CURVE BEING CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 12227.70'; A CHORD BEARING OF S86°21'11"W AND CHORD DISTANCE OF 23.40' TO THE POINT OF BEGINNING, THENCE CONTINUING ALONG PREVIOUSLY DESCRIBED CURVE A CHORD BEARING OF S86°21'11"W AND A CHORD DISTANCE OF 20.03'; THENCE DEPARTING SAID RIGHT OF WAY A BEARING OF S05°52'32"E, 123.96'; THENCE N89°06'34"E, 20.00'; THENCE N05°52'32"W, 124.96' BACK TO THE POINT OF BEGINNING.



- GENERAL NOTES**
1. THIS MAP IS A BOUNDARY SURVEY.
 2. THIS SURVEY MAP DOES NOT REFLECT OWNERSHIP.
 3. UNDERGROUND PORTION OF FOUNDATION/FOOTER NOT LOCATED.
 4. THERE MAY BE UNDERGROUND UTILITIES NOT SHOWN ON THIS SURVEY.
 5. UNLESS OTHERWISE NOTED, RECORD AND MEASURED DIMENSIONS AGREE.
 6. THE RELATIVE LINEAR DISTANCE ACCURACY FOR THIS SURVEY EXCEEDS 1:50,000.
 7. ALL MEASUREMENTS ARE IN U.S. STANDARD FEET AND WERE MADE WITH A THEODOLITE AND ELECTRONIC DISTANCE MEASURING DEVICE AND/OR STEEL TAPE.
 8. THE DIMENSIONS OF THE BUILDING SHOWN HEREON DO NOT REFLECT LEASE OVERHANG, IF ANY.
 9. ALL BUILDING TIES ARE PERPENDICULAR TO THE PROPERTY LINES, UNLESS INDICATED OTHERWISE.
 10. THE SURVEY MAP AND/OR SURVEY REPORT AND THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE OF A LICENSED SURVEYOR AND MAPPER AND THE ORIGINAL ACCESSIBLE SCALE.
 11. NO TITLE OPINION OR ABSTRACT OF MATTERS AFFECTING TITLE OR BOUNDARY TO THE SUBJECT PROPERTY HAVE BEEN REVIEWED. IT IS POSSIBLE THERE ARE DEEDS OR RECORDS, UNRECORDED DEEDS, EASEMENTS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES.
 12. NOTICE OF LIABILITY: THIS SURVEY IS CONFIRMED TO THOSE INDIVIDUALS SHOWN ON THE PACE THEREOF. ANY OTHER USE, BASIS OR RELIANCE BY ANY OTHER PARTY IS STRICTLY PROHIBITED AND RESTRICTED. SURVEYOR IS RESPONSIBLE ONLY TO THOSE EMPLOYED AND HEREBY DECLINES ANY OTHER LIABILITY AND HEREBY RELEASES THE RIGHTS OF ANY OTHER INDIVIDUAL OR FIRM TO USE THIS SURVEY, WITHOUT EXPRESS WRITTEN CONSENT OF SURVEYOR.

ABBREVIATION	DEFINITION
SL	STREET LIGHT
UE	UNDERGROUND ELECTRIC
UT	UNDERGROUND TELEPHONE
BF	BACK FLOW PREVENTER
DEC	DECK/DOCK
DA	DRAWER
DR	DUCTILE IRON PIPE
ICB	ELECTRIC CONTROL BOX
BH	ELECTRIC HANDHOLE
EM	ELECTRIC METER
FI	FIRE HYDRANT
FM BEND	FORCE MAIN BEND
FM CROSS	FORCE MAIN CROSS
FMV	FORCE MAIN VALVE
GA	GUY ANCHOR
GLM	GAS LINE MARKER
GV	GAS VALVE
HB	HOSE BIBB
IR	IRIS
PO	POLYETHYLENE PIPE
PC	POLYMER CONCRETE PIPE
RC	REINFORCED CONCRETE PIPE
SS	SEWER SANITARY LIFT STATION
SM	SEWER MANHOLE
SQ	SQUARE
TH	TELEPHONE HANDHOLE
TR	TELEPHONE REEL BOX
VP	VENT PIPE
WF	WIRE FABRIC
WL	WATER LINE TIE
WM	WATER METER
WP	WOOD POWER POLE
WV	WATER VALVE
WV	WATER VALVE VAULT
WC	FOUND CONCRETE MOVEMENT
FO	FOUND IRON ROD
FO	FOUND PE NAIL & DECK



