

PRIME FLEX SPACE LOCATED DOWNTOWN UNION & LIBERTY

339 E UNION ST, JACKSONVILLE, FL 32202



OFFERING SUMMARY

Lease Rate:	\$15.00 SF/yr (NNN)
Building Size:	3,745 SF
Available SF:	3,745 SF
Lot Size:	0.252 Acres
Number of Units:	1
Year Built:	1955
Zoning:	CCBD
Market:	Downtown

PROPERTY OVERVIEW

SVR Commercial LLC, as the exclusive advisor, is delighted to offer a premier leasing opportunity for a versatile 3,745sf flex space located in downtown Jacksonville east of Main St. This air-conditioned facility features a welcoming lobby/office area complete with a convenient bathroom, a well-equipped break room with an adjoining bathroom featuring a shower and lockers, and an additional office space. The expansive warehouse section boasts six bays and includes a forklift for your operational needs. The property is mostly gated, ensuring security, and offers ample parking for tenants and visitors alike. Additional parking available in the adjacent lot.

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

- Great condition
- Great location
- 6 Bays

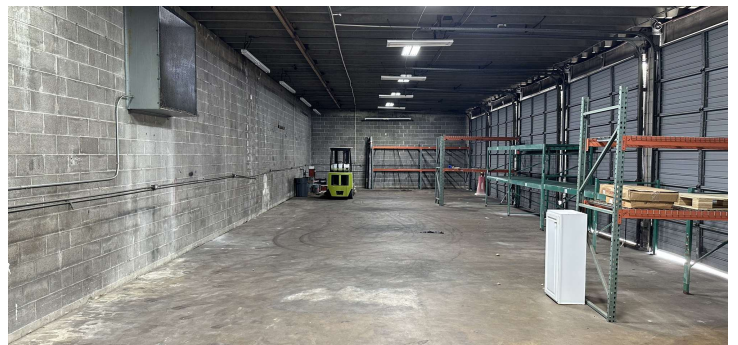
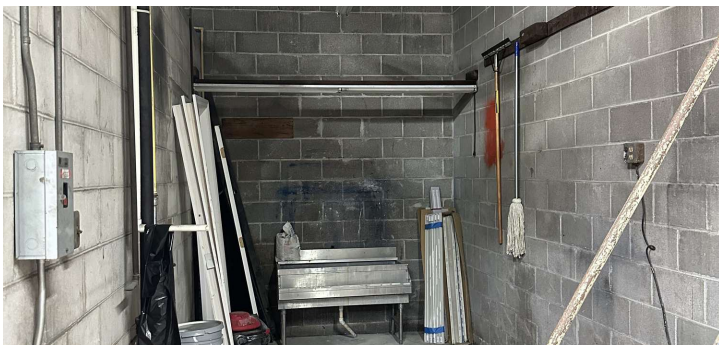
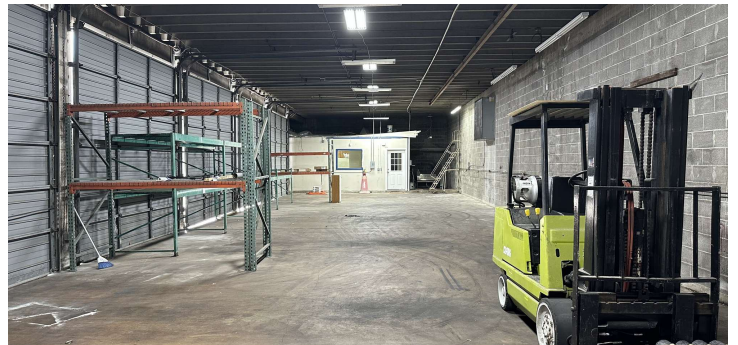
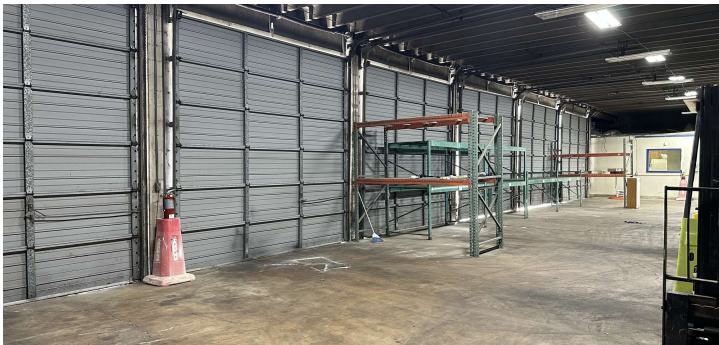
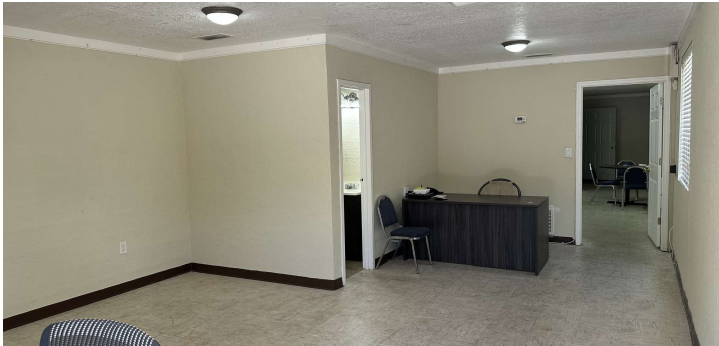
KIMBERLY SIEVERT

