

FOR SALE

OFFICE BUILDING



2929 Plummer Cove Rd., Suite 2
Jacksonville, FL 32223

12428 San Jose Blvd.
8,842 sq. ft. | CO Zoning

12428 SAN JOSE BLVD.

12428 SAN JOSE BLVD.
JACKSONVILLE, FL 32223

AMANDA KINKADE

904.635.6376

amanda@kinkadecommercial.com

FOR SALE

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Mandarin Multi-Tenant Office Building - 12428 San Jose Blvd., Jacksonville, FL 32223

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CONFIDENTIAL OFFERING MEMORANDUM

FOR SALE **OFFICE BUILDING**



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A photograph of a modern, single-story office building with a light-colored facade and large windows. Several palm trees are planted in front of the building, and two cars are parked in the lot. The entire image is overlaid with a semi-transparent blue gradient.

PROPERTY INFORMATION

FOR SALE

EXECUTIVE SUMMARY



2929 Plummer Cove Rd., Suite 2
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Mandarin Multi-Tenant Office Building - 12428 San Jose Blvd., Jacksonville, FL 32223



OFFERING SUMMARY

Sale Price:	\$2,210,500
Building Size:	8,842 SF
Lot Size:	39,727 SF
Number of Units:	5
Price / SF:	\$250.00
Cap Rate:	4.54%
NOI:	\$100,312
Year Built:	2000
Zoning:	CO

PROPERTY OVERVIEW

This Mandarin multi-tenant professional commercial property combines current income with significant upside potential. The property is 100% leased to five (5) Tenants with short-term leases. This property is perfect for an investor looking to increase net operating income and build equity quickly, or an owner-user to have some income to offset expenses. This property is very well maintained with a new roof installed in 2022. Please do not disturb Tenants and contact Amanda Kinkade for questions and/or to schedule a tour.

PROPERTY HIGHLIGHTS

- Excellent exposure and Mandarin location
- 100% leased multi-tenant property
- Several units poised for rent increases
- Excellent for an owner-user or investor

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PROPERTY DESCRIPTION



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Please do not disturb Tenants and contact Amanda Kinkade for questions and/or to schedule a tour.

LOCATION DESCRIPTION

This multi-tenant professional office building is located in south Mandarin about one (1) mile north of Julington Creek Bridge on San Jose Blvd.

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COMPLETE HIGHLIGHTS



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PROPERTY HIGHLIGHTS

- Excellent exposure and Mandarin location
- 100% leased multi-tenant property
- Several units poised for rent increases
- Excellent for an owner-user or investor



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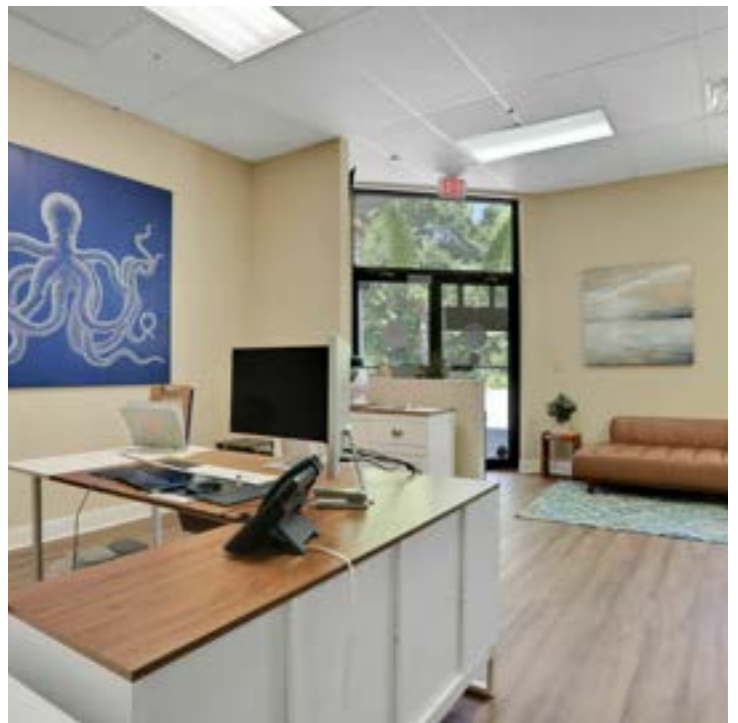
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ADDITIONAL PHOTOS



