



For Sale
San Marco/St. Nicholas
Office Building
and Vacant Land

Sale Price:

Parcel A: \$1,200,000

Parcel B: \$800,000

Contact us:

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Colliers
 76 South Laura Street, suite 1500
 Jacksonville, FL 32202
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4004 Atlantic Boulevard
 Jacksonville, FL 32207

Office Building (Parcel A):

- 4,172± SF office building (2 floors of 2,086± SF)
- 91± frontage feet on Atlantic Blvd.
- 0.80± AC
- **Asking price: \$1,200,000 (owner will consider leasing)**

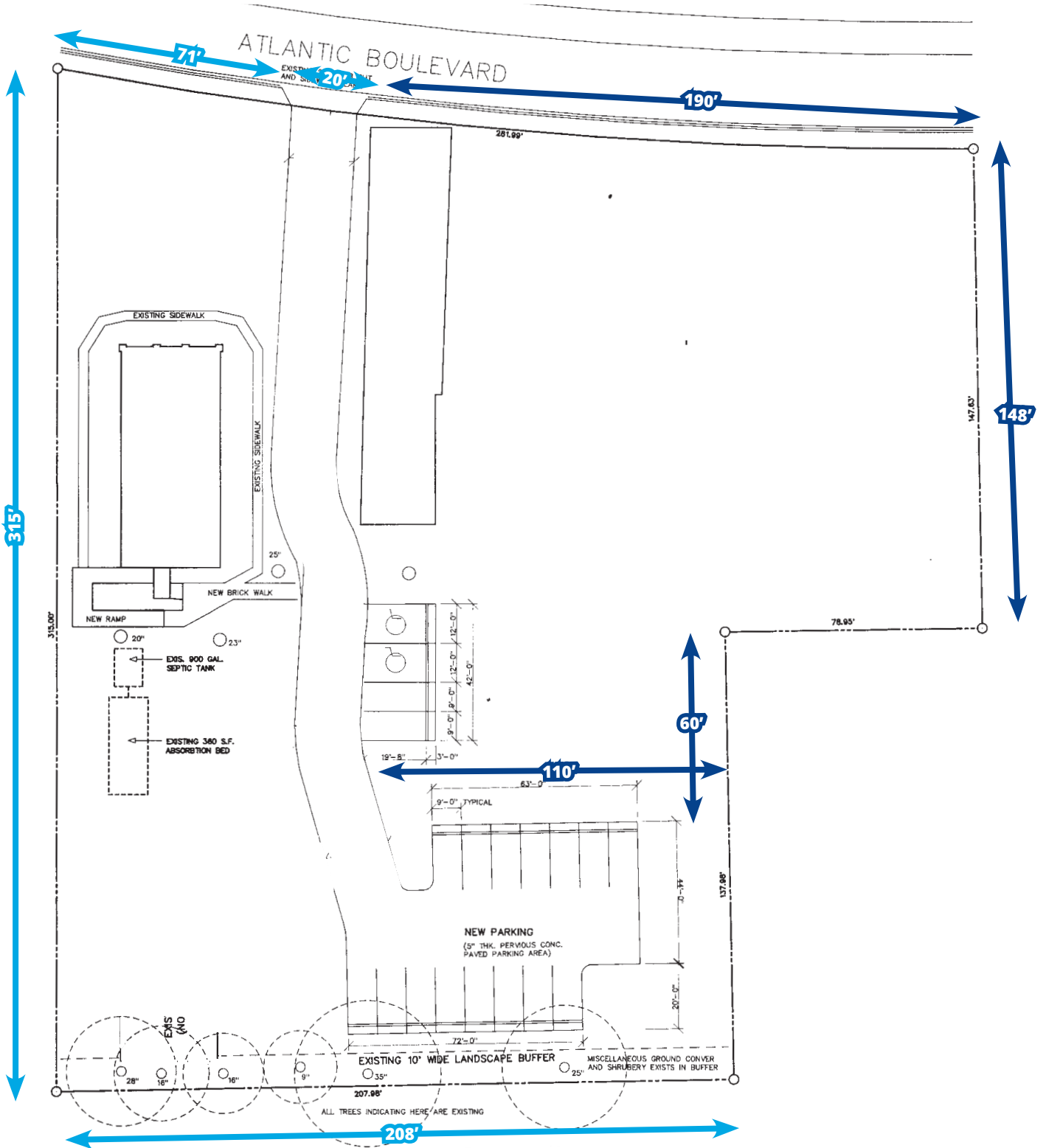
Vacant Land (Parcel B):

