

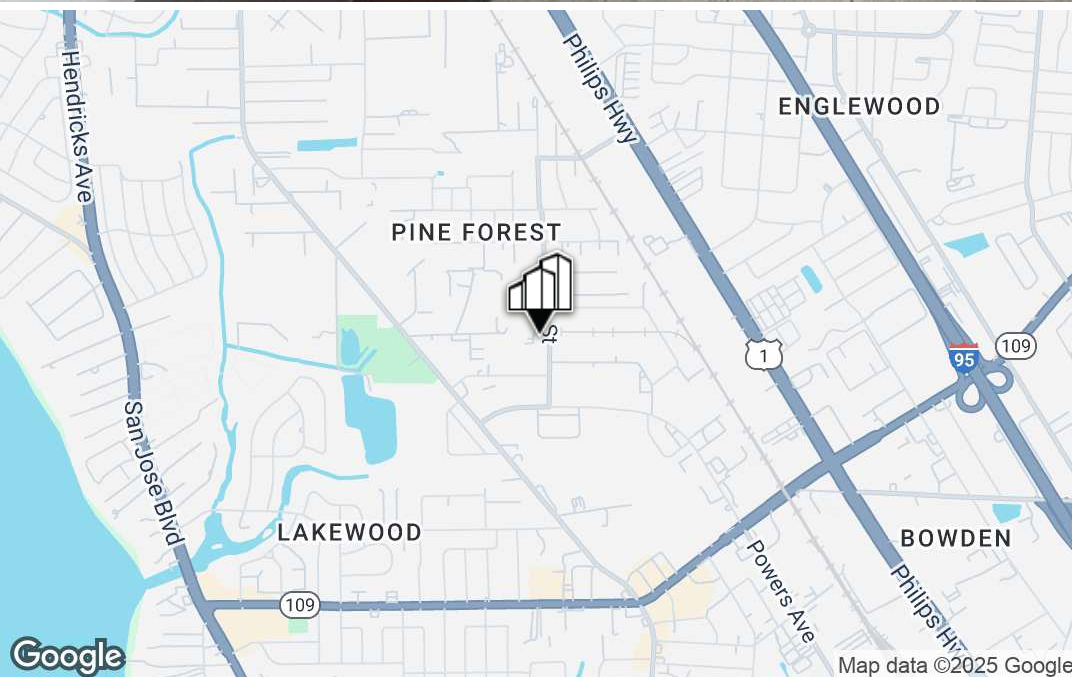
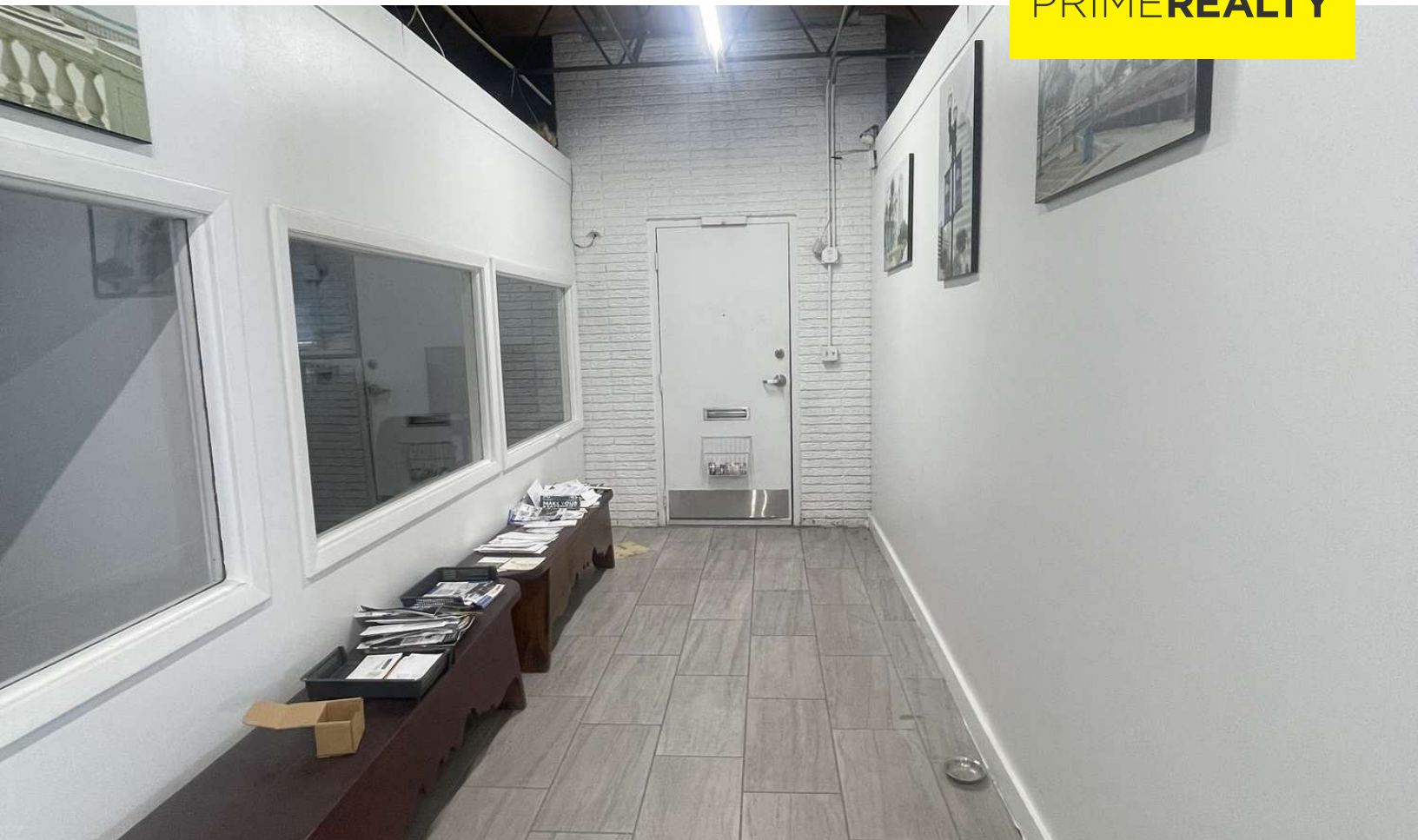
# INDUSTRIAL PROPERTY FOR SALE AND LEASE

