

FOR SALE

333 EAST BAY STREET



2929 Plummer Cove Rd., Suite 2
Jacksonville, FL 32223

Jacksonville, FL 32202



OFFERING SUMMARY

Sale Price:	\$4,000,000.00
Building Size:	10,985 SF
Year Built	1909
Price / SF:	\$364.13

PROPERTY OVERVIEW

Introducing a prime investment opportunity in Jacksonville, FL! The property at 333 East Bay Street boasts an impressive 11,000 square foot building, perfectly situated in a high-demand area for retail, restaurants and nightlife. With ample square footage and a strategic location, this property offers a lucrative prospects for investors. With its ideal size and strategic position, this property is poised to become a cornerstone of success for the savvy investor.

LOCATION OVERVIEW

Discover vibrant downtown Jacksonville, FL, where the pulse of the city meets the serene St. Johns River. Explore an array of dining options along Bay Street, or catch a performance at the historic Florida Theatre. With easy access to major highways, the area is a prime location for businesses to thrive. Just moments away, you'll find Everbank Stadium, home to the Jaguars and host to major events. The area's dynamic mix of commerce, culture, and leisure make it an enticing investment opportunity for ambitious building investors.

PROPERTY HIGHLIGHTS

- Fully Leased Space
- Excellent View of the St. Johns River
- Prime Location in Exploding Downtown Jacksonville

PRESENTED BY:

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EXECUTIVE SUMMARY

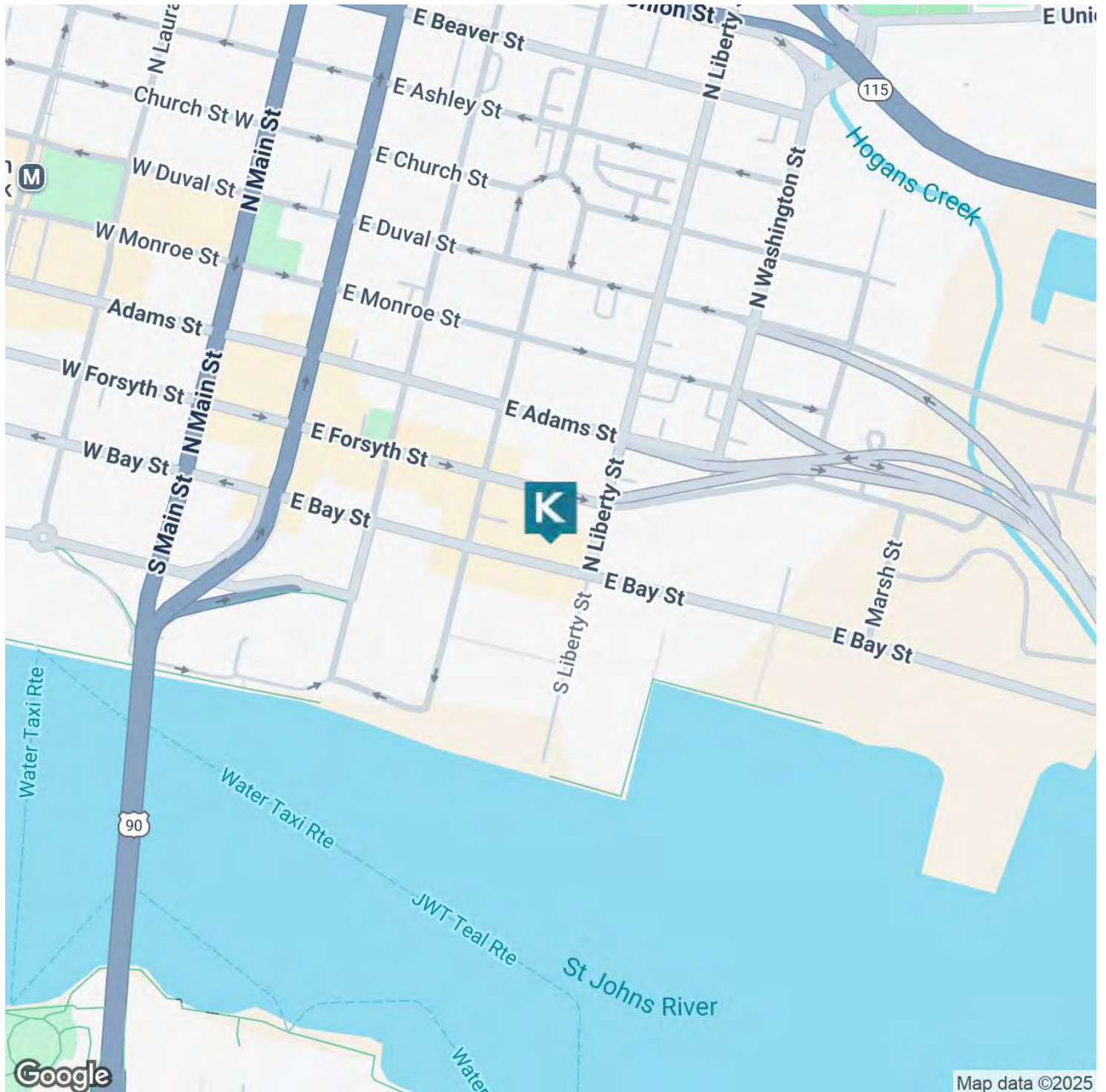
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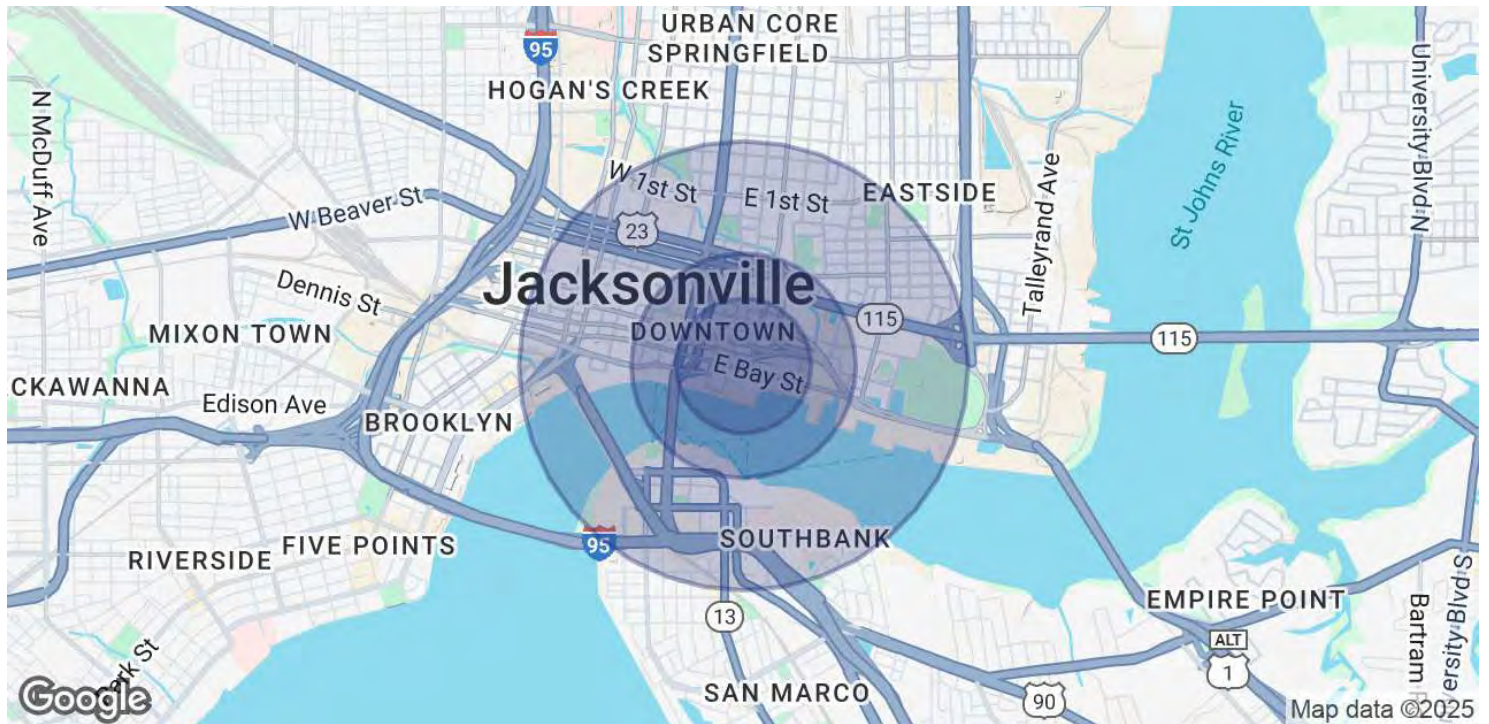
LOCATION MAP

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	3,066	5,370	10,605
Average Age	43	43	43
Average Age (Male)	39	40	41
Average Age (Female)	52	51	47

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	710	1,538	4,331
# of Persons per HH	4.3	3.5	2.4
Average HH Income	\$27,851	\$32,412	\$47,001
Average House Value	\$130,264	\$157,461	\$232,336

Demographics data derived from AlphaMap

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DEMOGRAPHICS MAP & REPORT