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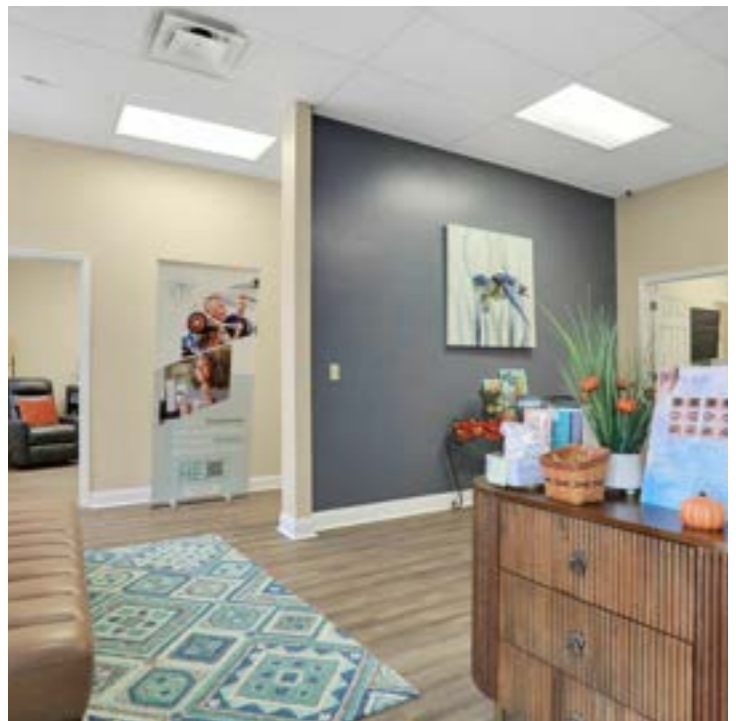
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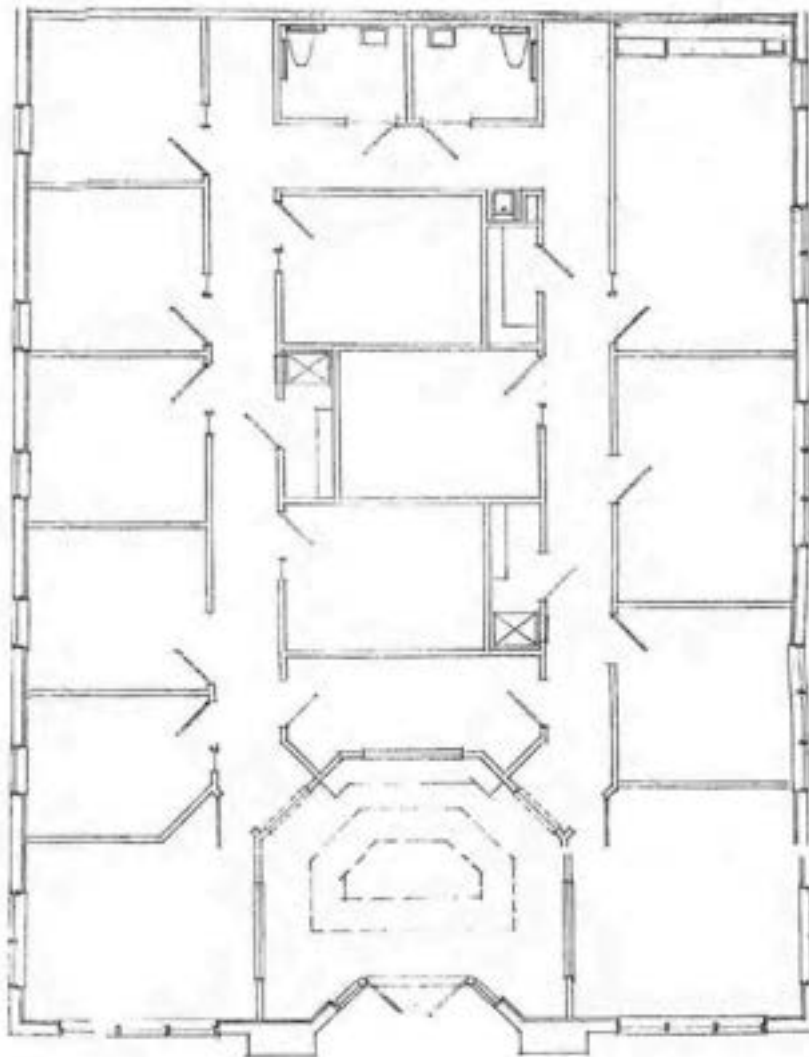
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FLOOR PLANS- SUITE 1



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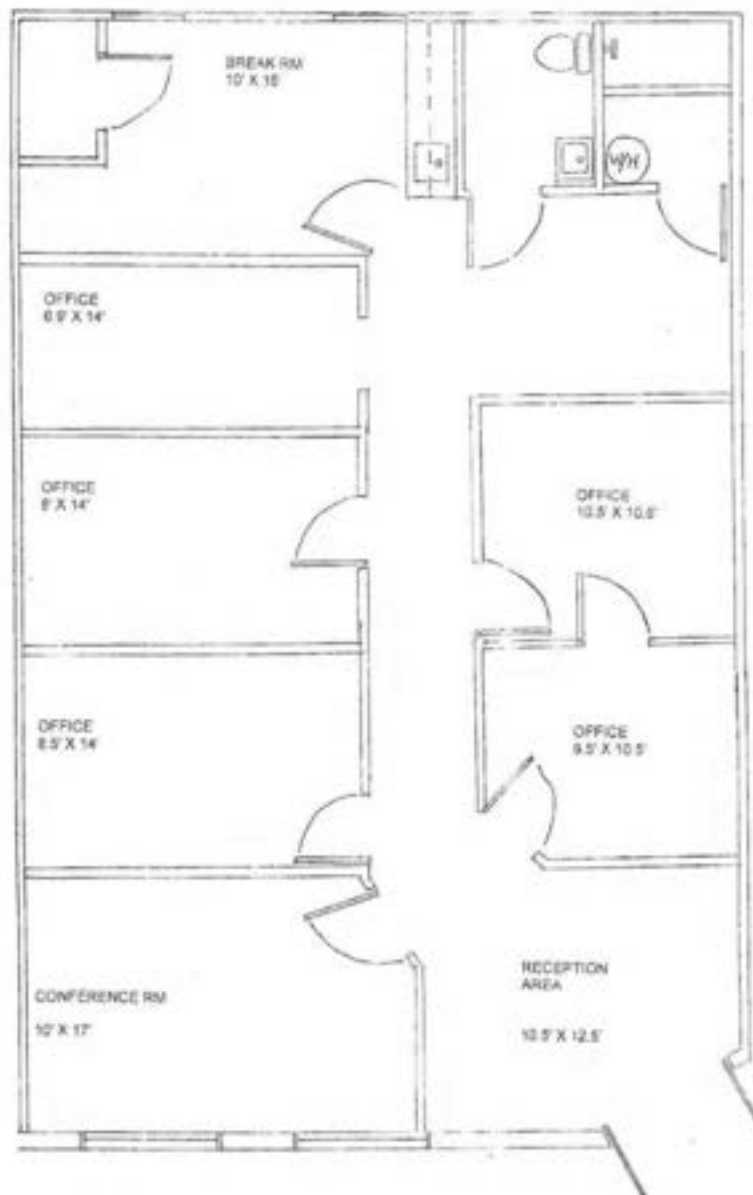
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FLOOR PLANS- SUITE 2



