

LEASE OR SALE

UNIT #308/309

550 Balmoral Circle N, Jacksonville, FL 32218



PROPERTY DESCRIPTION

Private and spacious office condo available for immediate occupancy. Ideal for most professional office uses. Join other national tenants in a nice professional office environment located in North Jacksonville in the Busch Drive Business Park.

PROPERTY HIGHLIGHTS

- Very Stable Occupancy History: Lots of Retail, Industrial and Other Commercial Properties Located Nearby!
- New Industrial, Retail, Residential Developments Nearby Provides Continued Growth!
- Easy Ingress and Egress to Property and Easy to Manage!
- Development in the Park includes Sam's Club, U.S. Post Office, Medical and Professional Offices. Anheuser-Busch Major Employer Nearby.
- Available for Immediate Occupancy!

LOCATION DESCRIPTION

This location offers easy access to the bustling I-95 highway. Specifically, it is located near the Dunn Avenue and Busch Drive exit, making it highly accessible for commuters and visitors alike.

OFFERING SUMMARY

Unit(s):	308/309
Sale Price:	\$185,000.00
Lease Rate:	\$19.00 sf/yr (NNN)
Available SF:	820 SF
Building Size:	3,490 SF
NOI:	\$51,450.00
Cap Rate:	8%
APN:	044279-0700

Eric Maimo
904 537 6443

Adam Lanteigne
904 584 7777

Bob Buckmaster, CCIM
904 827 1717



**COLDWELL BANKER
COMMERCIAL**
PREMIER PROPERTIES

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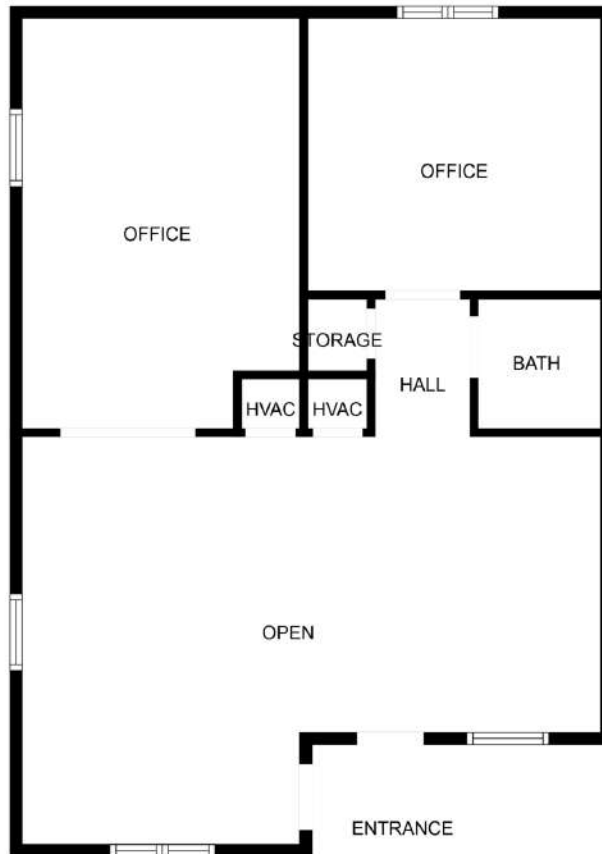


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MEASUREMENTS ARE CALCULATED BY CUBICASA TECHNOLOGY. DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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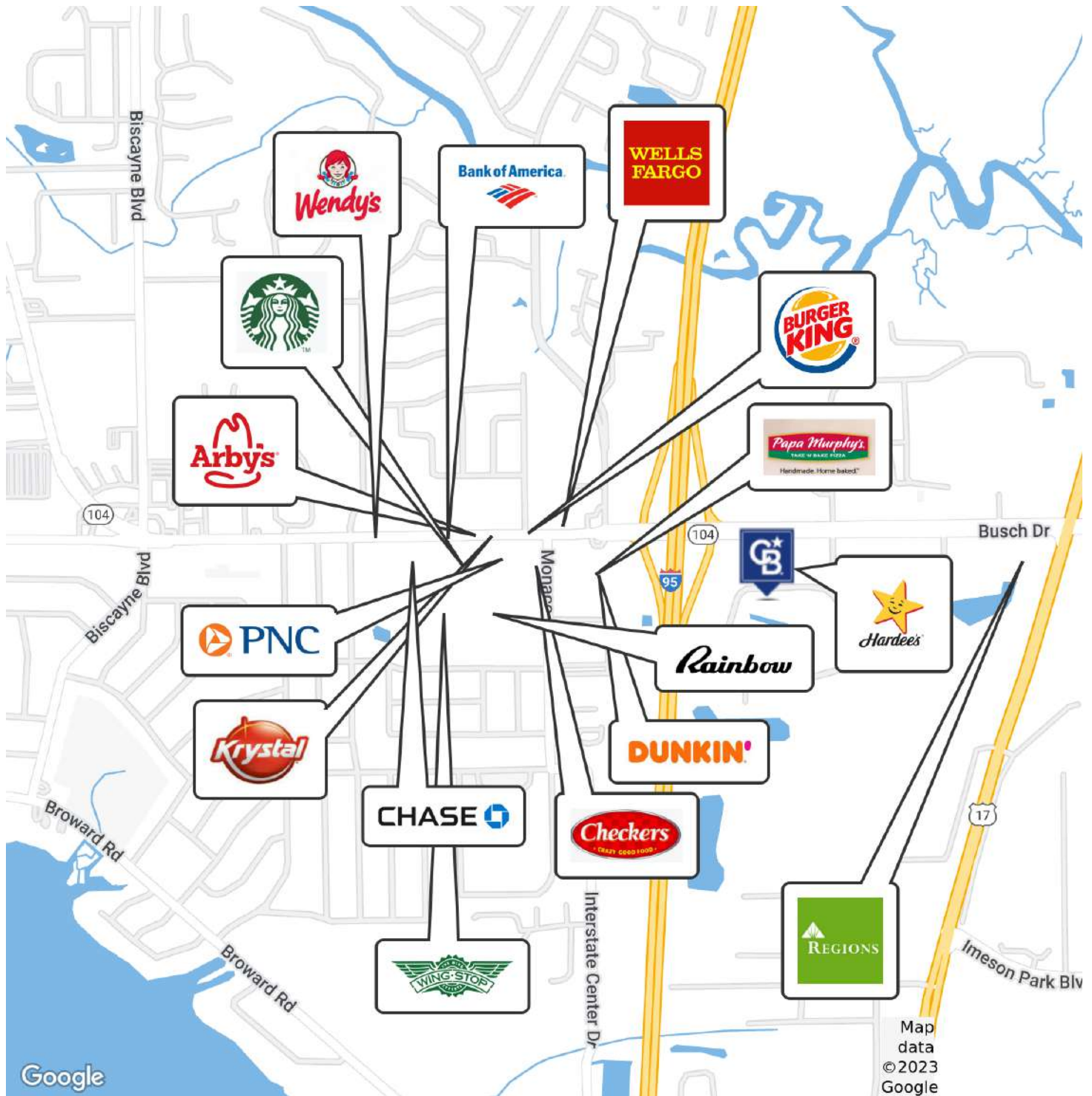


