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Property Summary



OFFERING SUMMARY

Lease Rate:	Contact for pricing
Available SF:	6,579 SF
Lot Size:	0.5 AC
Year Built:	1987
Zoning:	IBP
APN:	163672 0200

PROPERTY OVERVIEW

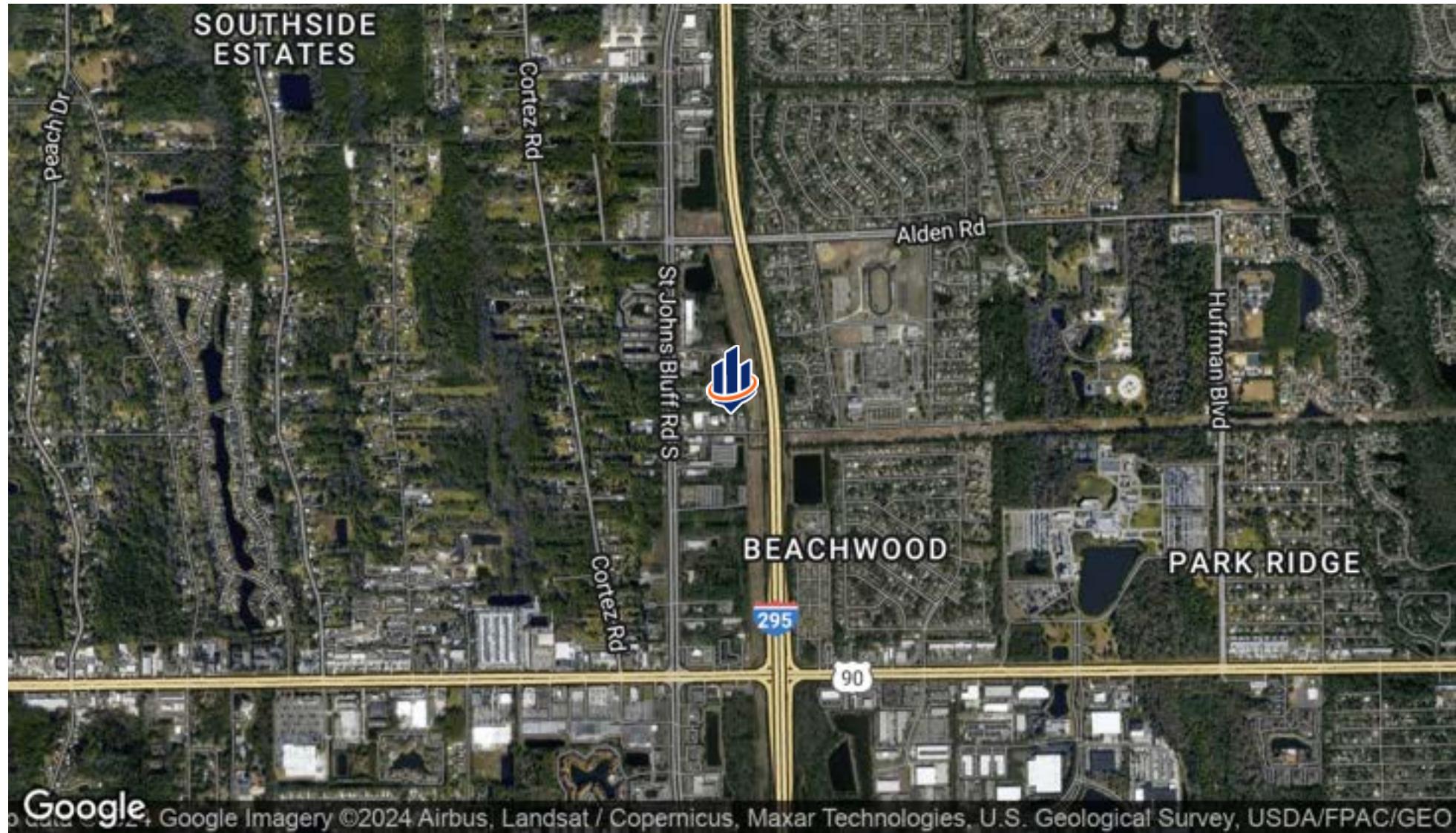
SVN is pleased to present 11455 Saints Rd, a freestanding office/warehouse property ideally positioned between Downtown Jacksonville and the Beaches. Boasting 9 offices, 3 bathrooms, a spacious open-concept reception area featuring a sizable conference room, and a dedicated printing area, this property offers versatile and functional spaces. Enhancing convenience, the property features two 8 x 8' doors for easy delivery, shipping, and storage.

Situated on the west side of the building, the property includes a dock-high door and a grade-level door, providing full access to the warehouse component. Saints Rd, located just off St. Johns Bluff, offers swift connectivity to I-295, Atlantic Blvd, and Beach Blvd, making it a strategically positioned and accessible location.