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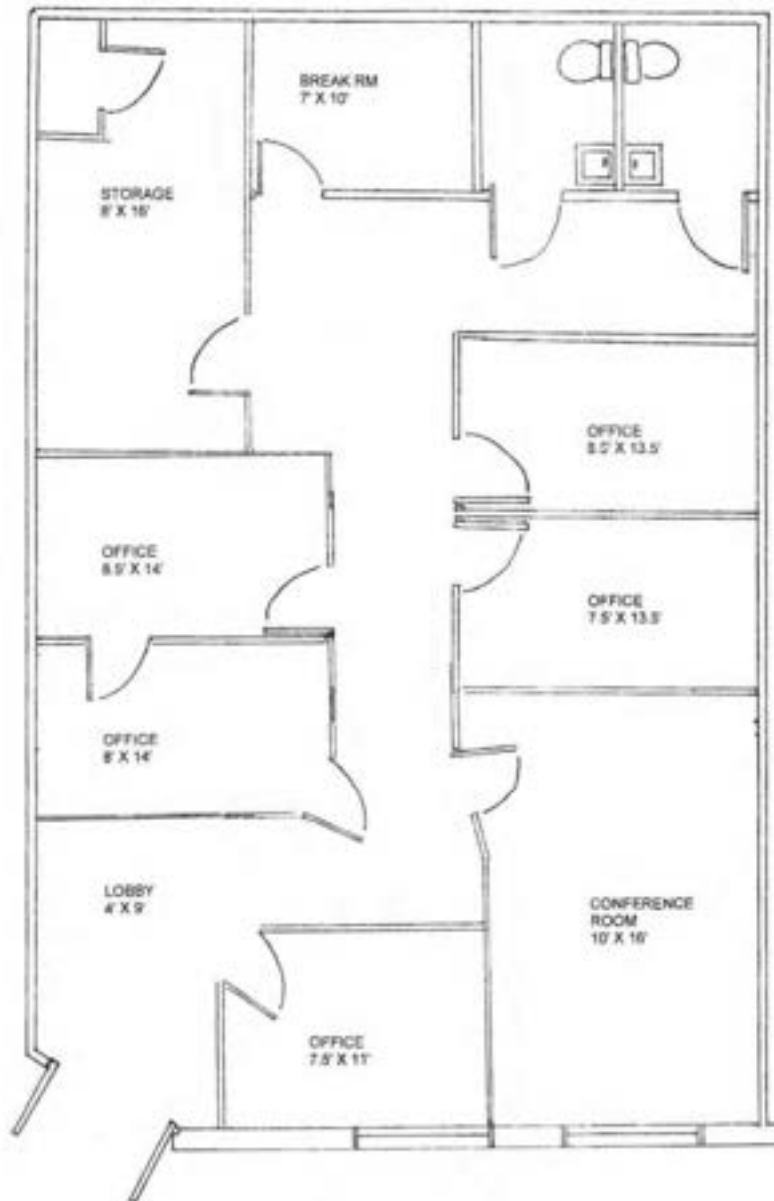
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FLOOR PLANS- SUITE 3



