



HOBBY LOBBY



### River City Market Place



ellianos coffee  
OPENING SOON!



**SITE**

New Medical & Retail Development  
'OPENING SOON!'



Max Leggett Parkway VPD 10,800

N. Main St. VPD 11,100

Hyatt Rd

THE NOTE APARTMENTS  
Developed by Chance Partners  
290 units  
'OPENING SOON!'

# DUVAL STATION #4B

0.49 Acres

Outback Drive, Jacksonville, FL 32218



FranklinStreet  
OFFERING MEMORANDUM



# DUVAL STATION #4B



Outback Drive,  
Jacksonville, FL 32218

Sale Price:	\$399,999
Price / SF:	\$20.33
Lot Size:	0.49 Acres
Zoning:	Commercial



## INVESTMENT HIGHLIGHTS

- 0.49 acres for sale
- Southern portion of parcel will be a Waffle House
- Zoned Commercial
- Nearby developments include new Veterans Affairs Outpatient Clinic and UF Health North campus expansion
- Southern portion of parcel will be Waffle House

## INVESTMENT SUMMARY

Franklin Street is pleased to present 0.49 acres of commercial opportunity situated on Jacksonville's North Side. This is located directly next to several new commercial and residential developments. A brand-new 185,500 SF Veterans Affairs Outpatient Clinic is being built along with an expansion to the current UF Health North campus. This parcel has been divided in half and the southern portion will be occupied by a Waffle House.





**VA** U.S. Department of Veterans Affairs  
 185,500-SF, 30-bed  
 Outpatient Clinic  
 'COMING SOON!'

**TOWNHOMES**  
 Developed by Dream Finders  
 146+ units  
 'OPENING SOON!'

**SINGLE FAMILY**  
 Developed by Century Communities  
 90 units  
 'COMING SOON!'

**MULTIFAMILY**  
 296 units  
 'COMING SOON!'

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## UF HEALTH NORTH

UF Health North is currently the only full-service hospital in North Jacksonville. The campus is currently undergoing an expansion that will add a new 225,200-square-foot hospital tower on Max Leggett Parkway. The new six-story hospital building will have 124 patient rooms. With construction already underway, completion is planned for early 2024.



