

RETAIL PROPERTY FOR SALE

1227 N. University Boulevard, Jacksonville, FL 32211



OFFERING SUMMARY

Sale Price: \$975,000

Building Size: 4,334 SF

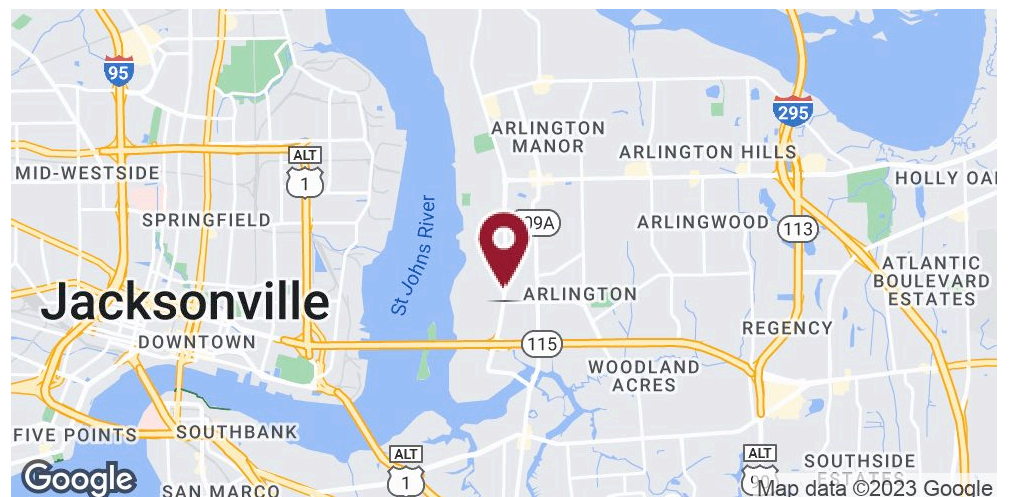
Lot Size: 0.38 ±Acres

Price / SF: \$224.97

Zoning: Arlington Zoning Overlay-
(Automotive Not Allowed)

LOCATION OVERVIEW

Located in the "Heart of Arlington"- Across the street from a newly built Wawa. Part of the "Renew Arlington Zoning Overlay".



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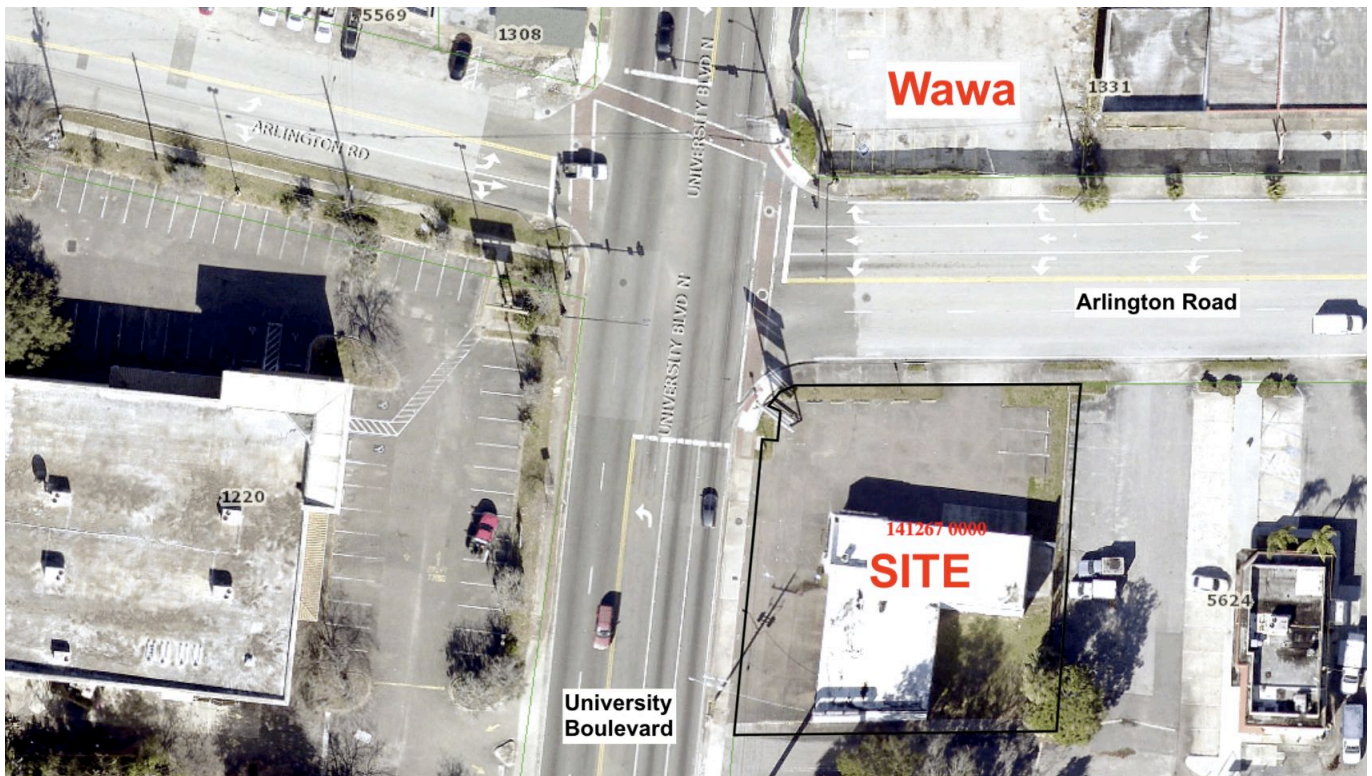
Information provided is deemed accurate, but subject to errors and/or omissions.



