

For Ground-Lease • 12,000 SF Free-Standing Retail Building
2.83 Acres • Northwest Quadrant Signalized Intersection
Beach and University Boulevards
3216 University Boulevard South • Jacksonville, Florida
EXCELLENT RE-DEVELOPMENT OPPORTUNITY



(Note: Please do not disturb Tenant. All inquiries must be made through Goldstein Commercial Properties, Inc.)

CONSIDER THE FOLLOWING

- Excellent Exposure in High Traffic Area
- City Electric, Water and Sewer
- Pylon Signage on University Blvd. & Beach Blvd.
- Zoned Commercial Community General 2 (CCG2)
- Estimated 68,000+ Cars Daily at Intersection
- 78,156+/- Population - 3 Mile Radius
- 196,897+/- Population - 5 Mile Radius
- Average HH Income \$58,775 - 3 Mile Radius
- Average HH Income \$60,462 - 5 Mile Radius
- Building can be removed for re-development

For Further Information, Please Contact: Barry J. Goldstein, President
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PROPERTY INFORMATION

A Rare Opportunity - Strategic Location - Re-Development Potential

New developments in the area includes Boulevard Crossing, a multi-tenant retail with Starbucks, Chipotle, McDonalds, ATT, Tropical Smoothie, Community First Bank. Other developments include Your Storage Units (100,000 SF+Mini-Storage), Nearby retailers includes Staples, Walgreens, Family Dollar. The area includes a very large and significant medical community consisting of HCA Memorial Hospital-418 beds, Brooks Rehabilitation-157 beds, Brooks Skilled Nursing Facility-110 beds, Samuel Wells Medical Office Complex of 79,000 SF, Memorial Healthcare Plaza 111,000 SF and many others.

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| <u>TOTAL BUILDING AREA:</u> | ONE-STORY 12,000 SQUARE FEET +/- |
| <u>YEAR BUILT:</u> | 1986 |
| <u>OCCUPANCY:</u> | <u>COMING AVAILABLE</u> • TENANT IS STILL OPERATING THEIR BUSINESS |
| <u>TOTAL LAND AREA:</u> | APPROXIMATELY 2.83 +/- ACRES • 211' FRONTAGE ON UNIVERSITY BLVD. |
| <u>ZONING:</u> | CCG2 - COMMERCIAL COMMUNITY GENERAL-2: THIS CATEGORY ALLOWS A WIDE RANGE OF RETAIL SALES AND SERVICES INCLUDING INCLUDING GENERAL MERCHANDISE, APPAREL, FOOD AND RELATED ITEMS. IN ADDITION, GENERAL COMMERCIAL USES INCLUDE MEDICAL OR GENERAL OFFICES, HIGHWAY COMMERCIAL, ENTERTAINMENT AND MANY OTHER TYPES OF COMMERCIAL DEVELOPMENTS. |
| <u>UTILITIES:</u> | ELECTRIC, WATER AND SEWER SERVICE IS PROVIDED BY CITY OF JACKSONVILLE (JEA) AND SEWER BY PRIVATE LIFT STATION. |
| <u>CONSTRUCTION TYPE:</u> | CONCRETE SLAB, EXTERIOR WALLS INCLUDE STUCCO VENEER MANSARD STYLE ROOF SYSTEM, FLAT ROOF DECK, BATT INSULATION, WITH WATERPROOF UNDERLayment INTERIOR FINISH INCLUDES DRYWALL, SUSPENDED ACOUSTICAL CEILING WITH RECESSED FLUORESCENT LIGHTING AND A FULLY SPRINKLERED FIRE PROTECTION SYSTEM. |
| <u>PARKING:</u> | THE PROPERTY CONTAINS CONCRETE PARKING AREAS WITH APPROXIMATELY 165+/- ON-SITE SPACES OR A RATIO OF 13+/1000 SF. |
| <u>HVAC UNITS:</u> | THERE ARE 5 ROOF MOUNTED HVAC UNITS AS FOLLOWS: 1 - 25 TON TRANE VOYAGER 2009 RUNS ON GAS 1 - 20 TON TRANE VOYAGER 2008 RUNS ON GAS 1 - 20 TON TRANE VOYAGER 2006 RUNS ON GAS 1 - 20 TON TRANE VOYAGER 2010 RUNS ON GAS 1 - 3.5 TON TRANE SPLIT SYSTEM 2006 (TAKE OUT BLDG.) |
| <u>RENTAL RATE:</u> | NEGOTIABLE - TENANT RESPONSIBLE FOR ALL OPERATING COSTS OF THE PROPERTY INCLUDING REAL ESTATE TAX, PROPERTY INSURANCE, AND ALL REPAIRS & MAINTENANCE. |
| <u>CROSS ACCESS EASEMENT:</u> | NOTE: CROSS ACCESS EASEMENTS TO AND FROM SUBJECT PROPERTY WITH THE ADJACENT PROPERTIES INCLUDING YOUR STORAGE UNITS, BOULEVARD CROSSING SHOPPING CENTER, STARBUCKS, MCDONALDS, AT&T, WING STOP, COMMUNITY FIRST CREDIT UNION, CHIPOTLE, TROPICAL SMOOTHIE PLUS ACCESS TO AND FROM BEACH BOULEVARD. |