AMENDED MARCH 18, 2024 TO ADJUST BOUNDARY AND EASEMENT

CHARLES BASSETT & ASSOCIATES, INC.
 SURVEYORS - MAPPERS - LAND PLANNERS
 P.O. BOX 10048 - FLEMING ISLAND, FLORIDA - 32006 - PHONE (904) 215-0707 - FAX (904) 215-0711

1. HEREBY CERTIFY THAT THE INFORMATION CONTAINED HEREIN WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A LICENSED SURVEYOR IN THE STATE OF FLORIDA. I AM NOT PROVIDING THIS INFORMATION TO ANY OTHER PARTY WITHOUT THE WRITTEN CONSENT OF THE CLIENT.

DATE: MARCH 1, 2024

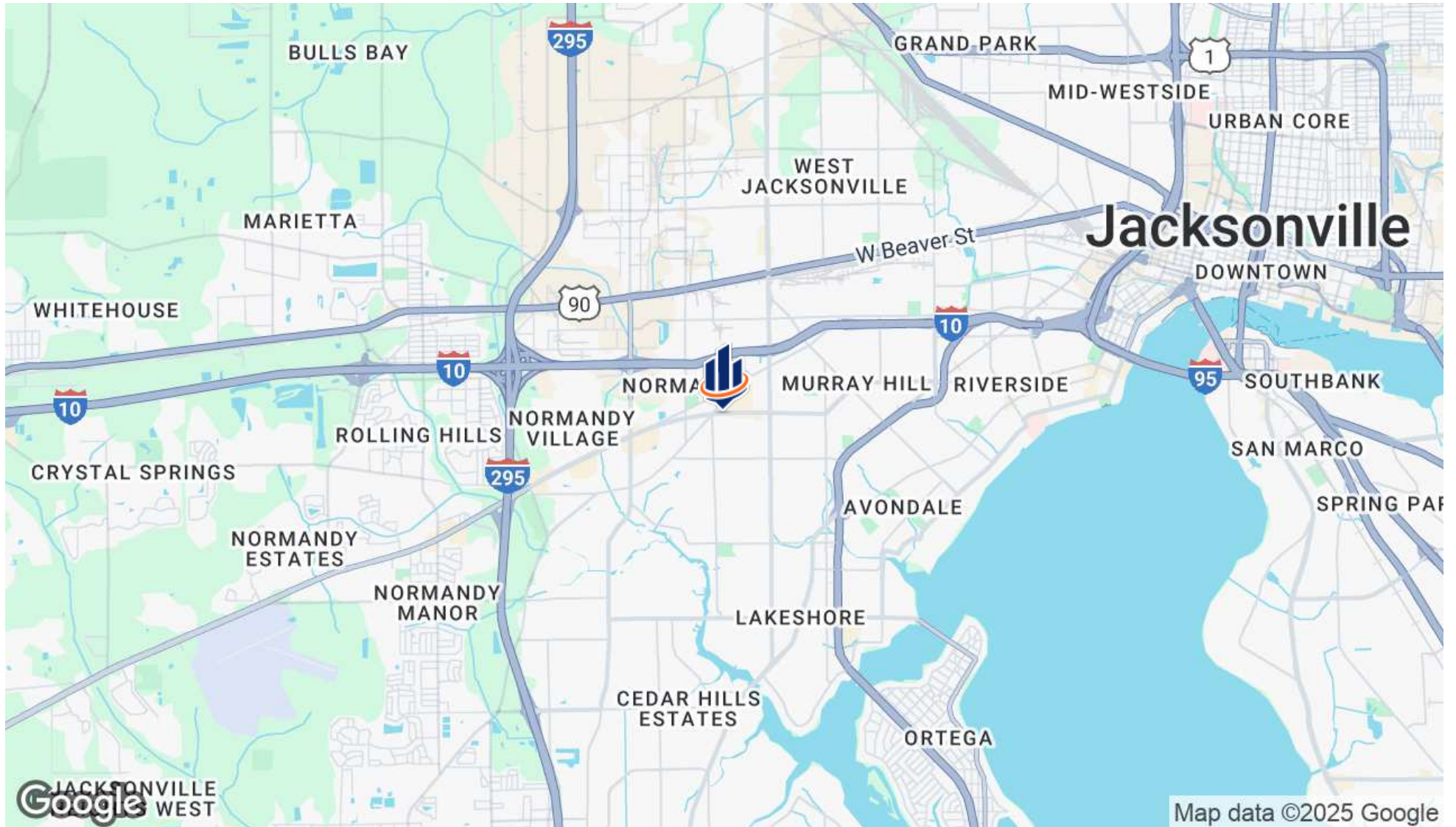
CHARLES A. BASSETT, JR., LICENSED SURVEYOR #14, 2014-2024

