

13957 MT PLEASANT RD, JACKSONVILLE, FL 32225

**13957 MT PLEASANT RD**

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SECTION 1

# PROPERTY INFORMATION

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## OFFERING SUMMARY

Sale Price:	Subject To Offer
Building Size:	2,694 SF
Number of Units:	3 + 450sf unit in back
Acreage	.71
Built/Renovated:	1967/2022
Zoning:	CN
Market:	FT Caroline Shores

## PROPERTY OVERVIEW

SVR Commercial LLC, as exclusive advisor, is pleased to offer an owner-user opportunity at 13957 Mt. Pleasant Road in Jacksonville, just 6 miles from Mayport Naval Base. This 2,694 SF building, includes three units, allowing an owner to occupy the majority while retaining a small tenant for income. The property sits on 0.71 acres with ample parking and features a 450 SF rear building with a private electric fence, its own septic, and water. A well-located, versatile property with strong income potential and room to customize for your business needs. Zoned CN for restaurant, office, retail, daycare, dance studio, and mixed-use development.

## LOCATION OVERVIEW

The property is located in a heavy residential area. Located between Kernan Blvd N and Girvin Rd just before Wonderwood Dr. Just 6 miles from Mayport Naval Station.

## PROPERTY HIGHLIGHTS

- Located 6 miles from Mayport Naval Base
- 0.71-acre lot with ample on-site parking
- 450 SF rear building with private electric fence, septic, and water
- Perfect for restaurant, office, retail, daycare, dance studio, and mixed-use development