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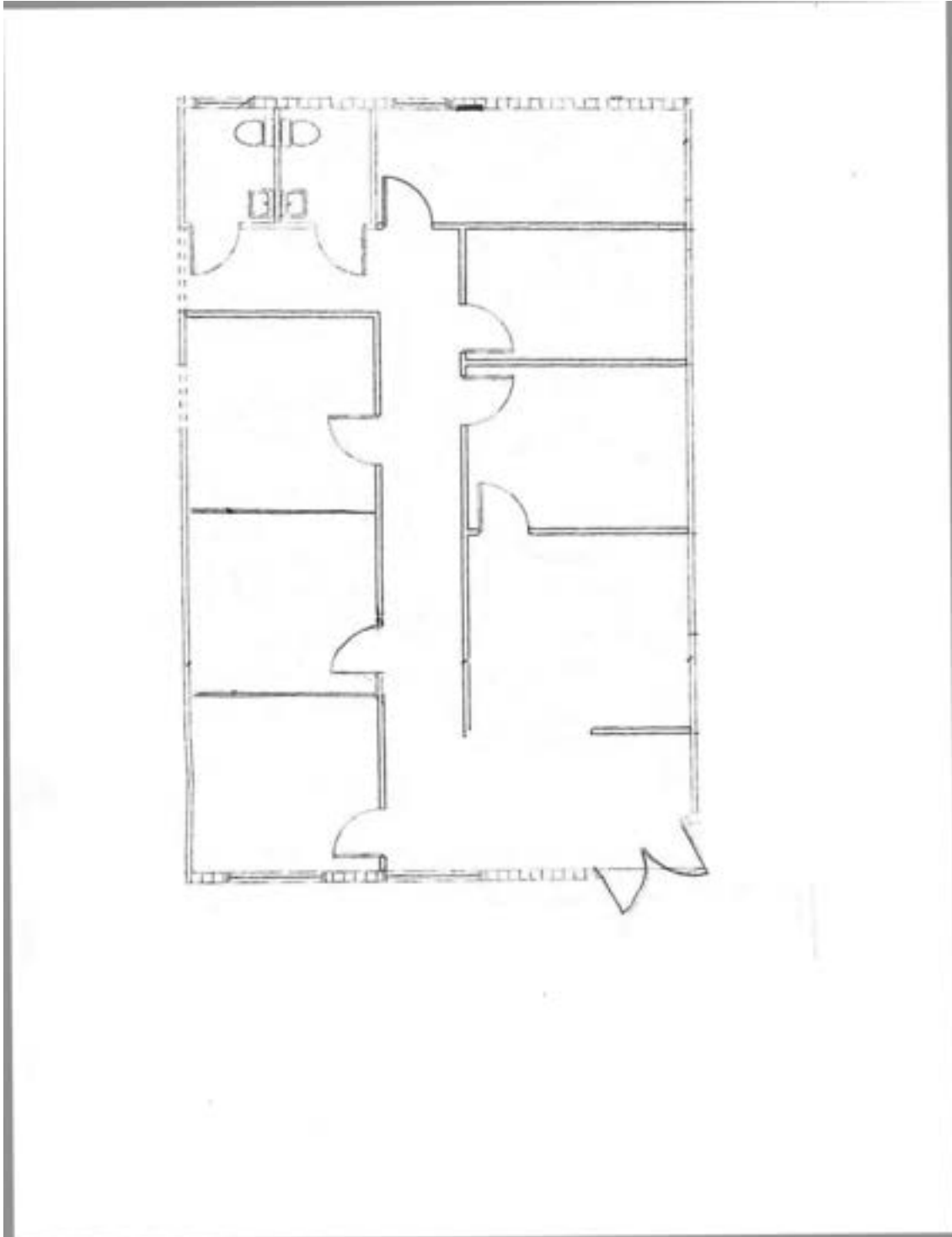
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FLOOR PLANS- SUITE 4



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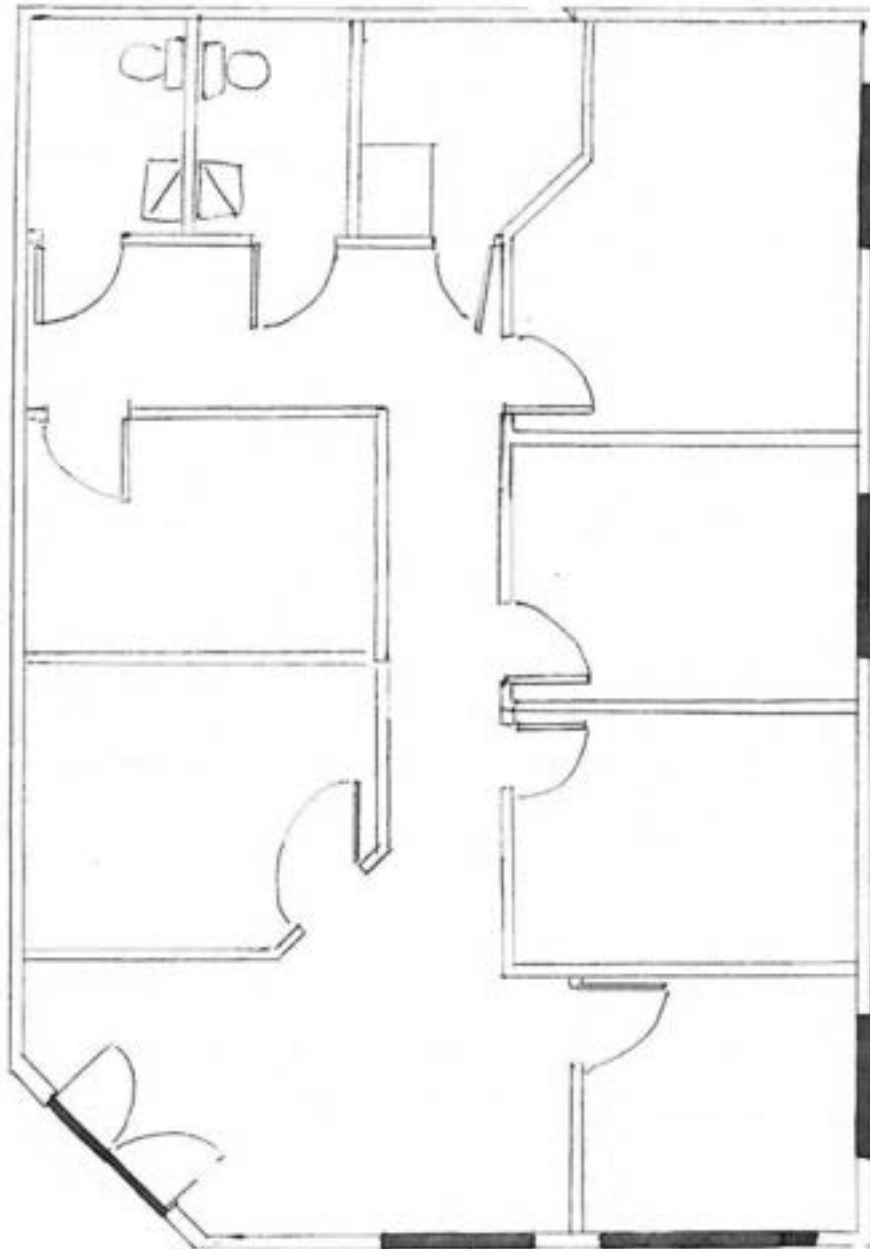
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FLOOR PLANS- SUITE 5