## 4868 VICTOR ST

JACKSONVILLE, FL 32207



PRIMEREALTY



### For More Information:

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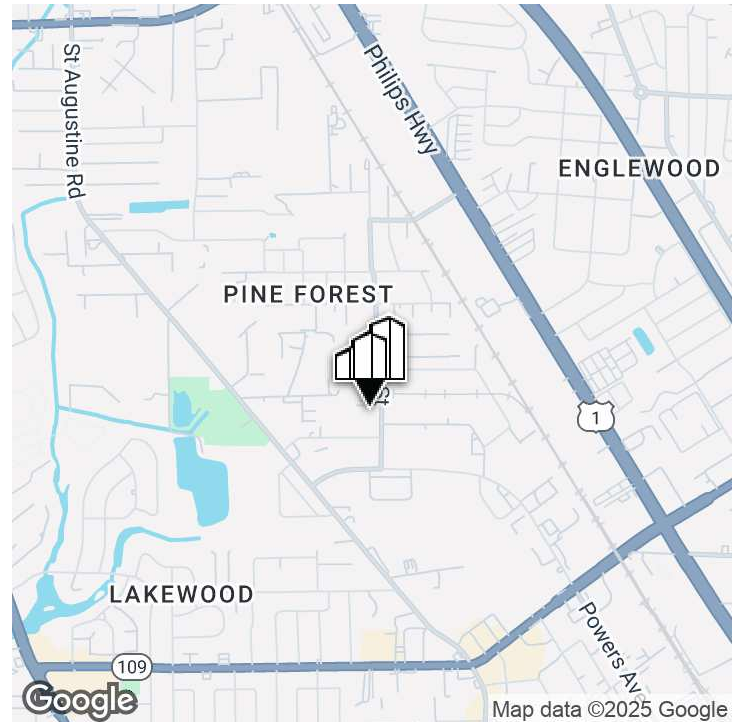
Office | Industrial | Retail | Multi-Family

All information has been gathered from sources deemed to be reliable. Provided information may be independently verified and shall not be solely relied upon.

