



JEFFREY TERWILLIGER TYLER POWELL LENNY DEGIROLMO

607.745.0364

770.298.0069

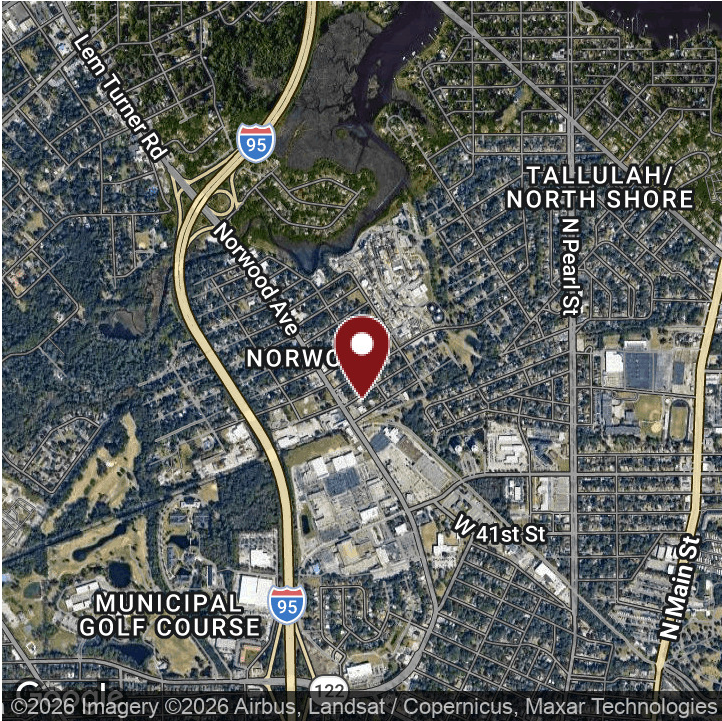
386.956.4143

jterwilliger@svrrealtyfl.com

tpowell@svrcom.com

ldegirolmo@svrcom.com

JACKSONVILLE, FL 32208



OFFERING SUMMARY

Sale Price:	\$1,047,000
Building Size:	10,900 SF
Number of Units:	3
Price / SF:	\$96.06
Year Built:	1971
Zoning:	CCG-2

PROPERTY OVERVIEW

5903 Norwood Ave is a 10,900 SF, 79% occupied commercial property located along Norwood Avenue in Jacksonville, Florida. The property is occupied by Bono's Pit Bar-B-Q and Wee Walkers, providing an established tenant mix in a well-traveled commercial corridor.

LOCATION OVERVIEW

Located along a well-established commercial corridor in the city's Northside. Norwood Avenue provides convenient access to I-95, Downtown Jacksonville, and surrounding residential and commercial areas. The Property benefits from its visibility along Norwood Avenue and proximity to established retail, restaurants, and neighborhood services.

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SVR Commercial, LLC • 100 Fairway Park Blvd Unit 2200 • PVB, FL 32082 • 904.454.3856



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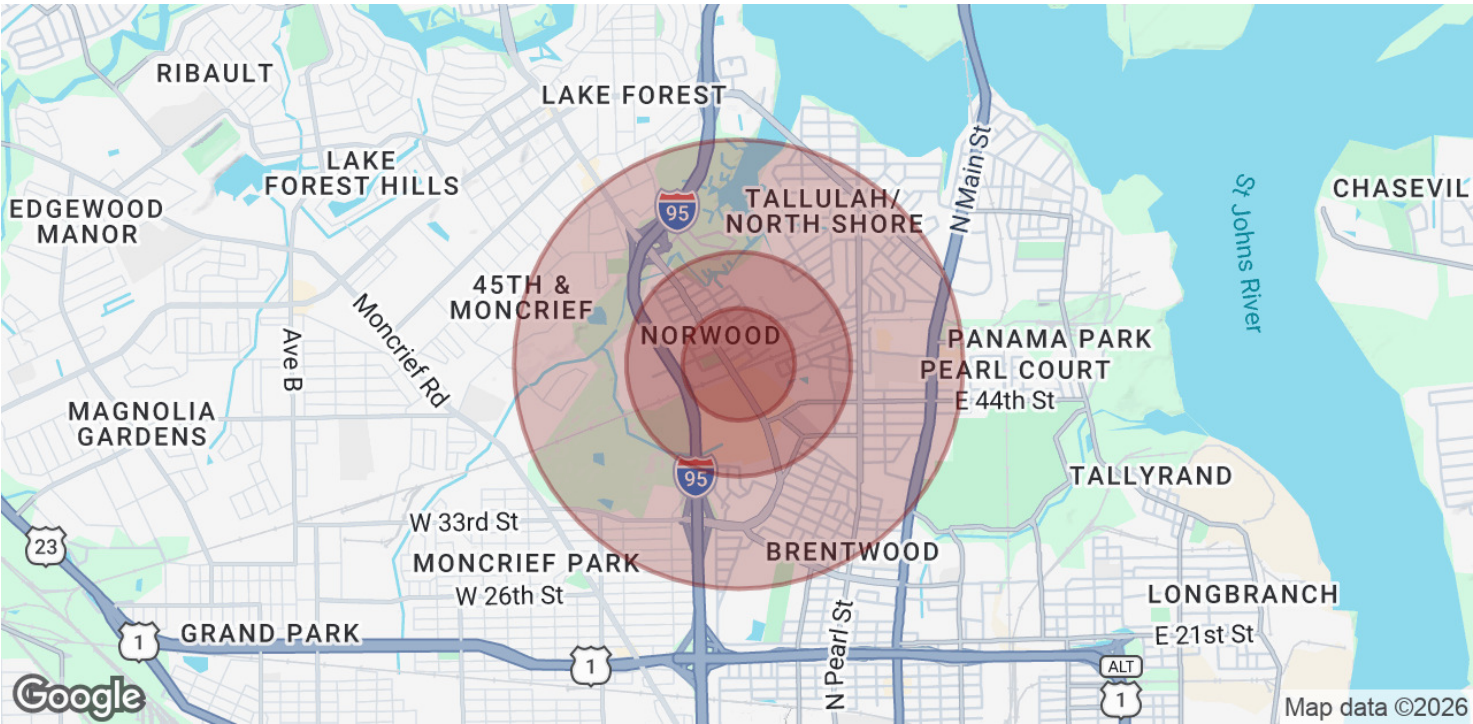
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	611	2,160	7,784
Average Age	37.0	38.3	42.3
Average Age (Male)	29.3	30.7	34.3
Average Age (Female)	41.8	43.4	45.4

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	291	1,055	3,735
# of Persons per HH	2.1	2.0	2.1
Average HH Income	\$40,369	\$43,537	\$42,744
Average House Value	\$126,686	\$120,537	\$140,302

2023 American Community Survey (ACS)

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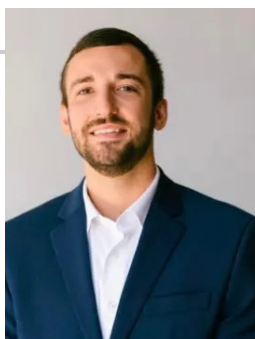
Broker / President

Direct: 607.745.0364

Cell: 607.745.0364

jterwilliger@svrrealtyfl.com

FL #BK3122117



TYLER POWELL

Commercial Advisor

Direct: 770.298.0069

tpowell@svrcom.com



LENNY DEGIROLMO

Commercial Advisor

Direct: 386.956.4143

ldegirolmo@svrcom.com

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