PROPERTY HIGHLIGHTS

- Ample amount of storage
- Centrally Located
- AADT 26,943

Location Map



Reception / Printing Room



Confrence Room & Kitchenette



Dock High & Grade Level Door



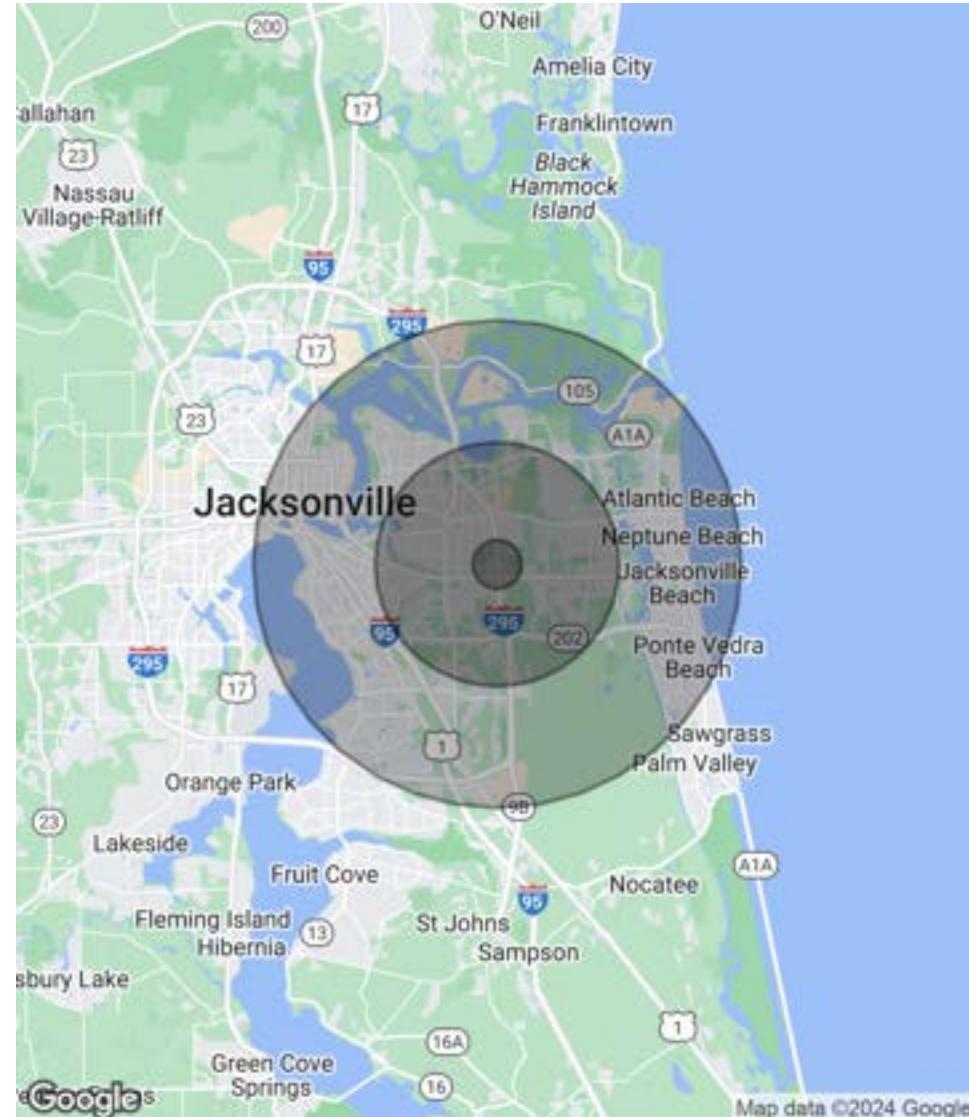
Warehouse / Storage



Demographics Map & Report

	1 MILE	5 MILES	10 MILES
POPULATION			
Total Population	7,349	206,658	528,476
Average Age	32.6	35.7	38.0
Average Age [Male]	30.2	35.0	36.9
Average Age [Female]	31.9	36.3	39.3
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	2,824	89,878	238,904
# of Persons per HH	2.6	2.3	2.2
Average HH Income	\$50,880	\$73,167	\$77,367
Average House Value	\$163,938	\$195,104	\$237,474

* Demographic data derived from 2020 ACS - US Census



All Advisor Bios



Robert Lawrence

Associate Advisor
SVN | First Coast Commercial Real Estate Specialists

Rob is a native of Jacksonville where he graduated from Robert E. Lee High School. Upon graduation, he enlisted in the Marine Corps where he served 6 years. He transferred to the Navy in 1987 when he was commissioned an officer and earned his Wings of Gold as a Naval Aviator. He achieved the status of Aircraft Commander in two airframes, the UH-1N (Huey) and the SH-60B (Seahawk). In 1995, Rob was licensed as a real estate Salesperson and went to work for Henry Turner at H.S. Turner, Inc. Commercial Real Estate. He quickly became the top producer and was elevated to Senior Vice President. Mr. Turner merged with NAI Realvest from Orlando, and Rob became a Principal. NAI Realvest turned the Jacksonville operation over to Commercial Jacksonville and Rob joined the team that is now NAI Commercial Jacksonville.

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Rob is a member of Our Lady Star of the Sea Catholic Church in Ponte Vedra, Florida. He has served as President of the First Coast Business Network, assisted in Little League Soccer, has been a Cub Scout Leader since 2002, is a Merit Badge Counselor for Boy Scouts of America Troop 623, and teaches Tae-Kwondo for The Yesha Ministries, a non-profit organization.

Rob is married with two sons.



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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