Overview

- Jacksonville's strategic location in the Southeast coupled with its deep-water port makes it attractive option for businesses that want to serve larger regional and international markets
- Jacksonville is the largest metro area by land mass in the U.S. The region's strong military presence together with its affordable cost of living and high quality of life attracts a young and talented workforce.
- Jacksonville MSA's employment is projected to increase 15.8% over the next eight years.
- Business relocations and expansions continued to directly benefit the area, resulting in an unemployment rate of 3.5% in July 2019.
- The area saw a specific emphasis on new and emerging tech company growth.
- From 2011 to 2018 over 118,000 jobs were created resulting in a growth rate of 18%.

Highlights By Industry

- Health & Biomedical – Home to one of three Mayo Clinics and one of five Baptist MD Anderson Cancer Center partnerships
- IT & Innovation – Skilled talent and subsea fiber connectivity to more than 40 countries put region on global digital map
- Advanced Manufacturing – One of the largest manufacturing regions in Florida with two certified megasites and a skilled, talented workforce
- Advanced Transportation & Logistics – Jacksonville is America's Logistics Center providing companies with same-day access to more than 94 million consumers
- Financial Services – Jacksonville is known as a global banking and finance powerhouse with more than 60,000 employees in the industry



MARKET OVERVIEW

Jacksonville, Florida

The greater Jacksonville metropolitan area is home to 1.5 million people and growing. It offers a sophisticated transportation and technology infrastructure and a promising economy. The area's many economic opportunities have attracted young talented professionals; 70% of newcomers were under the age of 40 in 2018. Other advantages of the area are the cost of living, which is below the national average and education – the area is home to Florida's #1 school district.

A variety of industries support Jacksonville's \$80 billion economy: Advanced Manufacturing, Advanced Transportation and Logistics, Financial Services, Health and Biosciences and IT, and Innovation. Healthcare accounts for one of every six jobs, with Baptist Health being a major employer in the area. In addition, one of the three Mayo Clinics is located in Jacksonville. It also boasts the third largest military presence in the country with three major naval stations. Lastly, over 80 companies have national or divisional headquarters in the area, such as Florida Blue (BCBS), Wells Fargo and AT&T.

Regarding transportation, three major highways make it easy to get around town: I-75, I-10 and I-95. The latter runs through downtown Jacksonville, and I-295 encircles the city. There are also several U.S. Routes that lead to the downtown: U.S. 17, U.S. 23, U.S. 90, U.S. 10 and U.S. 1.



12th most populous city in the U.S.