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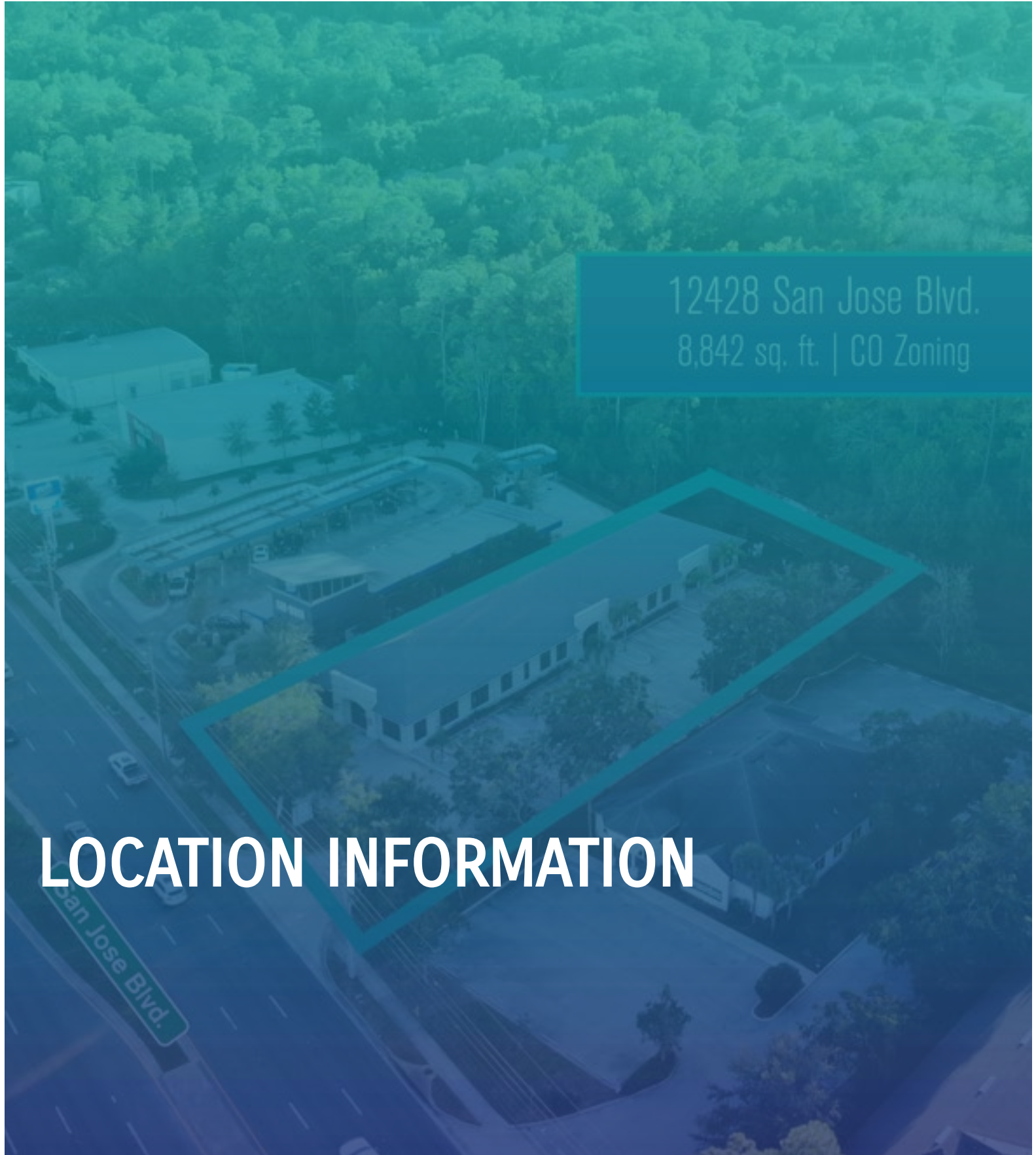
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LOCATION INFORMATION

