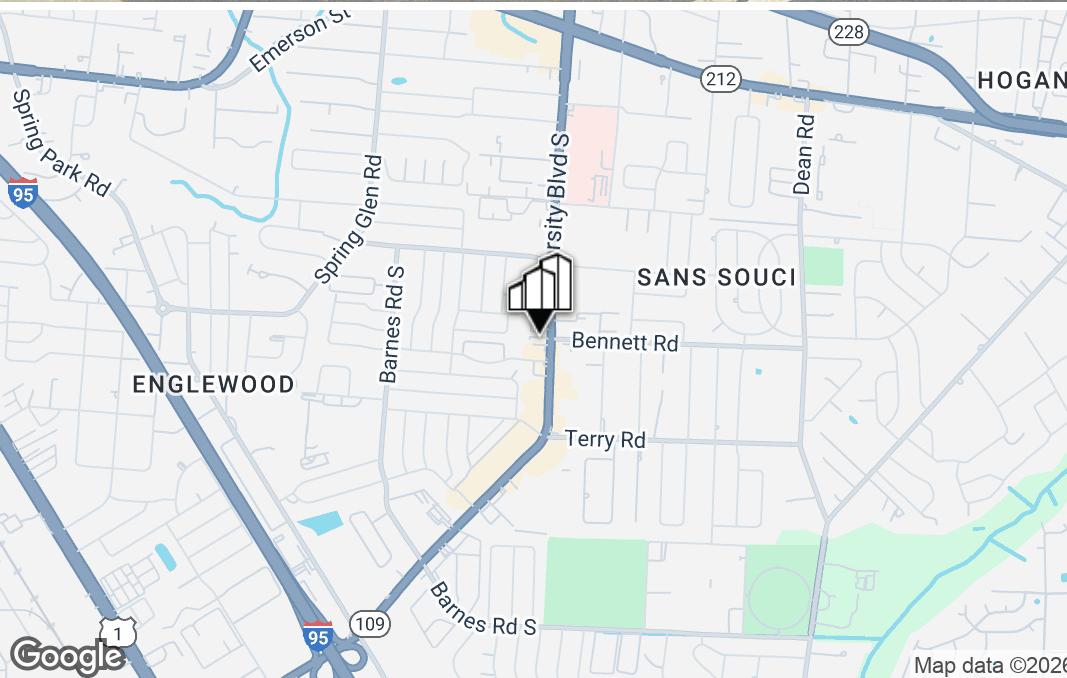


RETAIL PROPERTY FOR SALE

FREE STANDING RETAIL FOR SALE - 3 YEARS OF TERM LEFT
4186 UNIVERSITY BLVD S, JACKSONVILLE, FL 32216



PRIME **REALTY**



For More Information:

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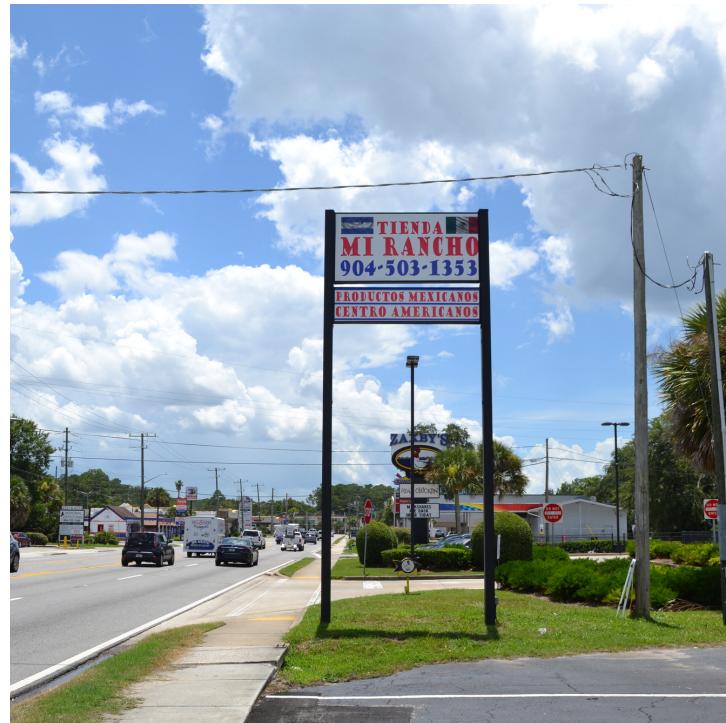
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4237 Salisbury Road North, Building 2, Suite 212 | Jacksonville, FL 32216 | 904.352.1400
Office | Industrial | Retail | Multi-Family

All information has been gathered from sources deemed to be reliable. Provided information may be independently verified and shall not be solely relied upon.