6th fastest growing metro in 2018

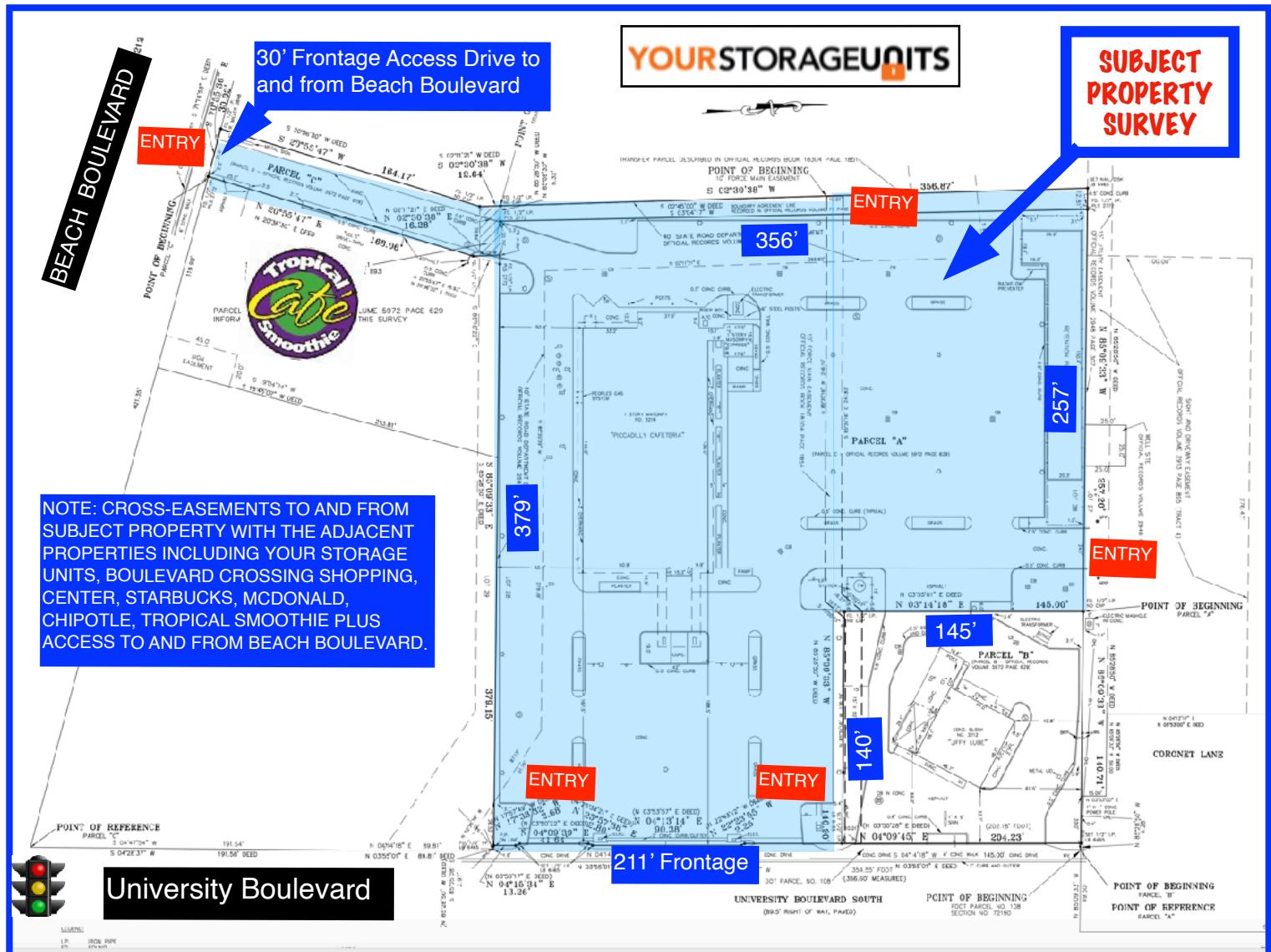


Over half of new residents are from international locations



Metro unemployment rate of 2.8%





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