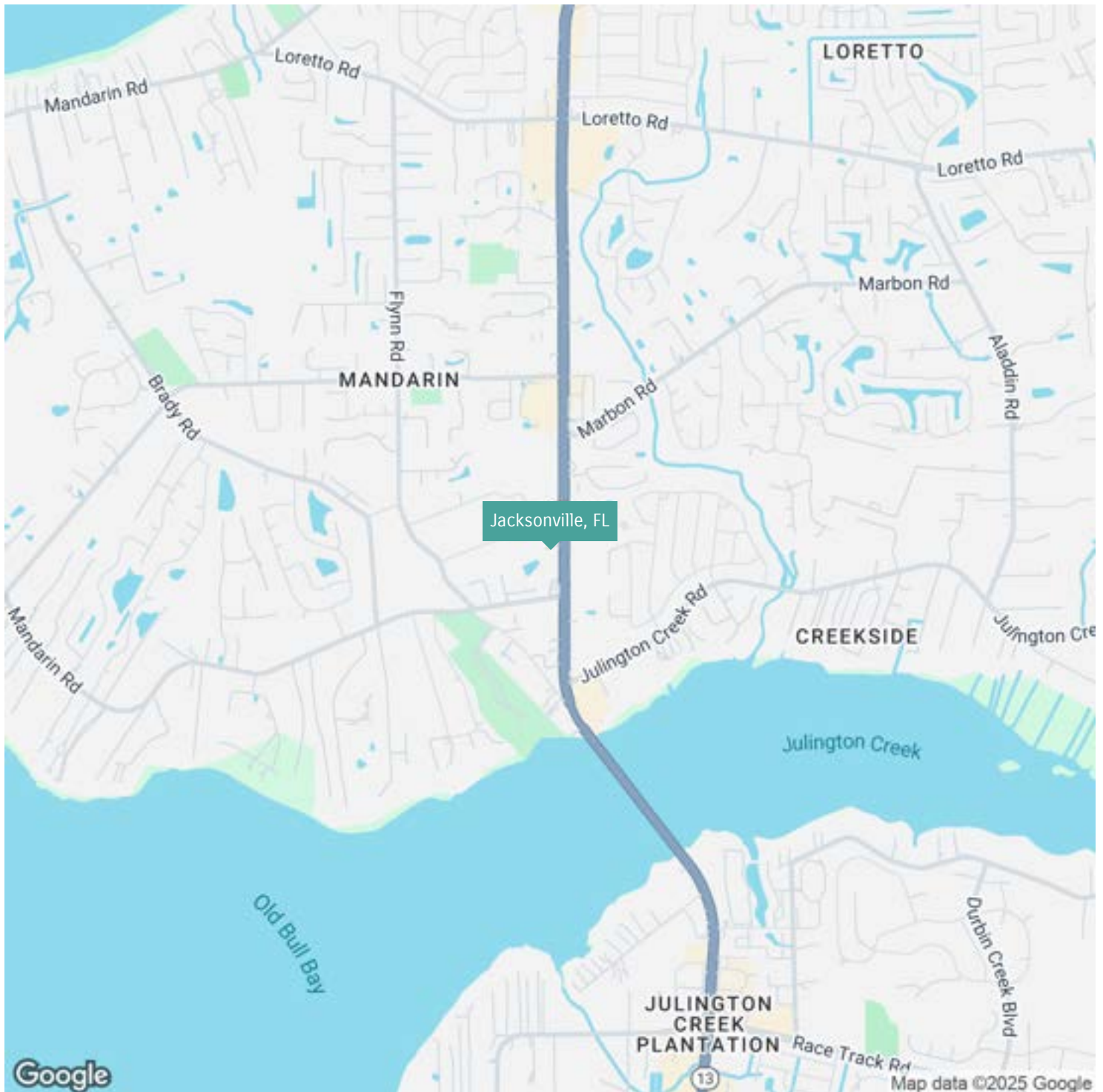


FOR SALE REGIONAL MAP



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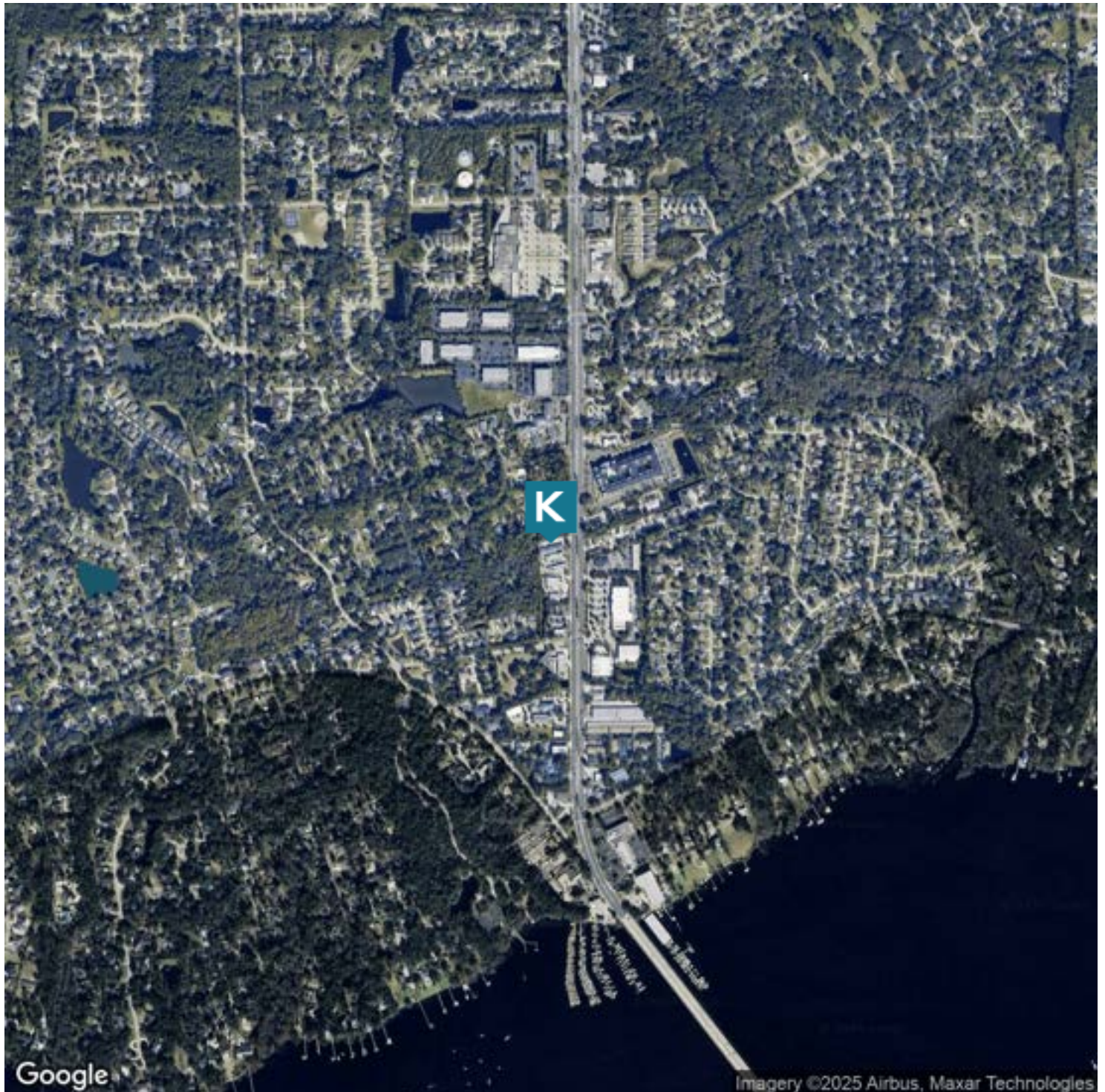
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FOR