- 1.0± acres with 2,942± SF existing storage building (additional land available)
- 190± frontage feet on Atlantic Blvd.
- Uses: Great retail, restaurant, new office (dental, medical, general), florist, auto sales and maintenance, church, car wash, etc.
- Attached is an engineered 9,300± SF retail, office and restaurant building. Call for lease rate on size you need. Will also modify building for a build-to-suit.
- **Asking purchase price: \$800,000**

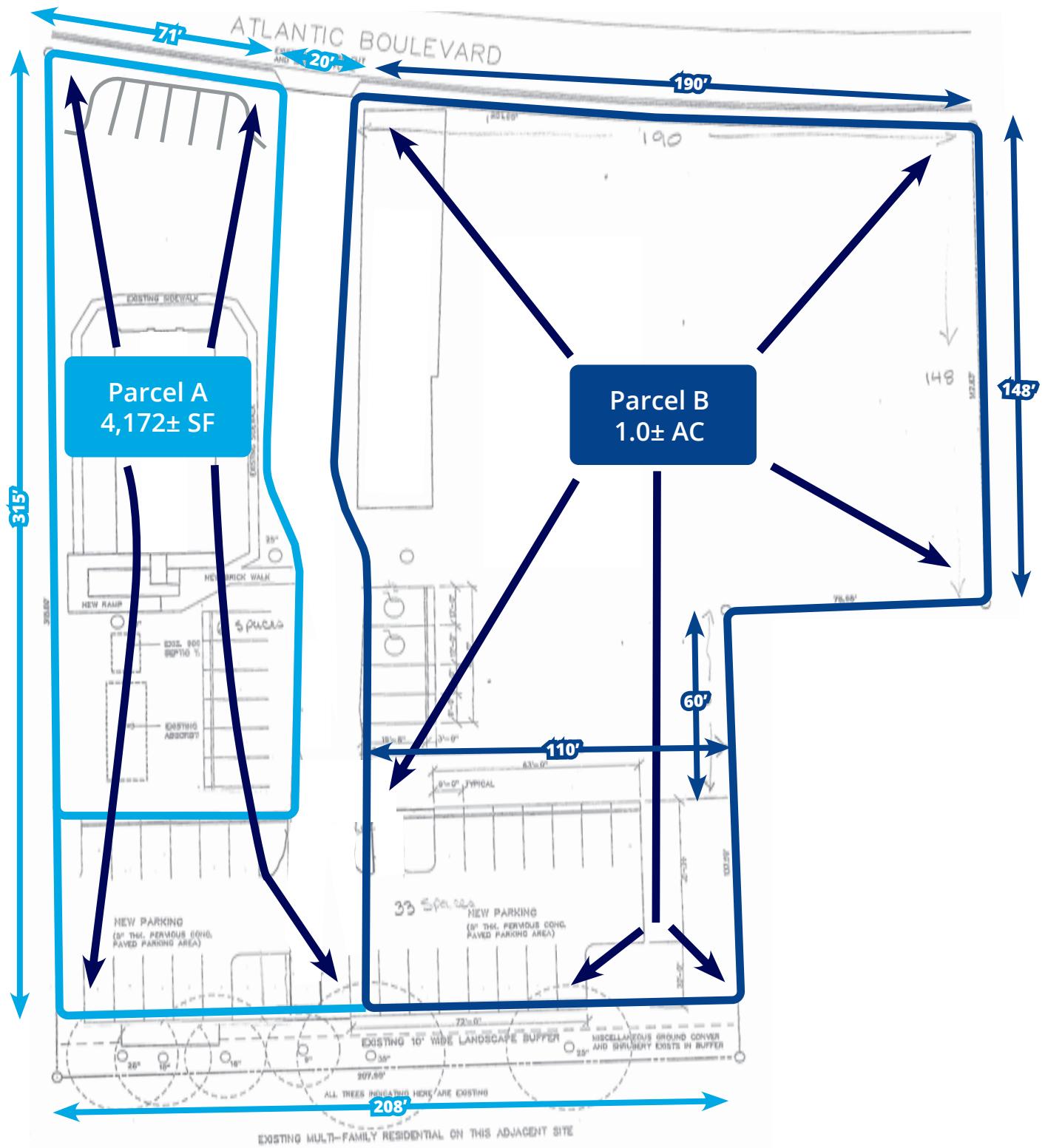
Site Highlights:

- Easy access to I-95 and to Downtown JAX; minutes from San Marco and St. Johns Riverfront
- City water and septic is at site (sewer is available as represented in attached JEA map)
- CCG-1 Zoning
- 28,000± AADT on Atlantic Blvd.