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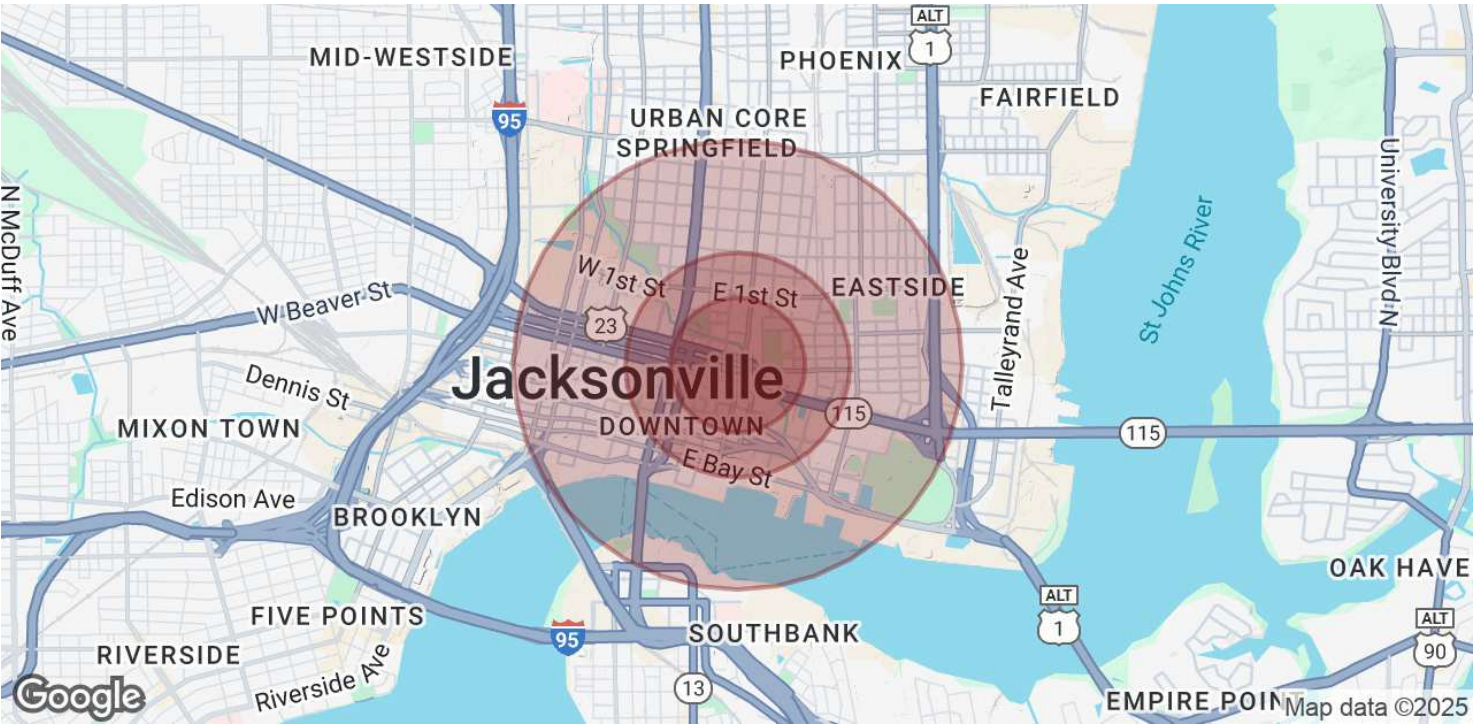
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,963	6,626	12,790
Average Age	44	43	41
Average Age (Male)	42	41	40
Average Age (Female)	50	49	45

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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