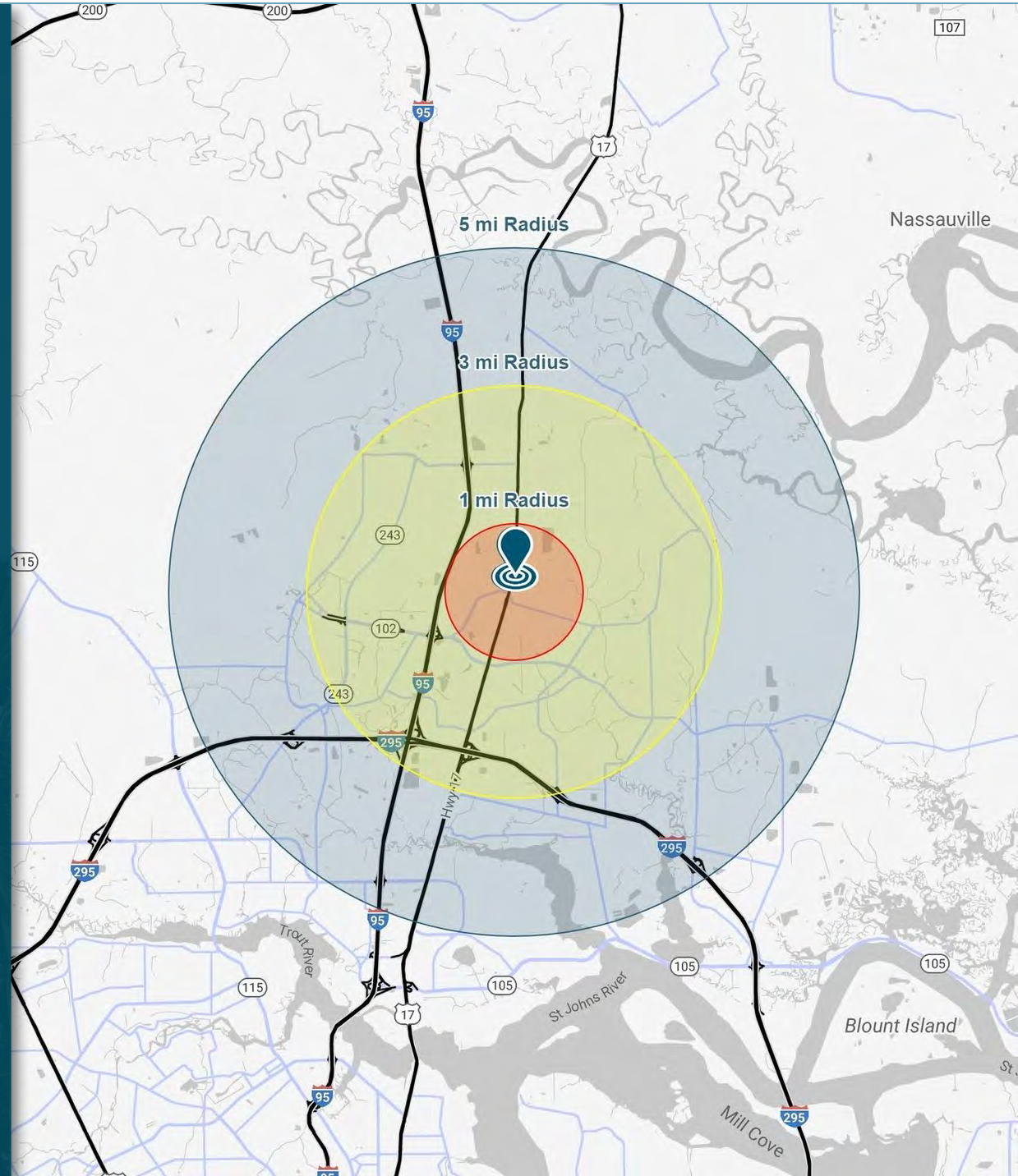
## U.S. DEPARTMENT OF VETERAN AFFAIRS

The U.S. Department of Veterans Affairs has broken ground and is slated to begin building its healthcare clinic on Max Leggett Parkway. The 173,500-square-foot clinic will provide primary care, radiology, optometry, audiology, pathology and mental health care services. It will include a 30-bed, 28,500-square-foot domiciliary for rehab and treatment.



	1 MILE	3 MILE	5 MILE
2023 Projected Population	6,125	25,173	60,930
2028 Projected Population	6,621	27,385	64,410
# of Households	2,193	9,388	22,904
Average Household Income	\$109,363	\$96,518	\$98,511
Workplace Employees	1,551	10,508	24,116
Median Age	34.6	35.9	36.3

\* Demographic data derived from 2020 ACS - US Census

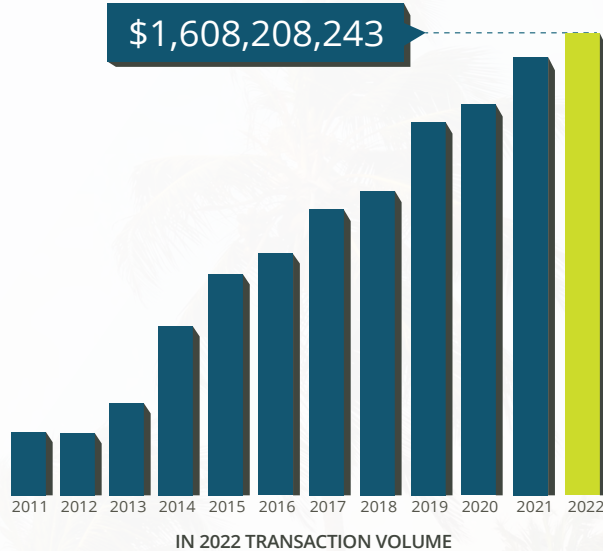




## OUR MISSION

Franklin Street and our family of full-service companies are committed to providing supreme advisory services through the collaboration of each member of our team of Real Estate professionals. We deliver precise and accurate information to our clients by embracing technology and the development and recruitment of top-level employees.