SALE **AERIAL MAP**



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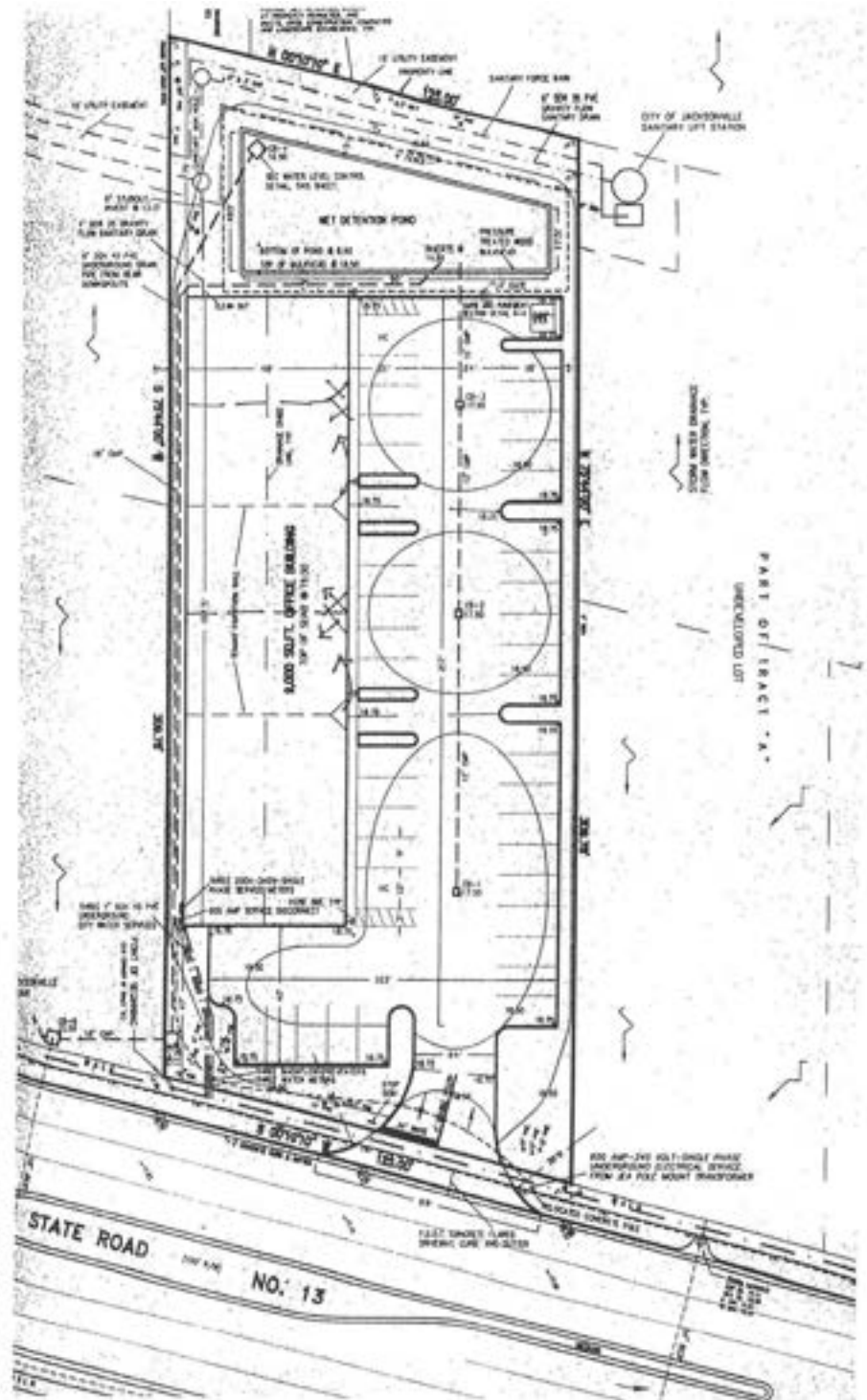
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FOR SALE SITE PLANS



