FIRST COAST COMMERCIAL
REAL ESTATE SPECIALISTS

PROFESSIONAL OFFICE AT BAYSIDE VILLAGE

1820 SR 13
JACKSONVILLE, FL 32259

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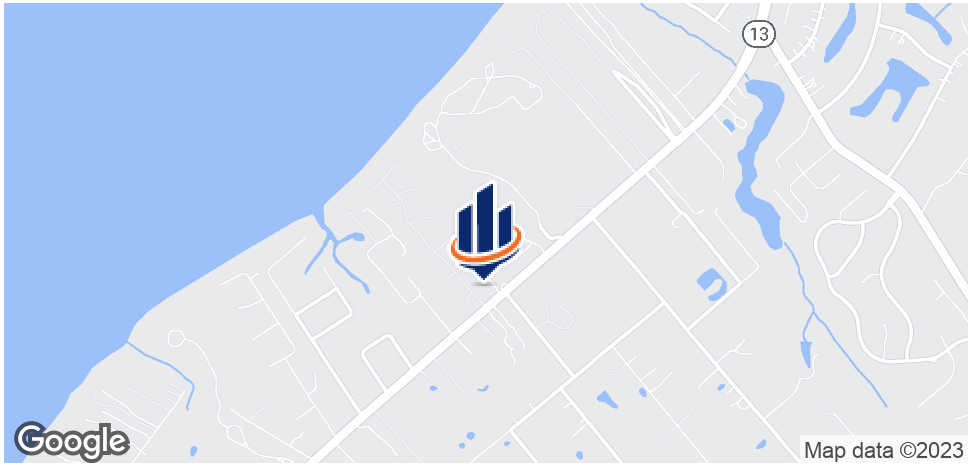
Property Summary



OFFERING SUMMARY

Available SF:	2840 SF
Lease Rate:	$21.00 SF/yr (NNN)
Building Size:	11,690 SF
Zoning:	CG

PROPERTY OVERVIEW

11,690 SF Shopping Center and Office Space with 2,840 available. Switzerland, Florida is roughly 2 miles south of the Julington Creek Bridge on State Road 13 in St. Johns County. Within 5 miles there are 16,582 roof tops with Avg income of $111,473.

PROPERTY HIGHLIGHTS

- 11,690 SF Retail Center and Office Space
- Two miles south of the Julington Creek Bridge
- The Center has frontage on State Road 13 (South of San Juan Del Rio Catholic Church)
- Perfect for medical offices, legal, accounting/CPA or Real Estate users

The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

Available Spaces

LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	3,120 SF	Lease Rate:	$21.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suites 3, 4, & 5	Available	3,120 SF	NNN	$21.00 SF/yr	7 offices, 1 showroom, 3 bathrooms, 2 storage closets, and 1 kitchenette.