4186 University Blvd S, Jacksonville, FL 32216



OFFERING SUMMARY

Sale Price:	\$1,450,000
Building Size:	5,996 SF
Lot Size:	28,570 SF
Number of Units:	1
Price / SF:	\$241.83
Year Built:	1978
Zoning:	CCG-1

PROPERTY OVERVIEW

Prime Realty is proud to present, For Sale, this approximately 5,996 SF property on 0.66 acres of land. Fronted on University Blvd (32,000 VPD) adjacent to long-standing Zaxby's, this Free Standing retail building is leased, absolutely NNN to Tienda Mi Rancho, a successful Hispanic Grocer and full service restaurant. The Property has recently undergone extensive interior upgrades, including the kitchen, bathrooms, retail space, and electric. With 3 years of term left at below market rents and no renewal options, this is the perfect opportunity for an investor seeking to bring the rent up to market or an Owner-User looking to collect income for the remaining term.

PROPERTY HIGHLIGHTS

- Minimal Contractual Responsibility by Landlord.** The Property is leased Absolutely NNN, with the tenant responsible for reimbursing for all property expenses, maintenance, and structural repairs.
- High Traffic Retail Corridor.** Fronted on University Blvd (32,000 VPD), The Property is located in a densely populated trade area with a population of over 86,000 within a 3-mile radius.
- Recent Renovations.** Extensive upgrades have been made to The Property, including a newly added kitchen and hood ventilation system, grease trap, bathrooms, retail space, HVAC, gas lines, and electrical upgrades from street to building and throughout The Property.
- Stable Income with Significant Upside.** Producing \$76,380 in income and 3% annual escalations for the remaining term, this stable asset provides upside through significantly below-market rents.

