

FAMILY DOLLAR (DARK)

1945 Kings Road, Jacksonville, FL 32209

**FOR SALE
OR LEASE**

ACTUAL PHOTO

CONTACT

R. JEFFREY BURGFECHTEL

Sr. Managing Director

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9,100 SF RETAIL BUILDING - ALLOWABLE USES

Kings Rd is a major north-south highway starting from Jacksonville, FL to Mackinaw City, MI. 13,300 VPD traffic drive by. Subject property is located in a dense residential neighborhood just a few blocks from Edward Waters College and its Sports and Music Complex. Current zoning is CCG-1 (Tenant to personally verify that the zoning meets their needs) allows for (1) Commercial retail sales (2) Banks (3) Professional and business offices (4) Hotels and motels (5) Commercial indoor recreational or entertainment facilities (6) Art galleries, museums, community centers, dance, art or music studios (7) Vocational, trade or business schools (8) Day care centers (9) Off-street commercial parking lots (10) Adult Congregate Living Facility (11) retail sale and service of beer or wine for off-premises consumption or for on-premises conjunction with a restaurant (12) Retail plant nurseries (13) Express or parcel delivery (14) Veterinarians and animal boarding (15) Personal property storage (16) Retail outlets for the sale of used wearing apparel, furniture and similar uses. (17) Essential services, including water, sewer, gas, telephone (18) Churches (19) Outside retail sales of holiday items (20) Wholesaling or distributorship businesses (21) light manufacturing (22) Filling or gas stations (23) Dancing entertainment establishments not serving alcohol (24) Mobile Car Detailing Services.

Owner is also willing to lease the space to a qualified tenant. Call Broker today to discuss options.

INVESTMENT SUMMARY

Sales Price	\$1,500,000
Address	1945 Kings Road, Jacksonville, FL 32209
Adjacent Retail	Located between Burger King & Popeye's
Land Area	1.12 AC
SF	9,180 SF
Year Built	2007
Traffic VPD	13,300 VPD
Parking	39 Spaces
Roof	Metal
Parking Lot	Asphalt; Good Condition
Zoning	CC6-1





Location Overview

DEMOGRAPHICS

178,818

RESIDENTS
5-MILE RADIUS

\$53,096

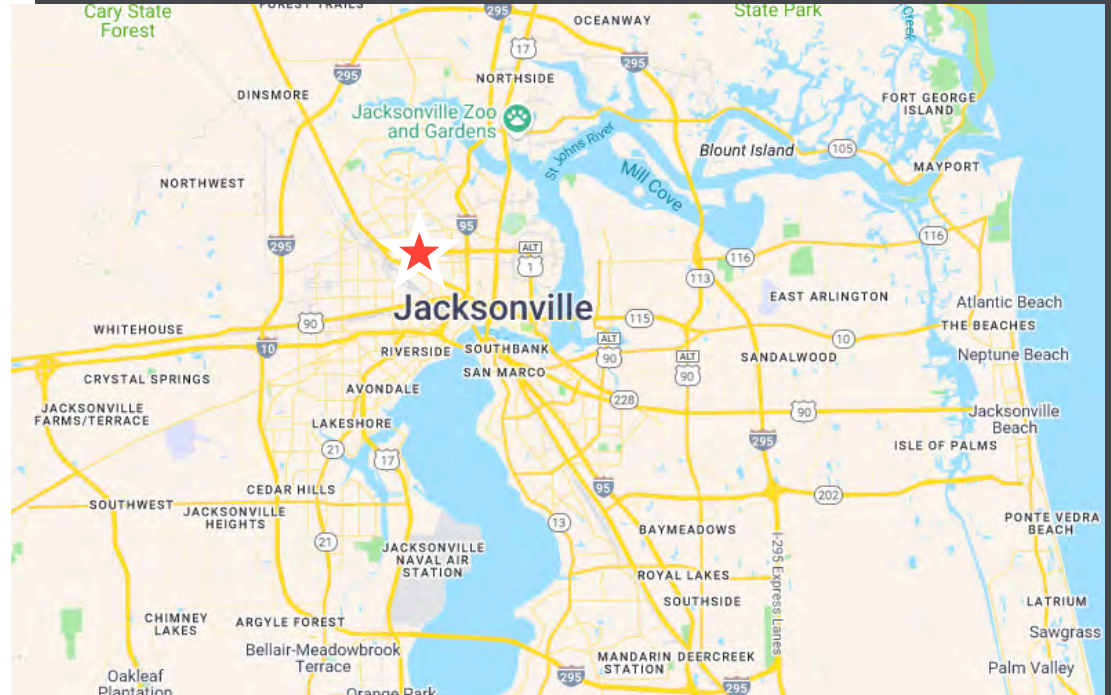
MEDIAN HOUSEHOLD INCOME
5-MILE RADIUS

\$260,294

MEDIAN HOME VALUE
5-MILE RADIUS

842,067

LABOR FORCE
JACKSONVILLE, FLORIDA



POPULATION

985,843

CITY OF JACKSONVILLE

1.031 Million

DUVAL COUNTY

LARGEST EMPLOYERS (By # of Jobs)

23,000

NAVAL AIR
STATION

14,000

BAPTIST
HEALTH

14,000

DUVAL
PUBLIC
SCHOOLS

8,000

MAYO CLINIC

8,000

CITY OF
JACKSONVILLE

7,000

BANK OF
AMERICA

INVESTMENT SALES

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. GREAA, LLC makes no warranties and / or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. GREAA, LLC does not service as a financial advisor to any party regarding any

proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and / or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies.

All properties and services are marketed by GREAA, LLC in compliance with all applicable fair housing and equal opportunity laws.

GREAA, LLC makes no warranty or representation about the content of this Offering Memorandum. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. This Valuation does not constitute an appraisal of the subject property and has not been prepared in accordance with the Uniform Standards of Professional Appraisal Practice.



Information About Brokerage Services

11-2-2015

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	

Regulated by the Texas Real Estate Commission

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IABS 1-0

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