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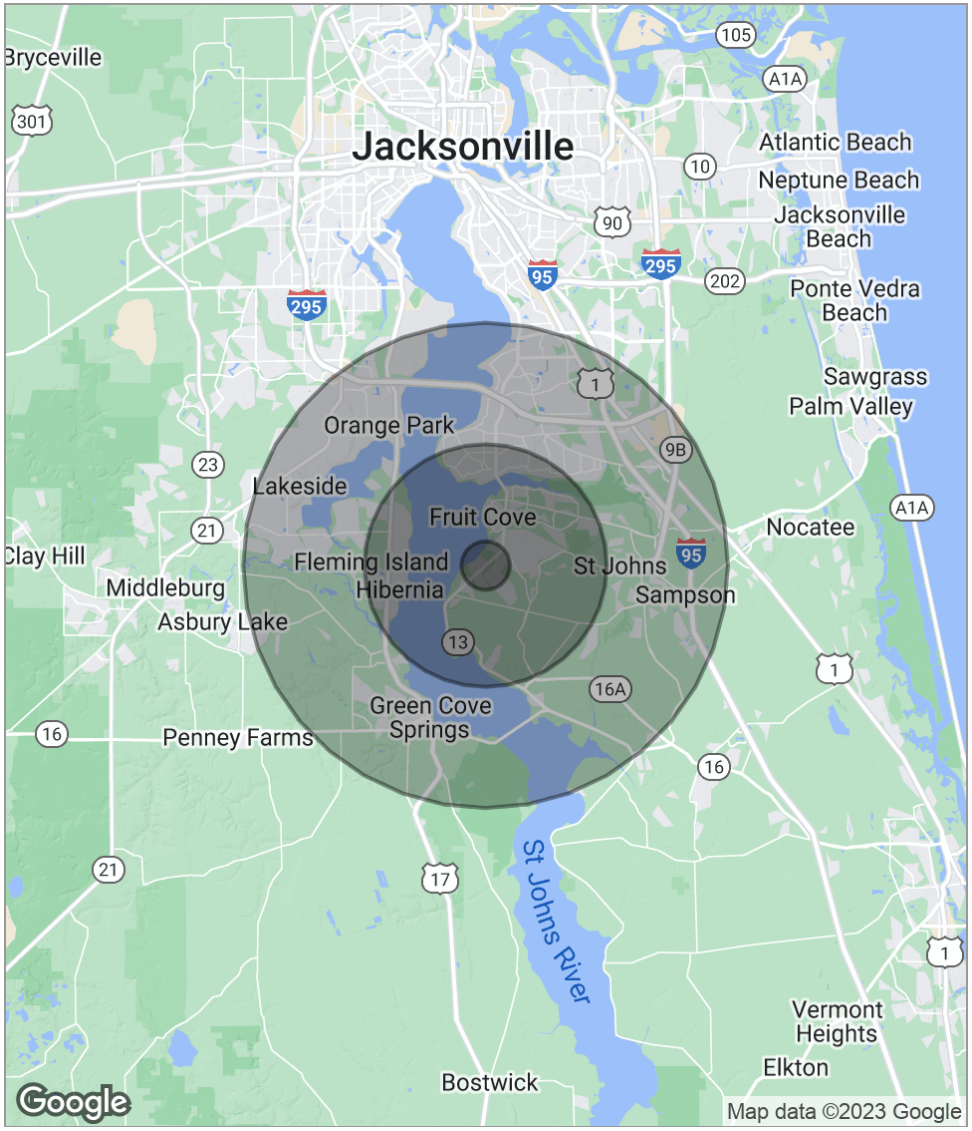
Demographics Map



POPULATION	1 MILE	5 MILES	10 MILES
Total population	2,272	48,860	250,916
Median age	41.8	39.6	38.3
Median age (Male)	41.6	39.2	37.3
Median age (Female)	41.9	40.0	39.4

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	803	16,582	93,437
# of persons per HH	2.8	2.9	2.7
Average HH income	$98,617	$111,473	$87,312
Average house value		$334,530	$298,436