Pine Street / RPS

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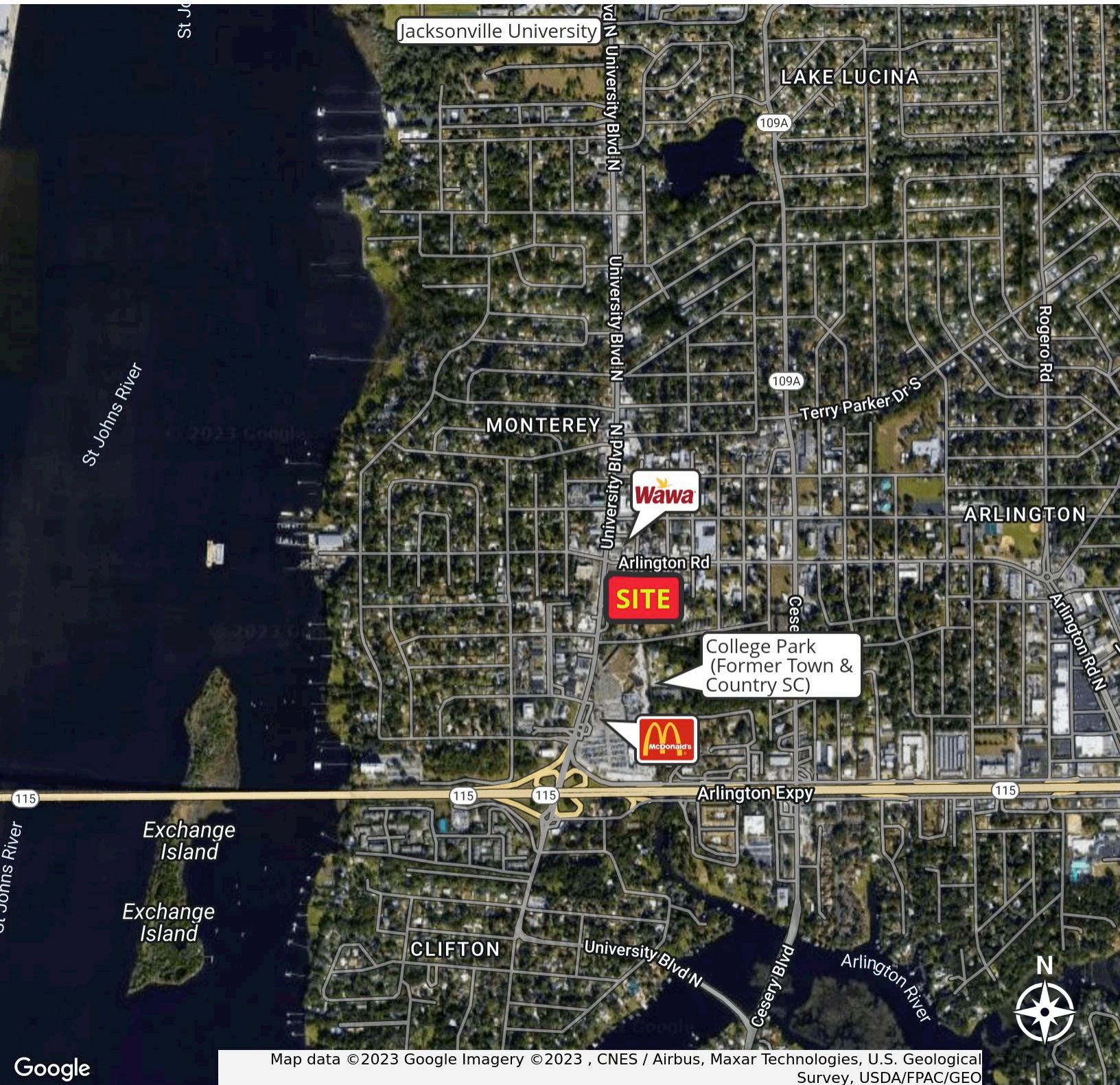
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Pine Street / RPS