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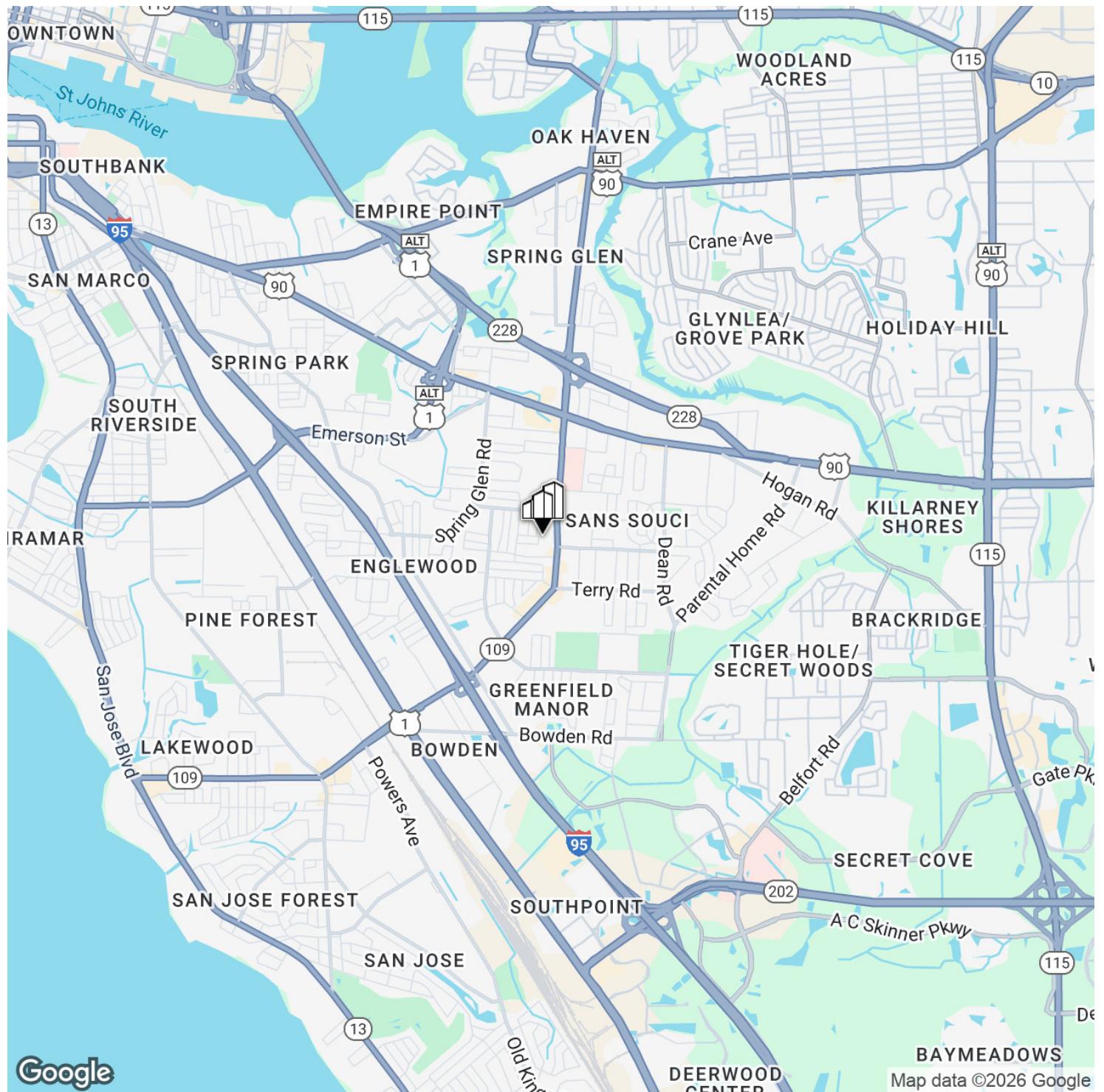
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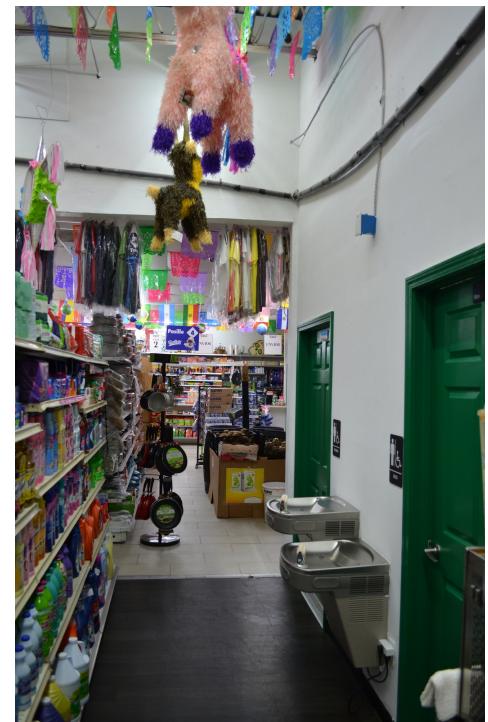
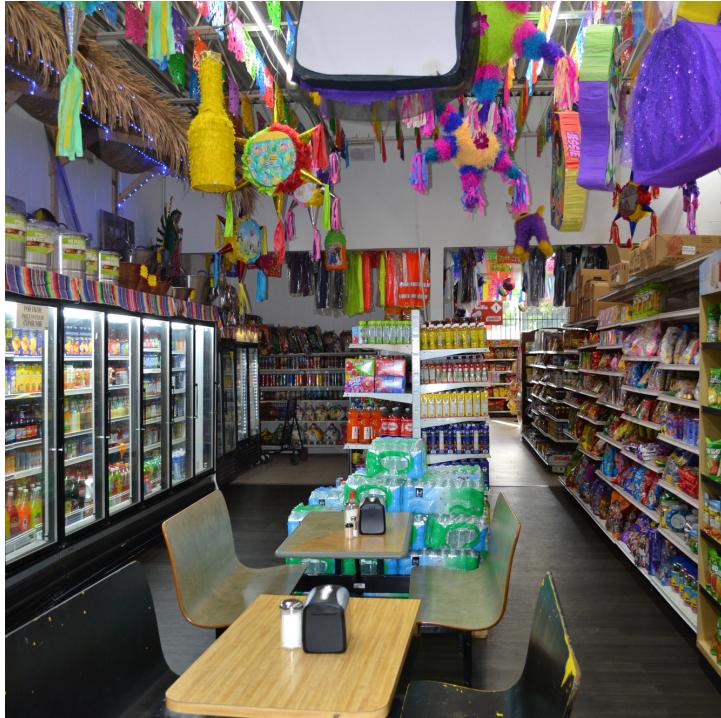
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