RETRAIL DRAWN BASED ON NORMANDY BLVD ACCORDING TO "ROOSEVELT GARDENS" PLAT BOOK 18, PAGE(S) 99-99A.

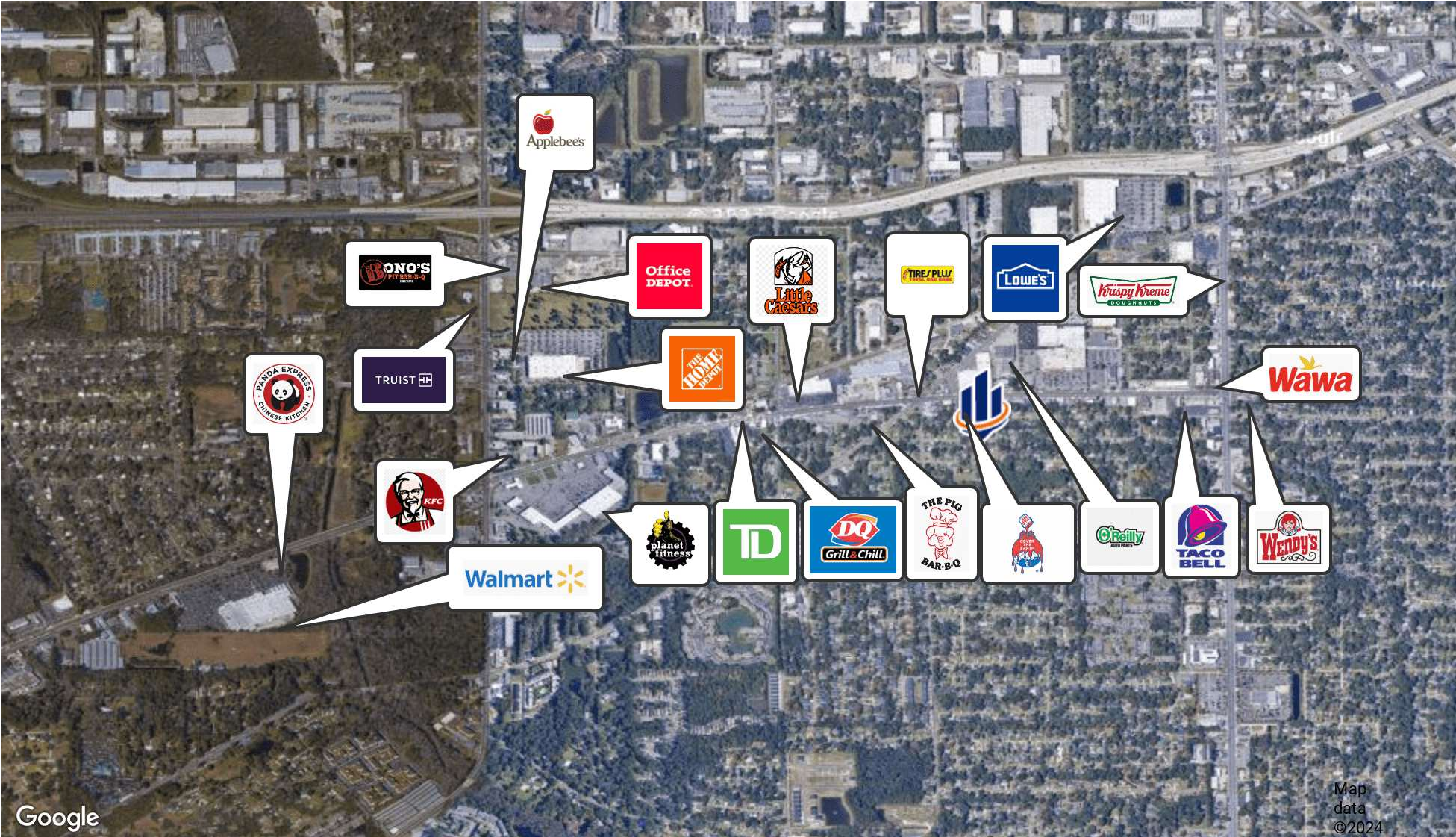
PLAT BOOK 18, PAGE(S) 99-99A

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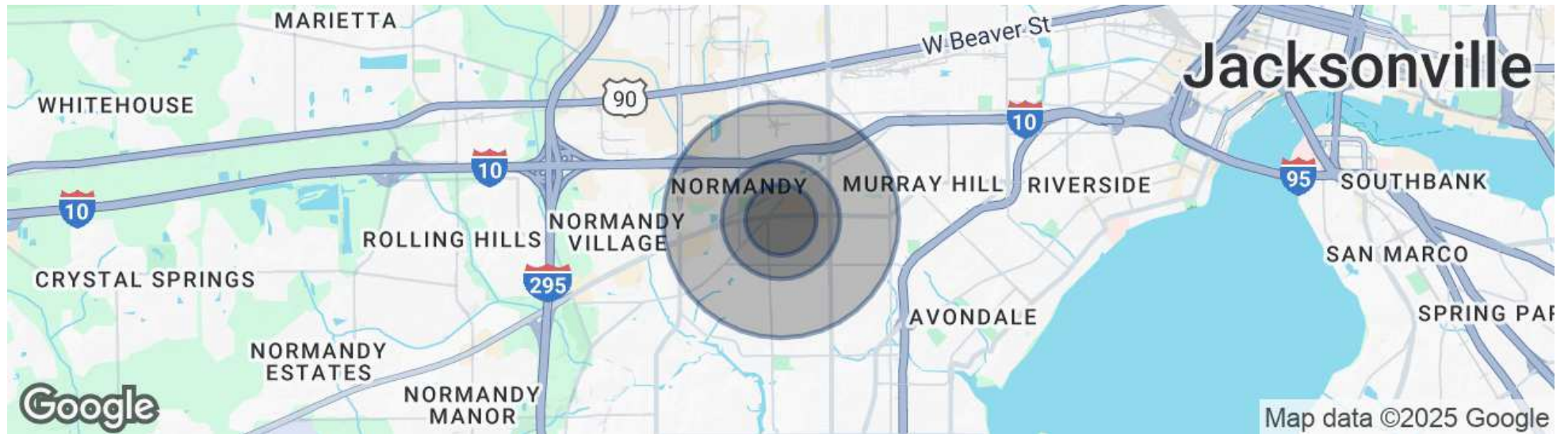
Regional Location Map



Retailer Map <1 Mile



Demographics Map & Report



POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	700	2,499	10,547
Average Age	40	38	38
Average Age (Male)	39	38	37
Average Age (Female)	40	38	38

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	298	1,056	4,542
# of Persons per HH	2.3	2.4	2.3
Average HH Income	\$69,815	\$63,740	\$64,043
Average House Value	\$153,955	\$162,709	\$197,434

Demographics data derived from AlphaMap

About SVN



The SVN® brand was founded in 1987 out of a desire to improve the commercial real estate industry for all stakeholders through cooperation and organized competition.

Today, SVN® International Corp., a full-service commercial real estate franchisor of the SVN® brand, is comprised of over 1,600 Advisors and staff in over 200 offices across the globe. Geographic coverage and amplified outreach to traditional, cross-market and emerging buyers and tenants is the only way to achieve maximum value for our clients.

Our proactive promotion of properties and fee sharing with the entire commercial real estate industry is our way of putting clients' needs first. This is our unique Shared Value NetworkSM and just one of the many ways that SVN Advisors create amazing value with our clients, colleagues and communities.

Our robust global platform, combined with the entrepreneurial drive of our business owners and their dedicated SVN Advisors, assures representation that creates maximum value for our clients.