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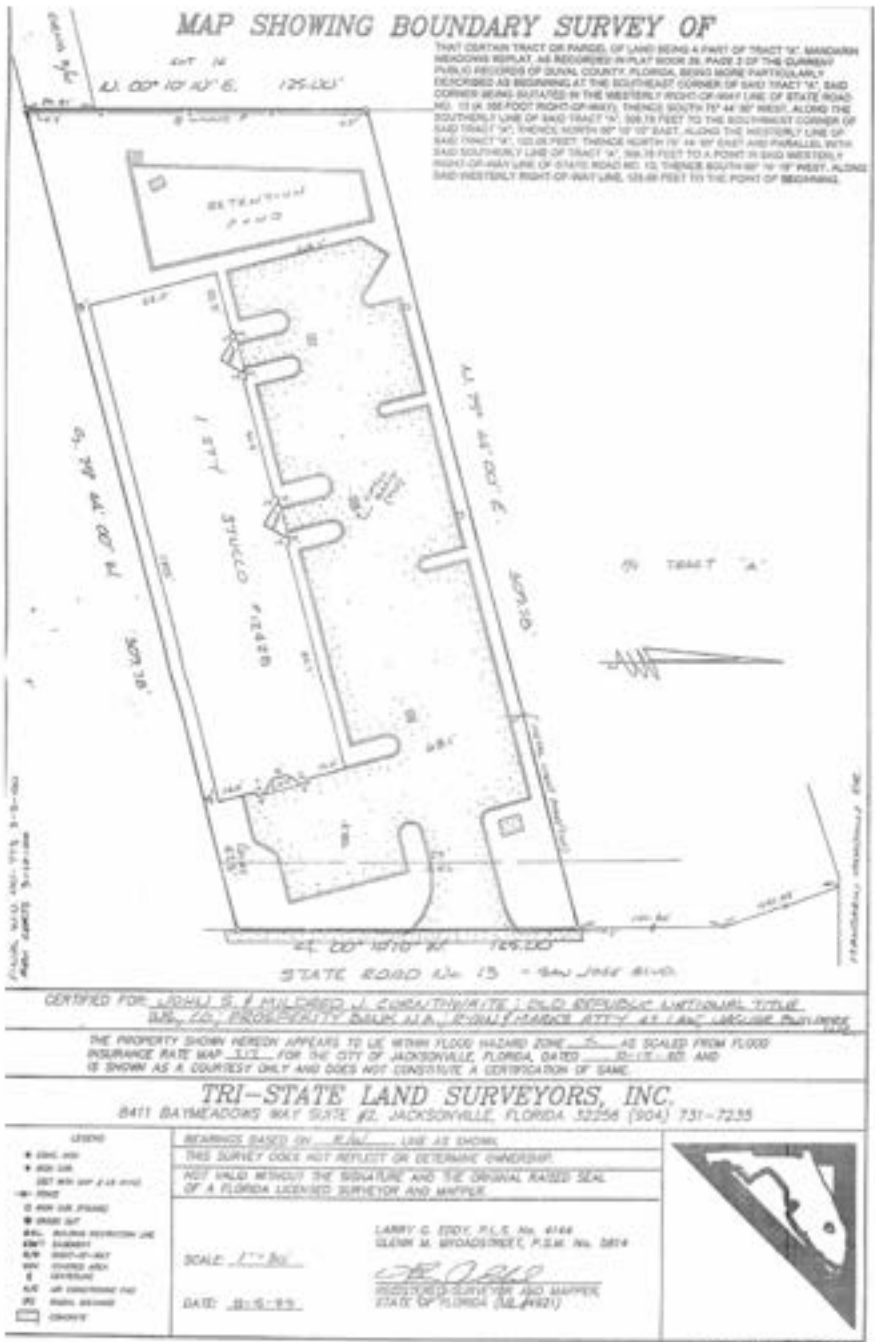
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SURVEY



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DEMOGRAPHICS



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DEMOGRAPHICS MAP & REPORT

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	600	1,885	5,450
Average Age	49	48	48
Average Age (Male)	49	47	47
Average Age (Female)	50	49	49

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	236	719	2,103
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$163,112	\$149,799	\$154,167
Average House Value	\$512,588	\$490,205	\$492,459

Demographics data derived from AlphaMap

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