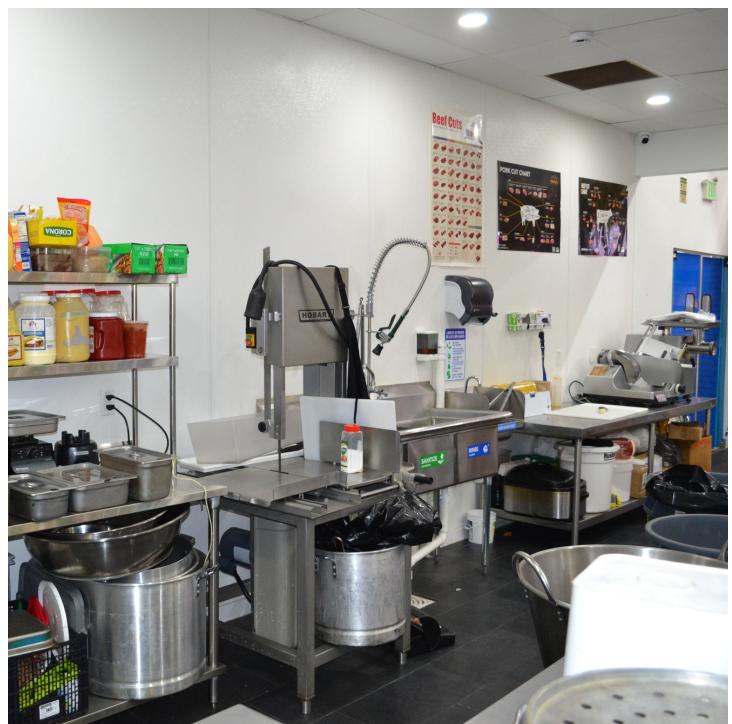
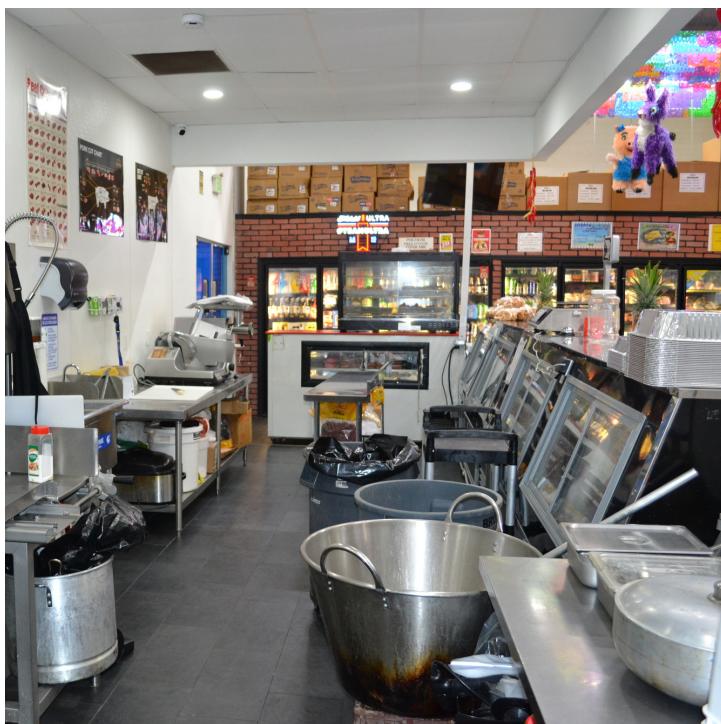
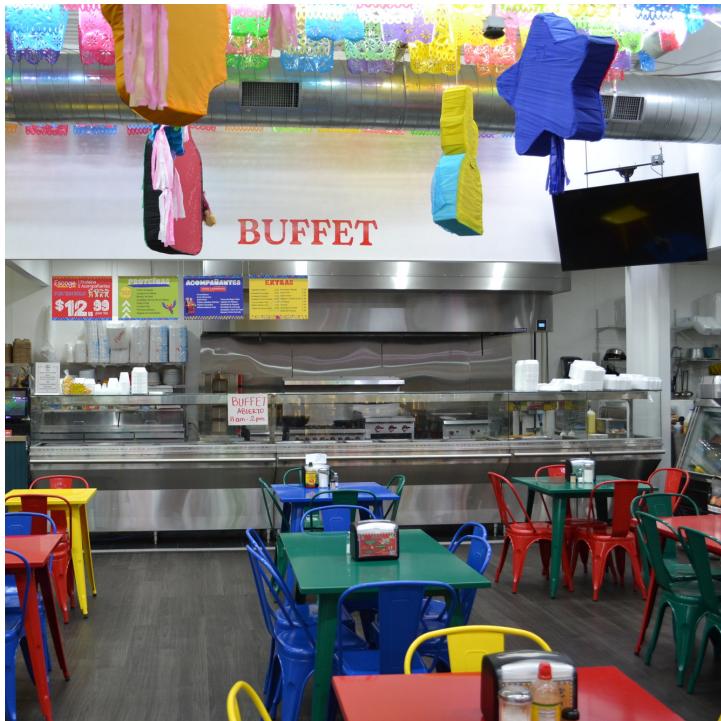
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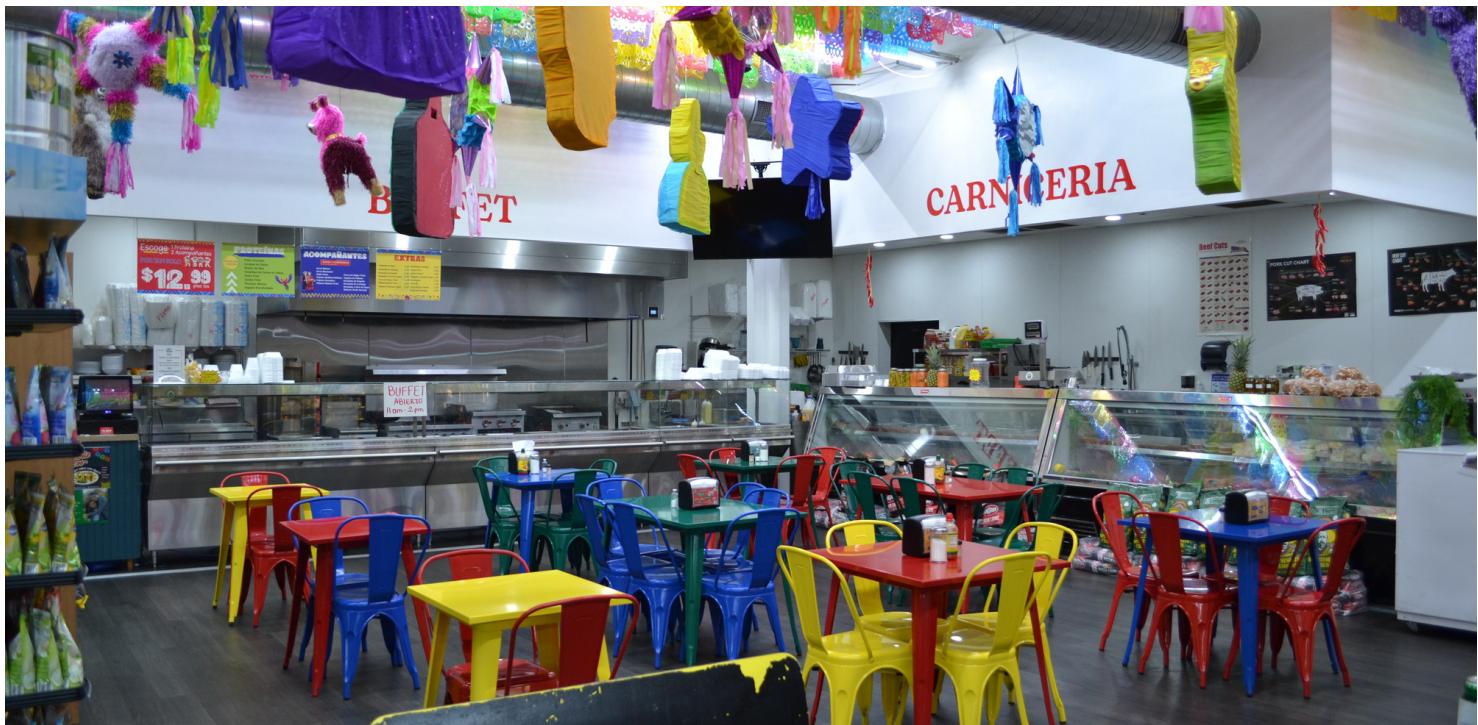
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SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	MARKET RENT	MARKET RENT / SF	ANNUAL RENT	LEASE START	LEASE END
1	Tienda Mi Rancho	5,996 SF	100%	\$12.74	\$119,920	\$20.00	\$76,380	9/1/23	12/31/28
TOTALS		5,996 SF	100%	\$12.74	\$119,920	\$20.00	\$76,380		

