



## 8136 Atlantic Blvd

Jacksonville, Florida 32211

### Property Highlights

- 4 years 3 months years remaining on lease term.
- 3% annual rent increases with two 5-year options.
- Metal roof, new 25 ton HVAC system with warranty, new and fully inspected fire sprinkler system.
- 46 parking spaces and a 380 guest capacity restaurant.
- Zoned CCG-2 on heavily trafficked Atlantic Boulevard.

### Property Overview

5,898 SF stand-alone building. Convenient location situated only minutes from Jacksonville University, San Marco submarket, Downtown Jacksonville, Jaguars stadium, North and South bank, all major corridors, hospitals, and new apartment developments. Zoning for this property is CCG-2.

### Offering Summary

Sale Price:	\$1,700,000
Building Size:	5,898 SF
Lot Size:	0.85 Acres
Lease Remaining:	4 years, 3 months
Lease Terms:	3% annual increases & two 5-year options
Cap Rate:	8.2%

### Demographics 3 Miles 5 Miles 10 Miles

Total Households	37,661	90,449	274,660
Total Population	92,587	227,166	665,971
Average HH Income	\$70,861	\$76,915	\$89,433

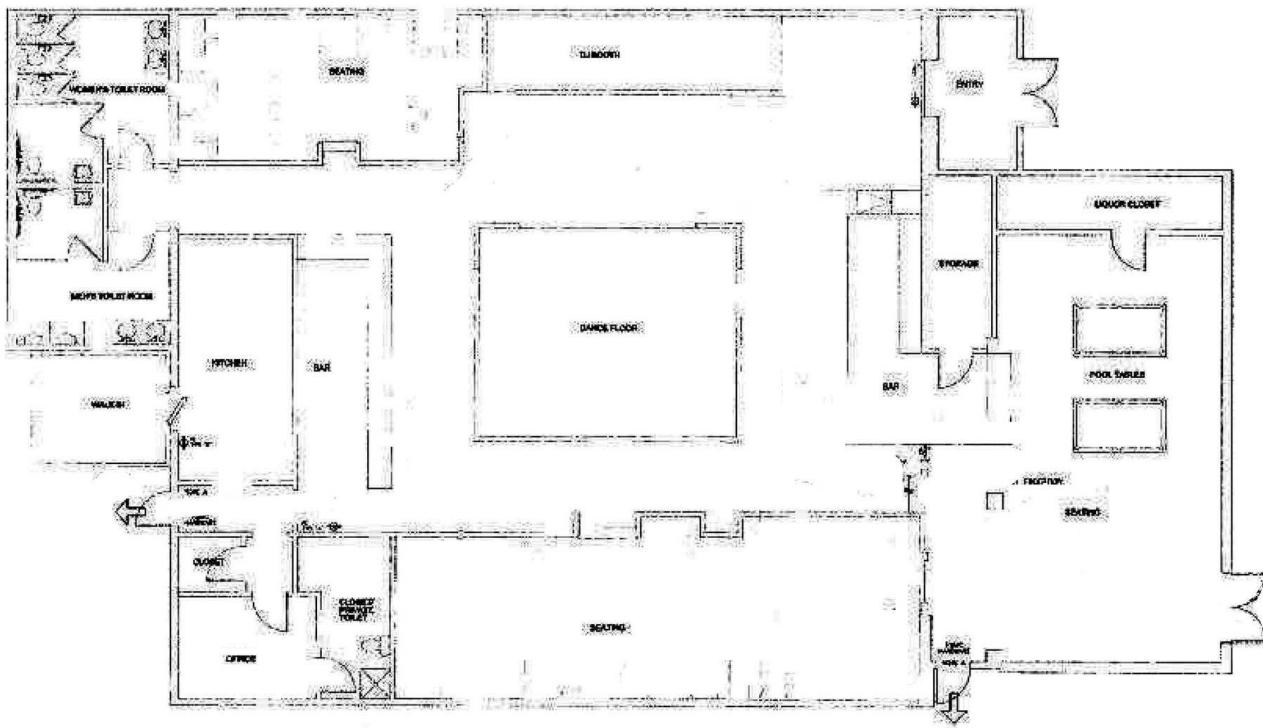
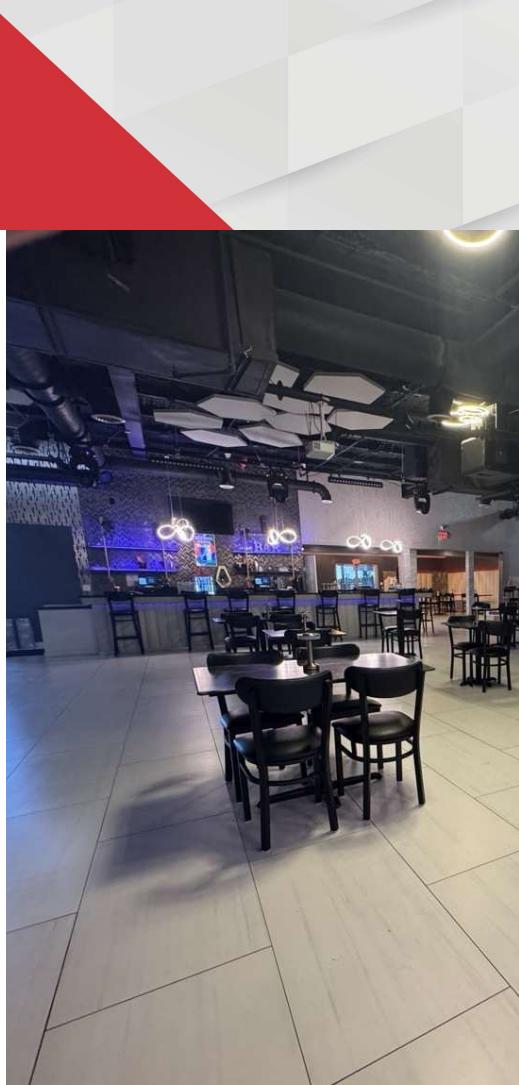
### For More Information