Existing Property Site Plan

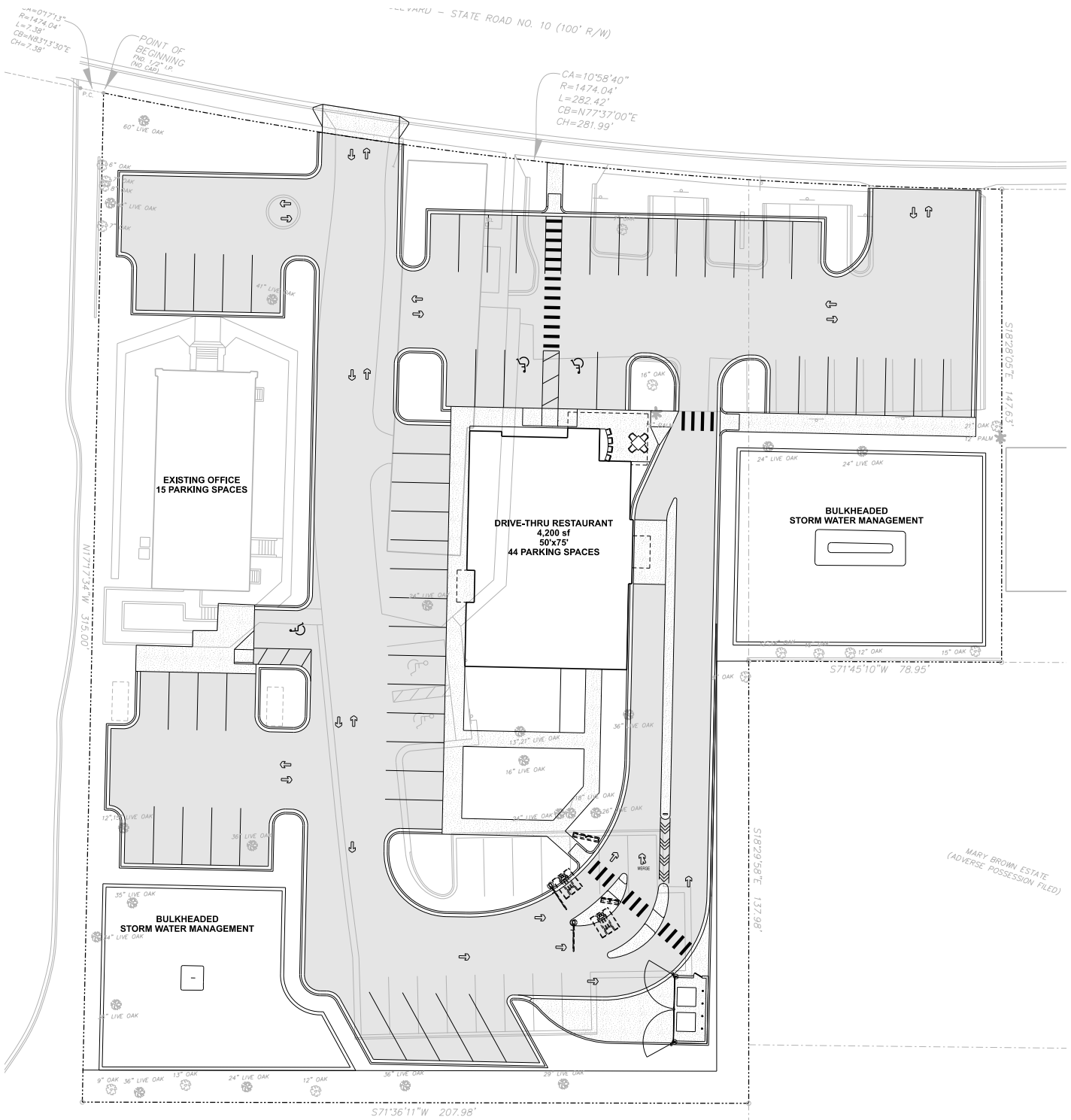


Planned Parcel A and Parcel B Subdivision



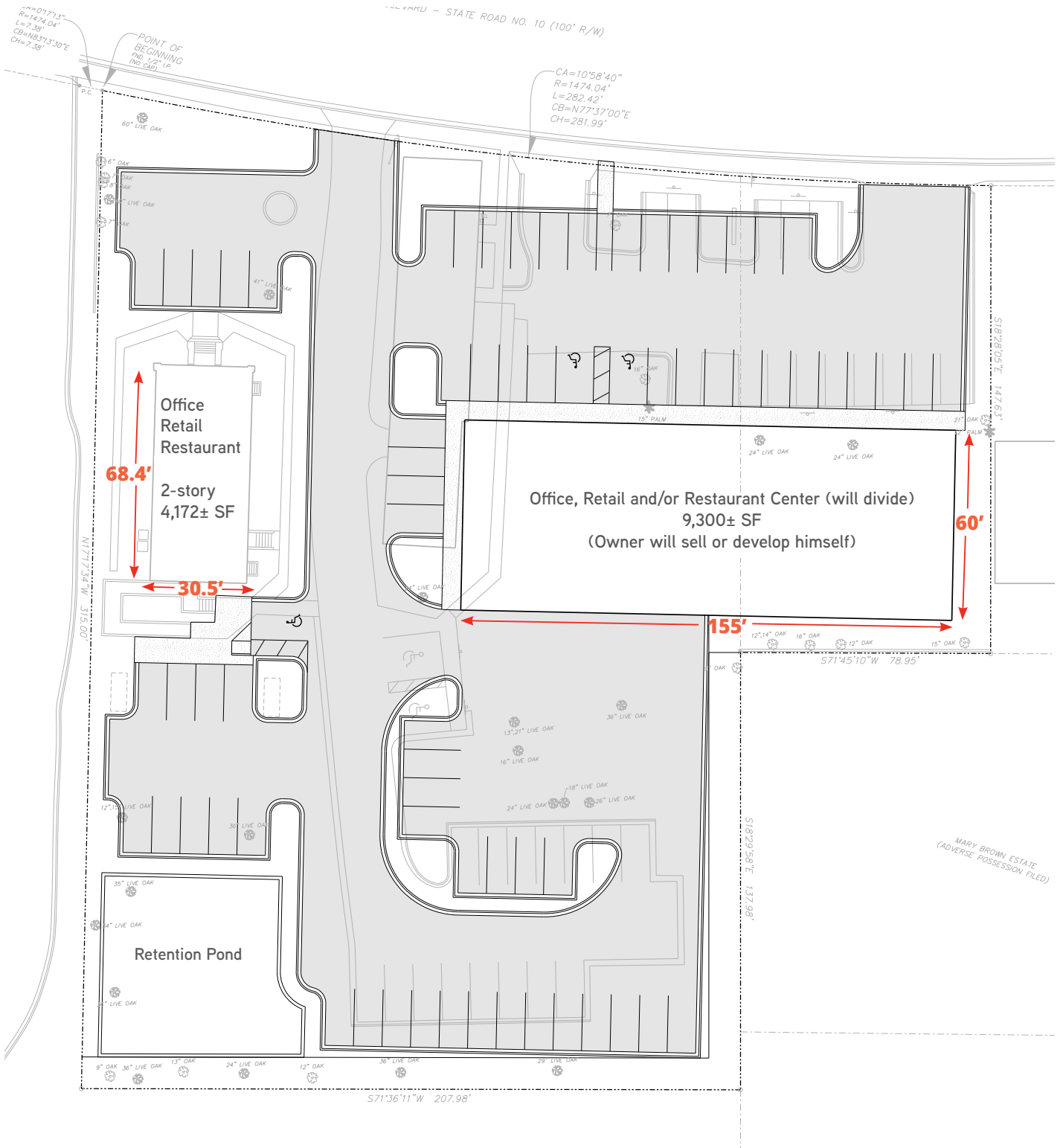
*Size of Parcel A and B depends on parking requirements of Parcel A
Parking is not built - just a conceptual drawing