SECTION 2

# LOCATION INFORMATION

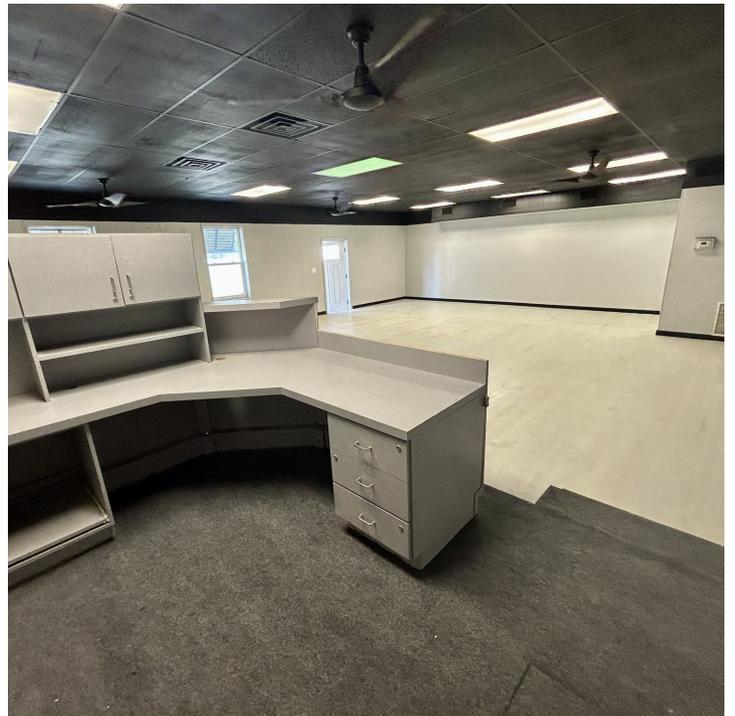
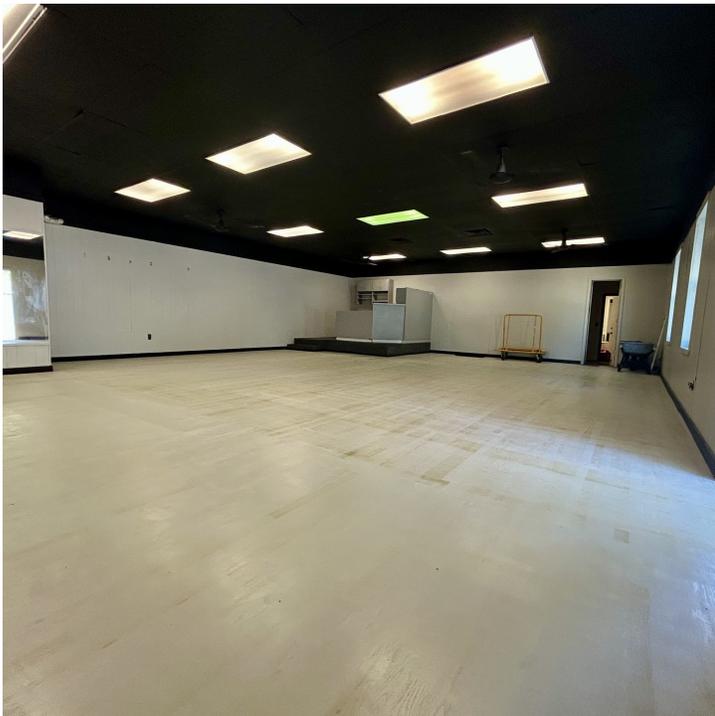
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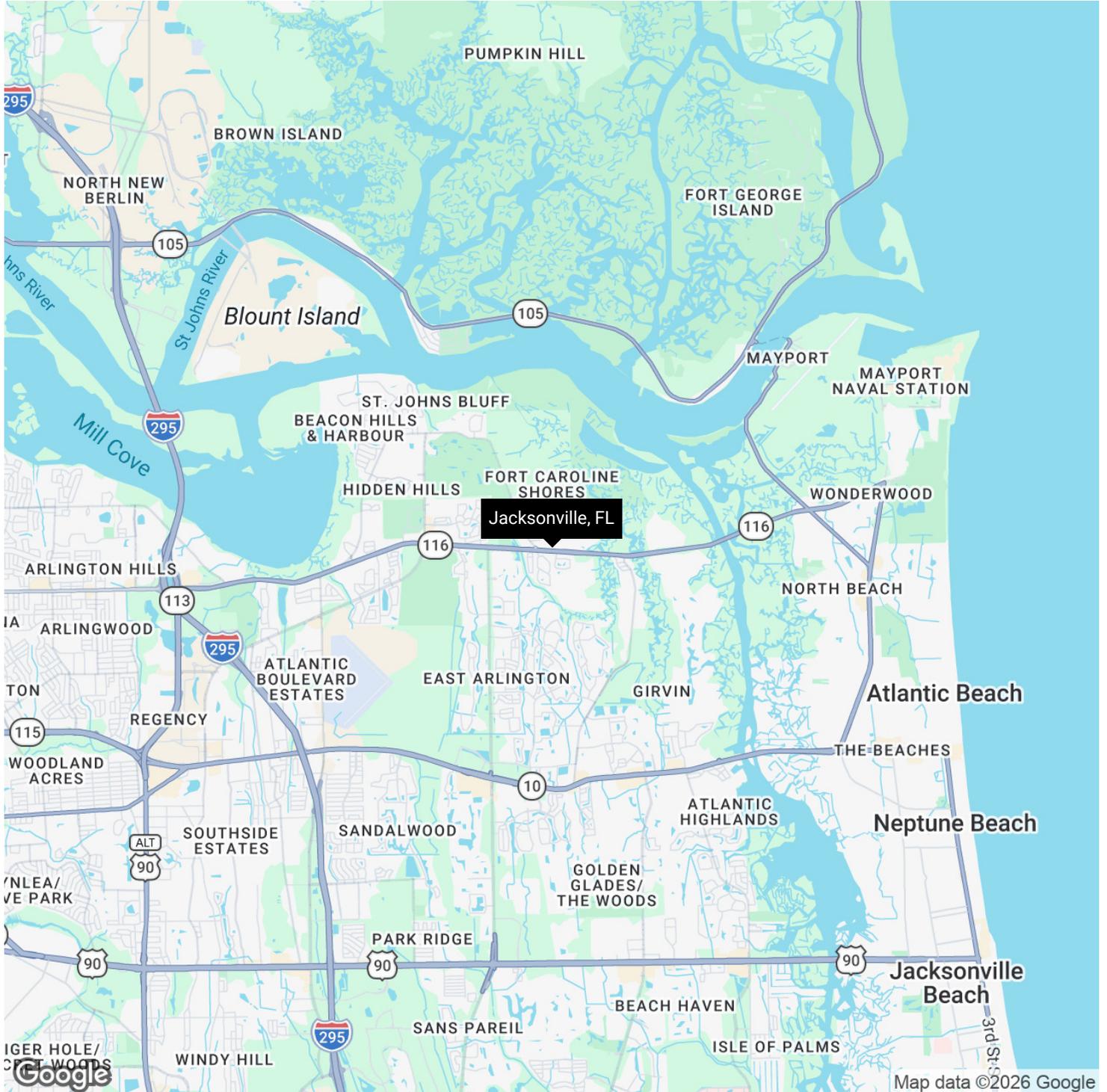
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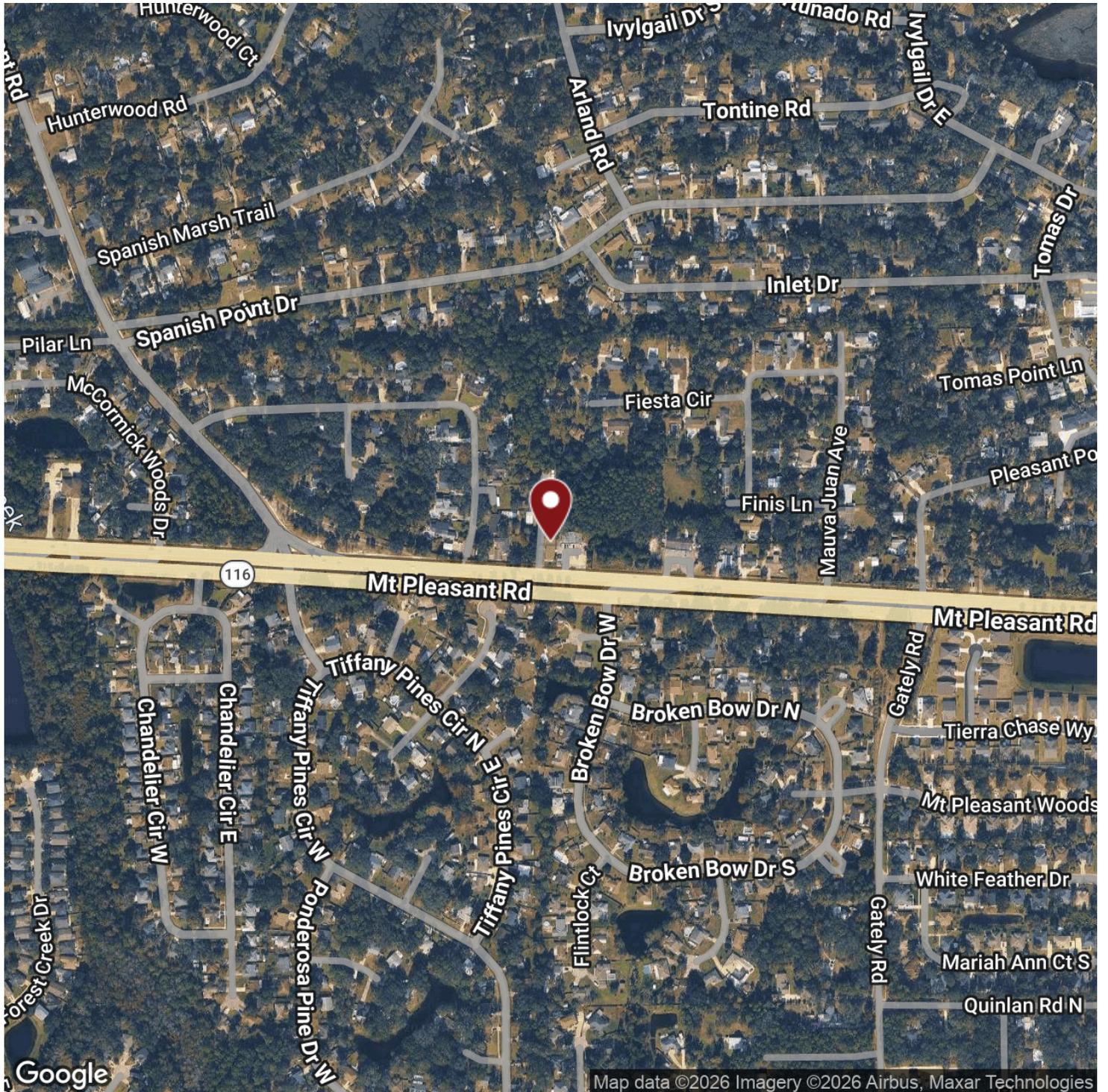
