



## FOUR POINTS OF JAX RETAIL PORTFOLIO

JACKSONVILLE, FL | 34,632 TOTAL SF | 24 TOTAL UNITS

### Property Overview

Explore a premier retail investment in Jacksonville's thriving market. This 34,632 SF portfolio spans four strategically located properties, offering excellent visibility, accessibility, and growth potential.

With a diverse tenant base and strong market fundamentals, this portfolio is ideal for investors seeking stable cash flow and value-add opportunities.

### Key Highlights

- 34,632 SF across four buildings with 24 units
- Prime locations in high-traffic Jacksonville submarkets
- 74% occupancy with average rents of \$16-\$22 PSF
- 7% CAP rate potential based on comparable sales
- Surrounded by 1,000+ residential units and major industries
- Value-add potential through targeted renovations