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Pine Street / RPS

Demographic Summary Report

1227 University Blvd N, Jacksonville, FL 32211

Building Type: **General Retail** Total Available: **0 SF**
 Secondary: **Auto Repair** % Leased: **100%**
 GLA: **4,344 SF** Rent/SF/Yr: **-**
 Year Built: **1955**



Radius	1 Mile	3 Mile	5 Mile
Population			
2028 Projection	9,613	98,289	218,680
2023 Estimate	9,307	94,625	209,654
2010 Census	8,680	84,777	182,638
Growth 2023 - 2028	3.29%	3.87%	4.31%
Growth 2010 - 2023	7.22%	11.62%	14.79%
2023 Population by Hispanic Origin	1,223	12,449	25,683
2023 Population	9,307	94,625	209,654
White	5,359 57.58%	48,180 50.92%	106,974 51.02%
Black	3,363 36.13%	40,282 42.57%	88,203 42.07%
Am. Indian & Alaskan	55 0.59%	450 0.48%	1,020 0.49%
Asian	216 2.32%	2,508 2.65%	6,861 3.27%
Hawaiian & Pacific Island	14 0.15%	136 0.14%	247 0.12%
Other	299 3.21%	3,070 3.24%	6,349 3.03%
U.S. Armed Forces	8	355	1,002
Households			
2028 Projection	4,158	37,721	89,880
2023 Estimate	4,024	36,219	85,908
2010 Census	3,766	32,159	73,789
Growth 2023 - 2028	3.33%	4.15%	4.62%
Growth 2010 - 2023	6.85%	12.62%	16.42%
Owner Occupied	2,086 51.84%	18,903 52.19%	42,595 49.58%
Renter Occupied	1,938 48.16%	17,316 47.81%	43,313 50.42%
2023 Households by HH Income	4,025	36,219	85,908
Income: <\$25,000	988 24.55%	9,525 26.30%	24,534 28.56%
Income: \$25,000 - \$50,000	1,208 30.01%	10,163 28.06%	22,615 26.32%
Income: \$50,000 - \$75,000	831 20.65%	6,542 18.06%	15,171 17.66%
Income: \$75,000 - \$100,000	463 11.50%	3,644 10.06%	8,732 10.16%
Income: \$100,000 - \$125,000	159 3.95%	2,702 7.46%	6,363 7.41%
Income: \$125,000 - \$150,000	249 6.19%	1,457 4.02%	3,045 3.54%
Income: \$150,000 - \$200,000	67 1.66%	1,330 3.67%	2,816 3.28%
Income: \$200,000+	60 1.49%	856 2.36%	2,632 3.06%
2023 Avg Household Income	\$58,222	\$61,625	\$61,776
2023 Med Household Income	\$45,120	\$45,308	\$44,468