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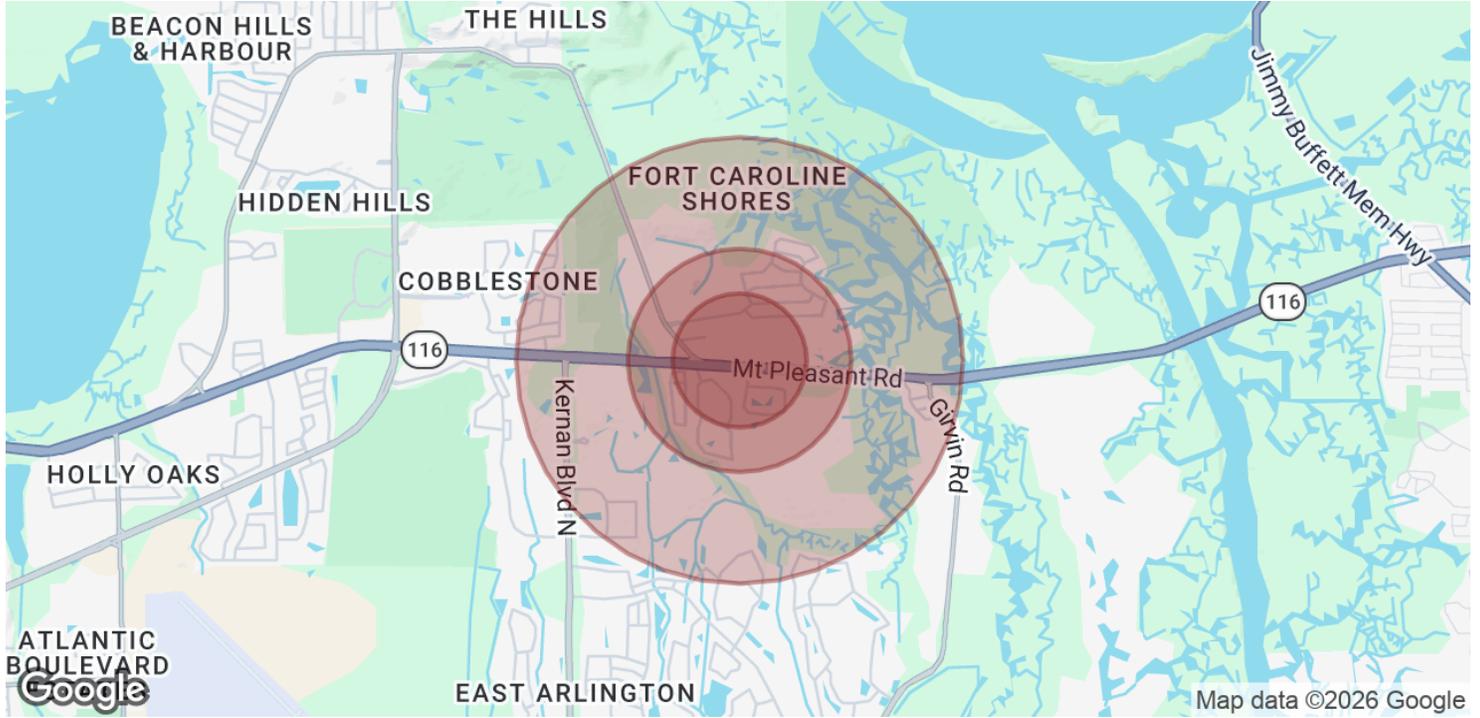


SECTION 3

# DEMOGRAPHICS

# 13957 MT PLEASANT RD

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	831	2,324	7,860
Average Age	44	43	42
Average Age (Male)	43	42	41
Average Age (Female)	45	44	43
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	324	901	2,962
# of Persons per HH	2.6	2.6	2.7
Average HH Income	\$122,378	\$124,136	\$124,186
Average House Value	\$430,372	\$415,370	\$389,068

Demographics data derived from AlphaMap



SECTION 4

# ADVISOR BIOS

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