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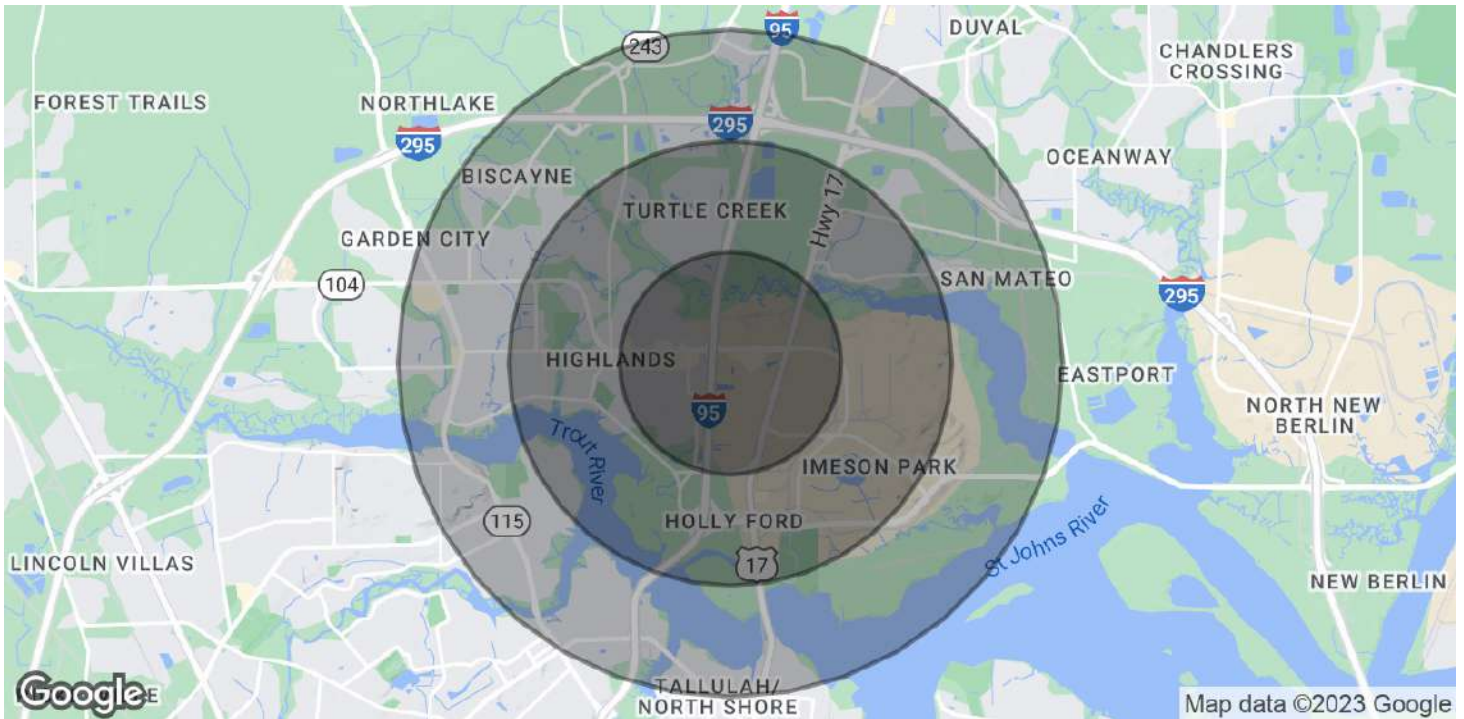


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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	4,784	17,947	39,009
Average Age	29.2	36.1	37
Average Age (Male)	32.4	36.4	35.6
Average Age (Female)	28.4	35.2	37.5
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	1,942	7,433	16,802
# of Persons per HH	2.5	2.4	2.3
Average HH Income	\$59,412	\$60,689	\$53,268
Average House Value	\$106,441	\$127,469	\$128,699

* Demographic data derived from 2020 ACS - US Census

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