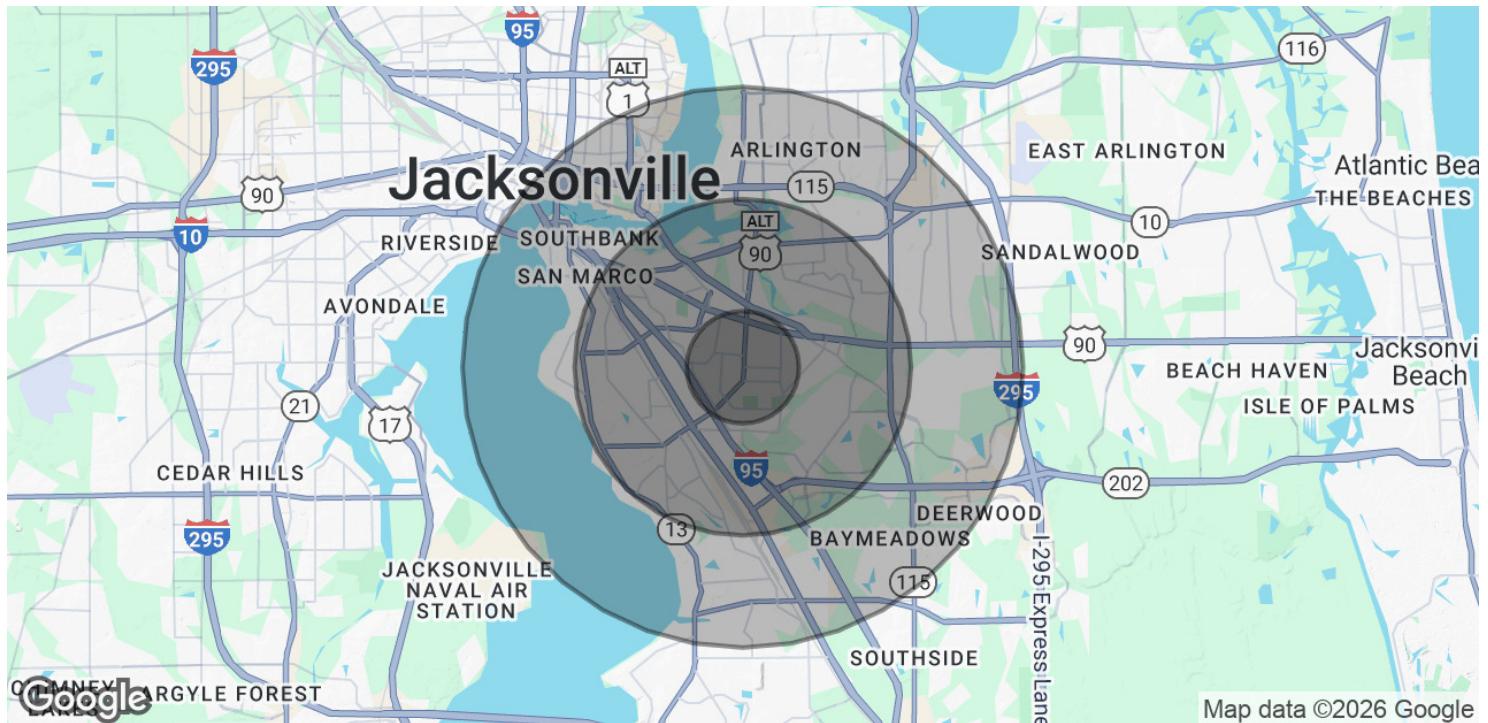


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,349	88,529	209,421
Average Age	41	40	40
Average Age (Male)	39	39	38
Average Age (Female)	43	41	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,170	37,353	88,994
# of Persons per HH	2.6	2.4	2.4
Average HH Income	\$77,195	\$79,612	\$80,411
Average House Value	\$333,781	\$315,347	\$299,921

Demographics data derived from AlphaMap

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