Potential Fast Food Development

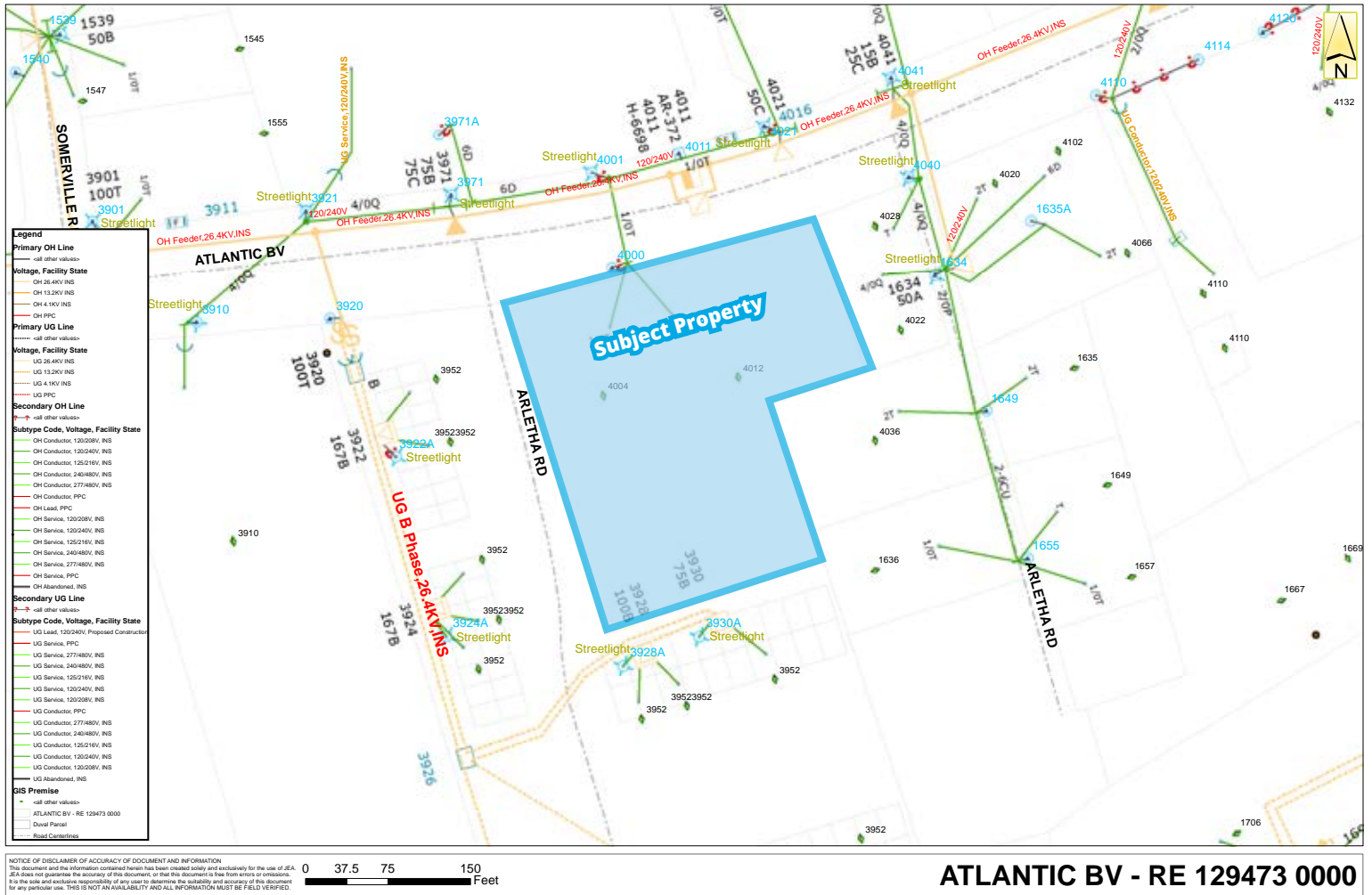


MARY BROWN ESTATE
(ADVERSE POSSESSION FILED)

Potential 9,300± SF Office, Retail & Restaurant Center



Electrical



Retail Aerial



3 mi. Area Demographics

Source: ESRI Business Analyst



2023 Estimated Population

77,507



2023 Estimated Household Income

\$76,126



2028 Projected Population

82,446



2028 Projected Household Income

\$88,112

Photo Gallery





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