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## OFFERING SUMMARY

|                  |             |
|------------------|-------------|
| Sale Price:      | \$1,300,000 |
| Building Size:   | 11,360 SF   |
| Lease Rate:      | \$5NNN      |
| Lot Size:        | 17,999 SF   |
| Number of Units: | 3           |
| Price / SF:      | \$114.44    |
| Year Built:      | 1965        |
| Renovated:       | 2024        |
| Zoning:          | IL          |
| Market:          | Southside   |
| Submarket:       | Powers Ave  |

## PROPERTY OVERVIEW

Prime Realty is pleased to present 4868 Victor Street, an Industrially-zoned building in Jacksonville's centrally-located Southside. Building offers brick and concrete block construction, recently updated office interior, grade level roll-up door and paved parking. Quick access to highways and short commute to all areas of the city.

## INDUSTRIAL ZONING

## SOLID CONSTRUCTION

## CENTRAL LOCATION

## GRADE LEVEL DOOR

## UPDAED OFFICE INTERIOR

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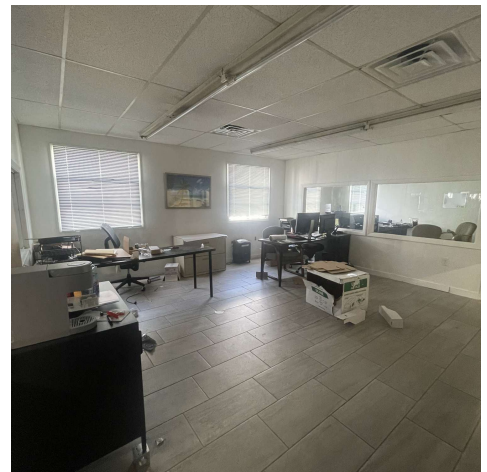
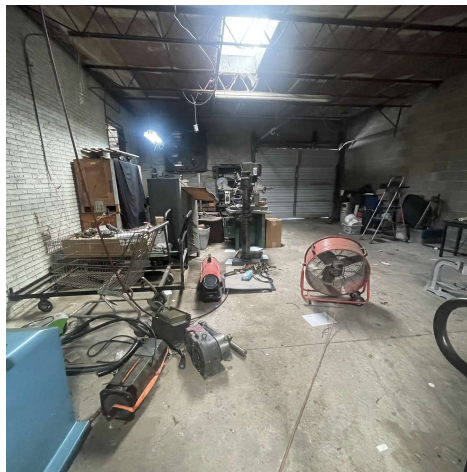
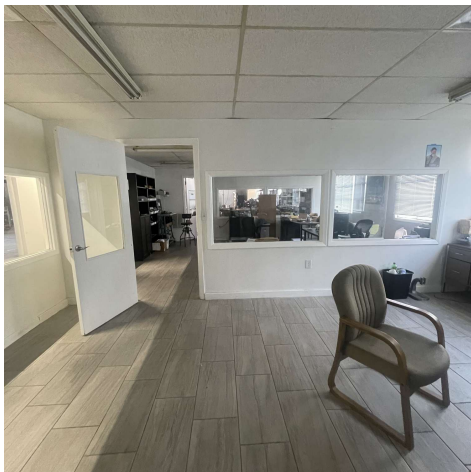
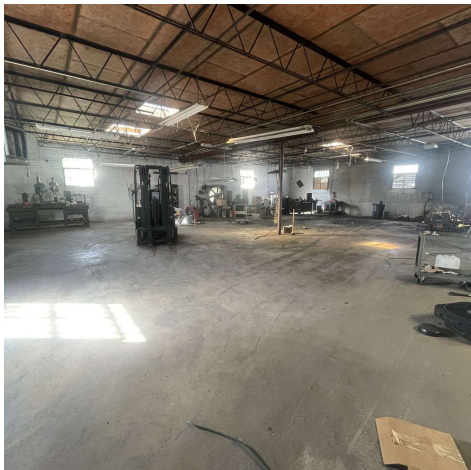
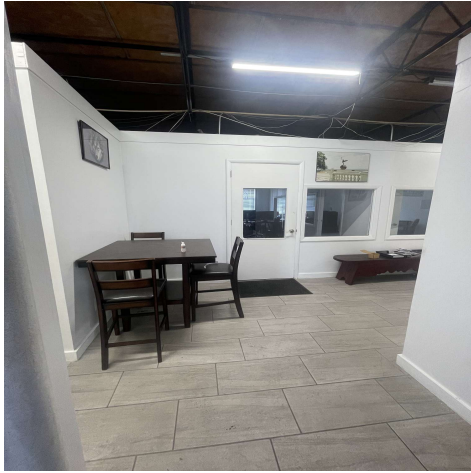
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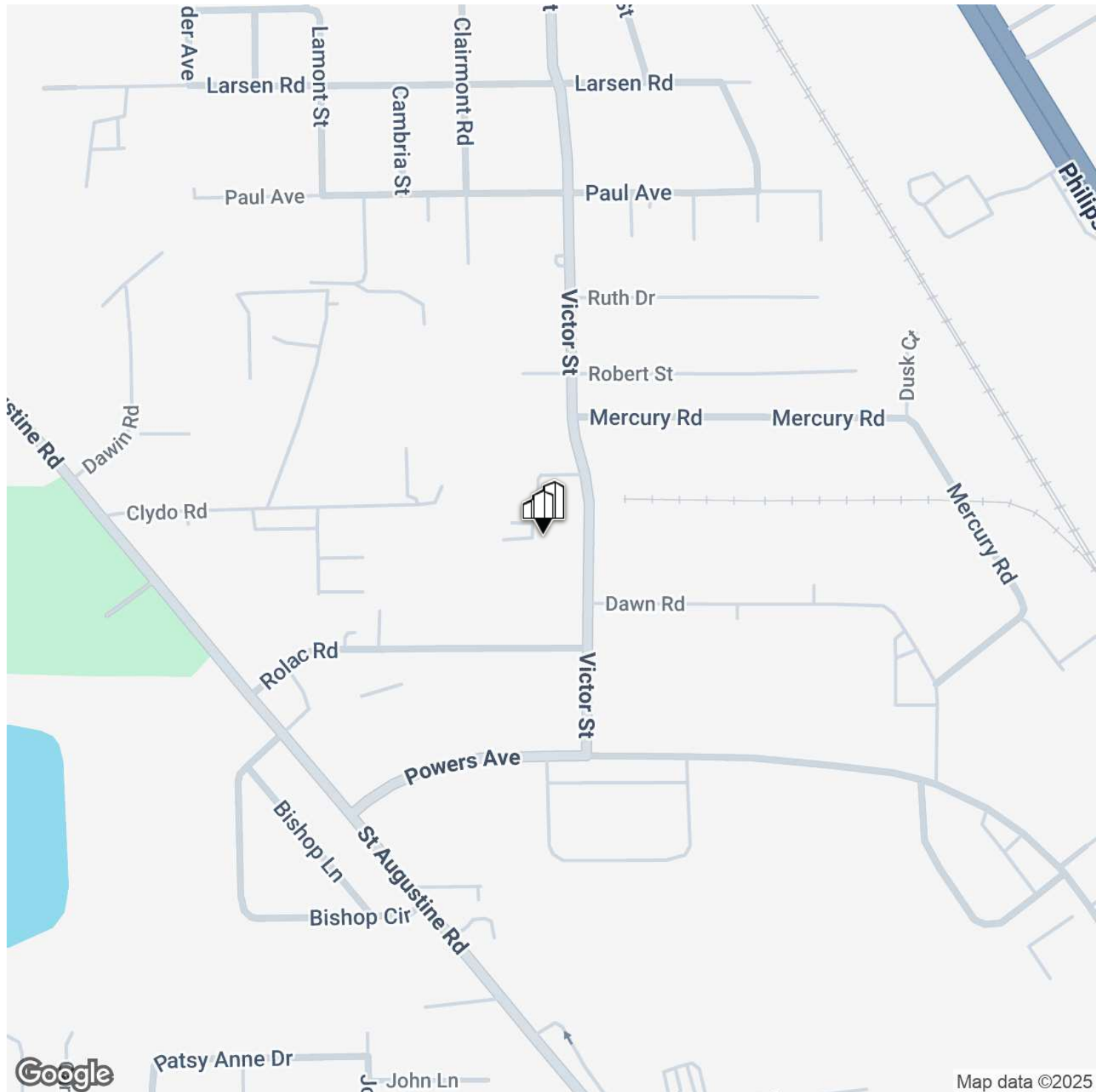
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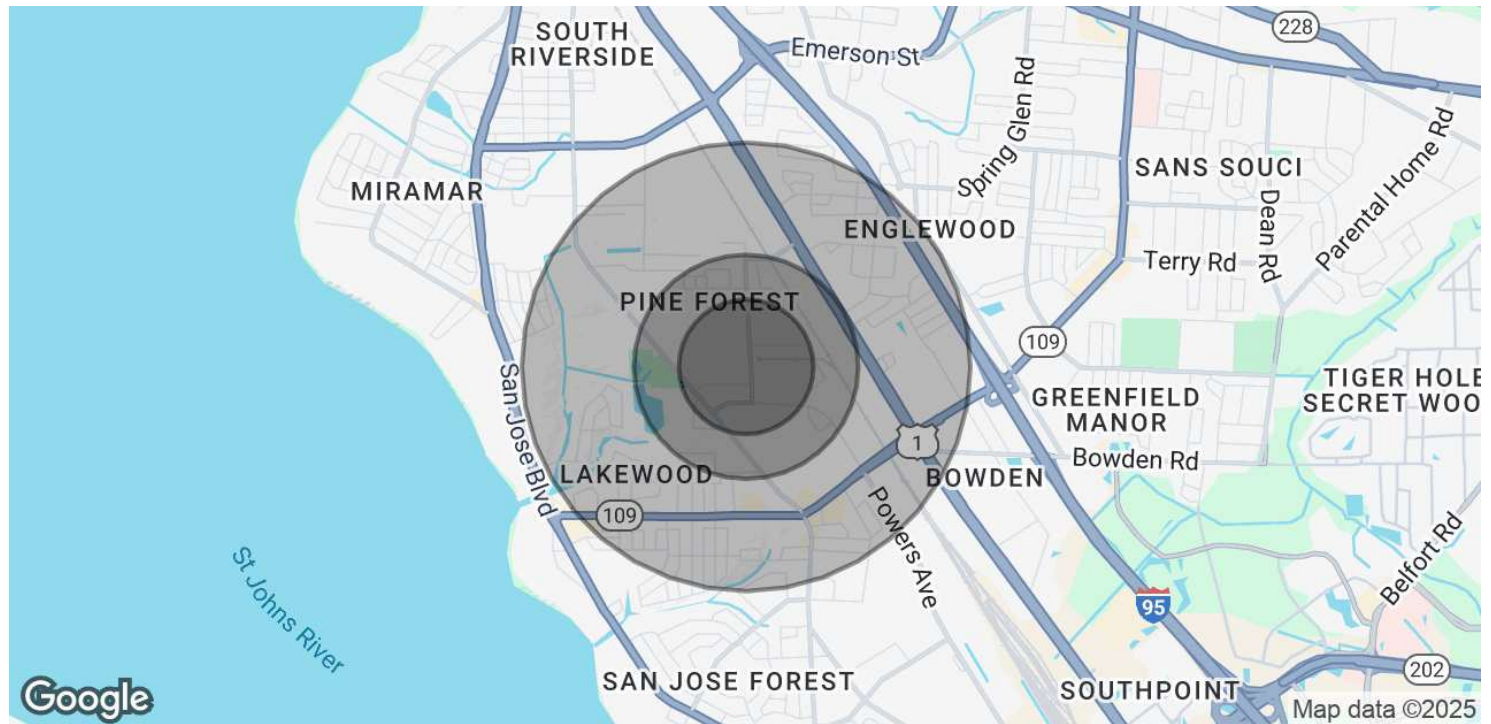
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| POPULATION           | 0.3 MILES | 0.5 MILES | 1 MILE    |
|----------------------|-----------|-----------|-----------|
| Total Population     | 198       | 746       | 6,941     |
| Average Age          | 36        | 38        | 41        |
| Average Age (Male)   | 35        | 37        | 39        |
| Average Age (Female) | 37        | 39        | 42        |
| HOUSEHOLDS & INCOME  | 0.3 MILES | 0.5 MILES | 1 MILE    |
| Total Households     | 71        | 278       | 2,865     |
| # of Persons per HH  | 2.8       | 2.7       | 2.4       |
| Average HH Income    | \$49,058  | \$64,114  | \$74,126  |
| Average House Value  | \$424,817 | \$389,532 | \$343,701 |

Demographics data derived from AlphaMap

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