** Demographic data derived from 2020 ACS - US Census*

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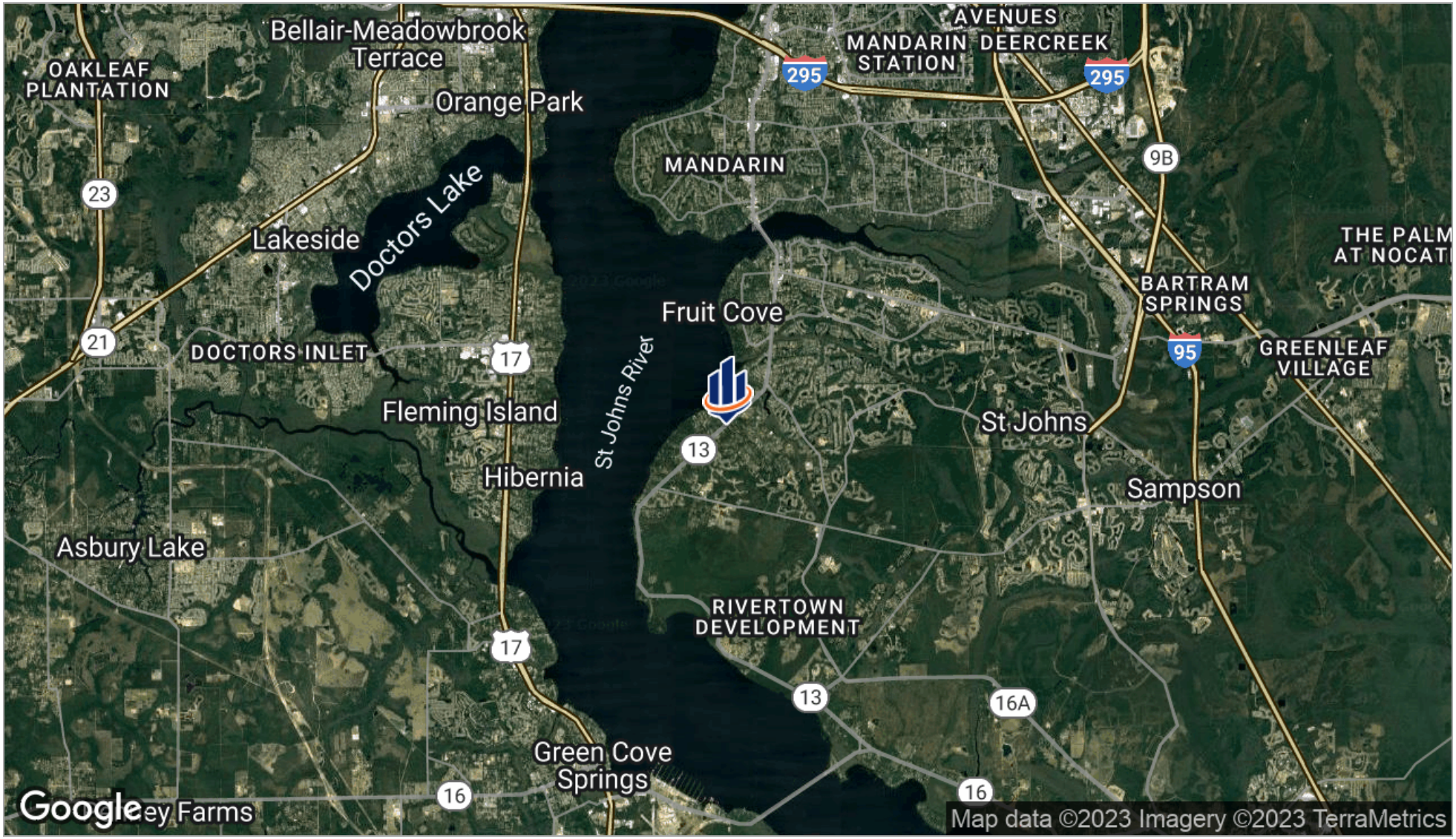
Location Maps



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Additional Photos

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All Advisor Bios

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Wesley Nicholson

Associate Advisor
SVN | First Coast Commercial Real Estate Specialists

Introducing Wes Nicholson: Your Dynamic Commercial Real Estate Specialist

Wes is the commercial real estate specialist you need by your side to navigate the ever-evolving landscape of commercial properties with unparalleled expertise. With a proven track record of success and a passion for delivering exceptional results, Wes is dedicated to helping investors, business owners, and developers unlock the full potential of their commercial real estate ventures.

With almost a decade of experience in the industry, Wes possesses an in-depth understanding of market trends, property valuations, and strategic investment opportunities. His comprehensive knowledge spans across diverse sectors, including office spaces, retail properties, industrial facilities, and mixed-use developments. Wes's keen eye for identifying hidden potential and his knack for negotiation make him an invaluable asset when it comes to maximizing returns and mitigating risks.

What sets Wes apart is his commitment to building strong and lasting relationships with his clients. He takes the time to truly understand their unique goals, aspirations, and risk tolerance, allowing him to tailor his strategies and recommendations accordingly. Wes's proactive approach, combined with his strong analytical skills and attention to detail, ensures that his clients receive personalized guidance and strategic solutions that align with their specific needs. With Wes as your commercial real estate specialist, you can expect a trusted partner who will navigate the complexities of the market with unwavering dedication, ensuring your success every step of the way.

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Jacksonville, FL 32216

Oakley A. Wise

Associate Advisor
SVN | First Coast Commercial Real Estate Specialists

As an experienced industrial specialist in commercial real estate, I have a wealth of knowledge and expertise in the dynamic field of industrial properties. I specialize in understanding the unique needs and trends within the industrial sector, helping clients find and secure excellent investment opportunities. Through market analysis, careful property evaluation, and skilled negotiation, I consistently achieve the best outcomes for property acquisition and sales. With a strong commitment to professionalism, honesty, and client satisfaction, my goal is to assist businesses in thriving by utilizing my specialized knowledge and providing tailored solutions in the industrial real estate market.

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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.

As a company, we use our resources, talents, capital, access and influence to build a better world – to make our company the best it can be, SVN® strives to provide opportunities to those who are underrepresented in the commercial real estate industry, regardless of gender or race. We are committed to achieving a balance of diverse talent.

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