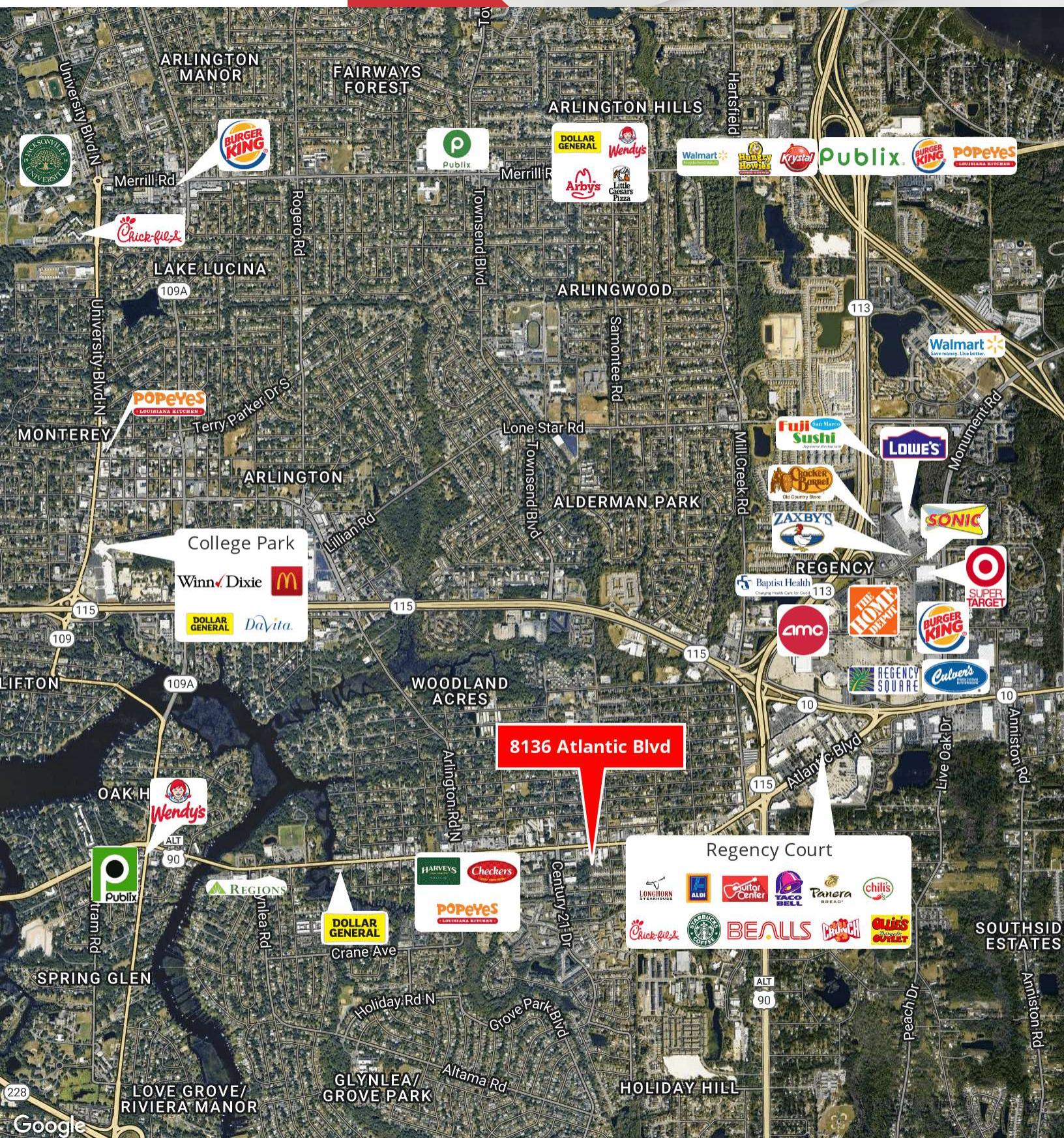
#### Austin Kay

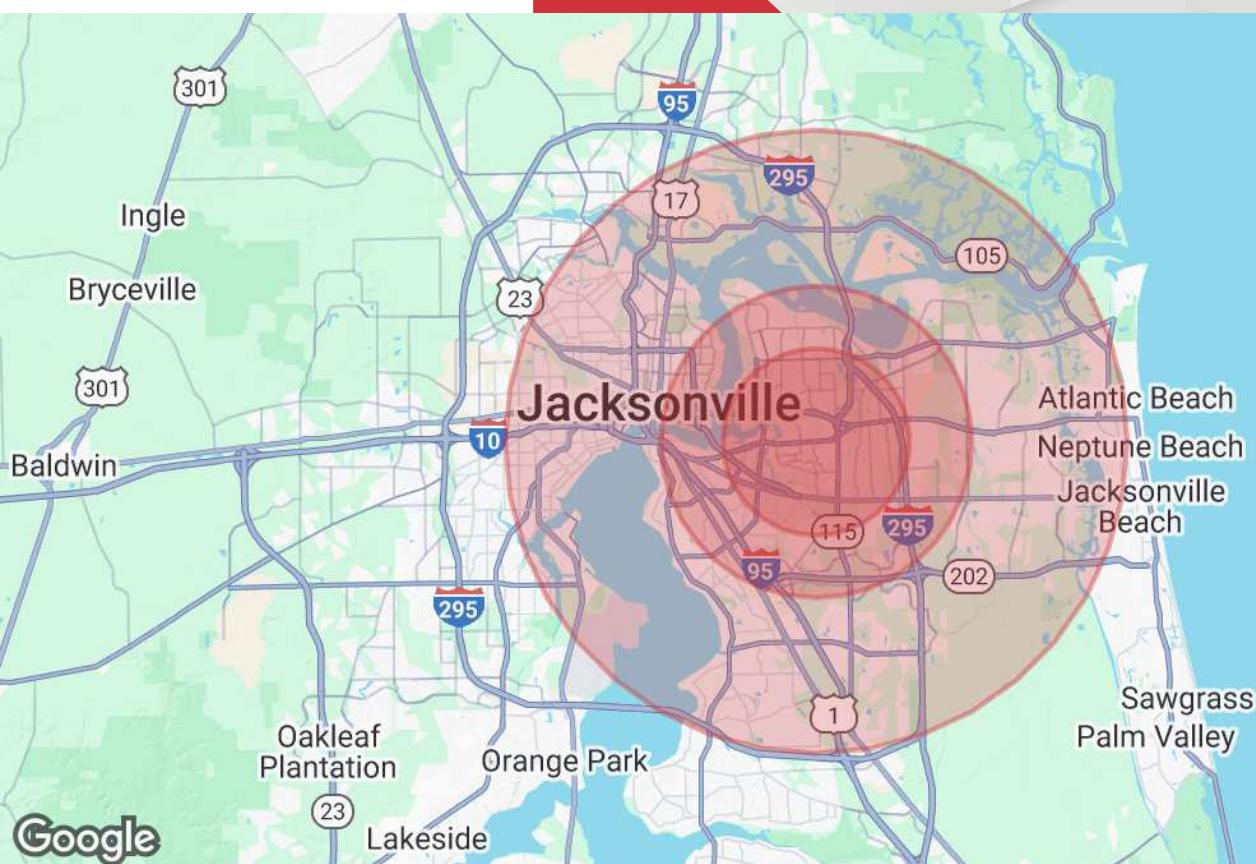
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## Population

	3 Miles	5 Miles	10 Miles
Total Population	92,587	227,166	665,971
Average Age	39	39	40
Average Age (Male)	38	37	39
Average Age (Female)	40	40	41

## Households & Income

	3 Miles	5 Miles	10 Miles
Total Households	37,661	90,449	274,660
# of Persons per HH	2.5	2.5	2.4
Average HH Income	\$70,861	\$76,915	\$89,433
Average House Value	\$255,006	\$285,080	\$335,776

Demographics data derived from AlphaMap