Nationwide, we are helping clients make the most successful decisions in Capital Advisory, Investment Sales, Insurance Services, Landlord Representation, Tenant Representation, Project Management, and Property and Facilities Management. Our southeast based firm is maximizing client success through our collaborative platform—an industry leader, creating tailored solutions for your Commercial Real Estate needs.

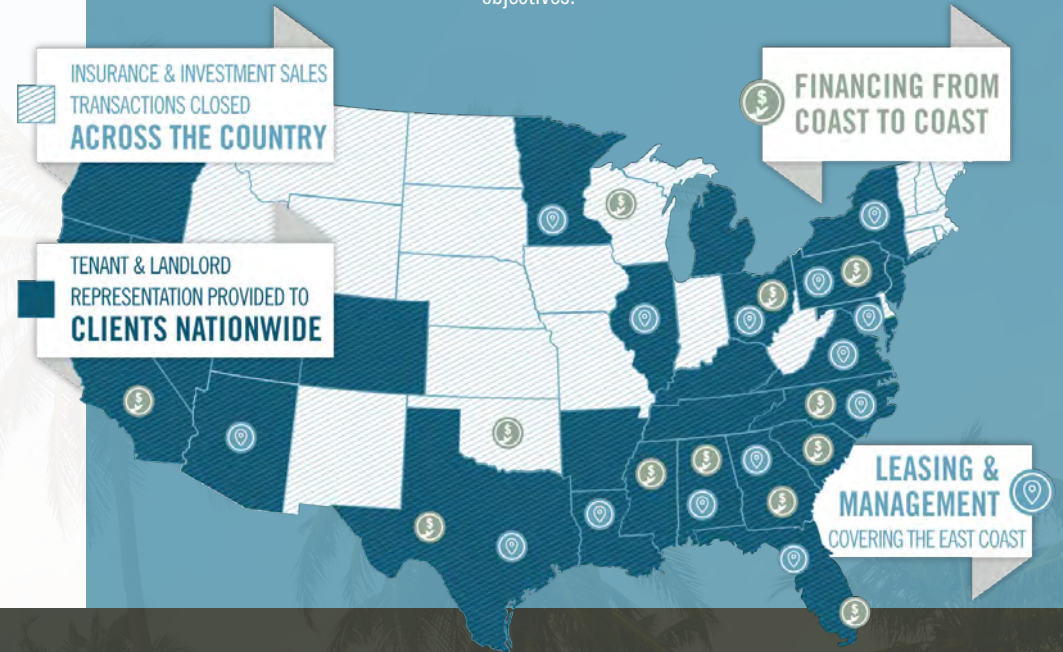


Our growth is based off of the successes we experience with our clients and we are proud to achieve year over year growth since 2006.



**ANDREW WRIGHT**  
FOUNDER &  
CHAIRMAN OF THE BOARD

“ Since founding Franklin Street in 2006, our family of real estate services have continually surpassed the goals and expectations set within our own firm, as well as those set by our diverse portfolio of clients. As one of the fastest-growing full-service commercial real estate firms in the nation, we work to have offices in the top metropolitan markets with the best professionals performing across all lines of business. Our success comes from our clients’ successes. It has been my personal goal to instill a “client-first” philosophy that resonates throughout our entire organization. This philosophy, coupled with our core values — Collaboration, Integrity, Hard Work, Accountability & Innovation — is what makes Franklin Street the top choice for our clients’ financial and real estate objectives.”







River City Market Place

Walmart Supercenter	BJ's	DICK'S SPORTING GOODS	CHIPOTLE	Pepper's
PET SMART	Pollo Tropical	Chick-fil-A	Tanera	Starbucks Coffee
Durlington	BEST BUY	Moe's southwest grill	OUTBACK STEAKHOUSE	PANDA EXPRESS
CARRABBA'S ITALIAN GRILL	Rockwell Market	LOWE'S	McDonald's	BUFFALO WILD WINGS
Red Lobster	BJ's	COLD STONE CREAMERY	mellow MUSHROOM	Olive Garden
FIVE GUYS				



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CONTACT A TEAM MEMBER FOR MORE INFORMATION

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