

FOR SALE

3730 KORI RD



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

3730 Kori Rd., Jacksonville, FL 32257



OFFERING SUMMARY

Sale Price:	\$1,200,000
Building Size:	6,000 SF
Lot Size:	0.25 Acres
Price / SF:	\$200.00
Year Built:	1979
Renovated:	2021
Zoning:	CCG-2

PROPERTY OVERVIEW

3730 Kori Rd. presents an excellent opportunity for an owner-user seeking a flex/showroom property in the heart of Mandarin. Positioned along Kori Rd., just off San Jose Boulevard ($\pm 45,000$ AADT), the property features a $\pm 6,000$ square foot freestanding building situated on approximately 0.25 acres. Zoned CCG-2, the site accommodates a wide range of commercial, showroom, office, and flex uses, making it well-suited for a variety of business operations.

The roof and HVAC were replaced in 2021. Ceiling heights are 10'-12.'

PROPERTY HIGHLIGHTS

- Zoned Community Commercial/General-2
- Excellent Mandarin location
- $\pm 6,000$ square foot freestanding building
- Flexible showroom, office, and warehouse layout

PRESENTED BY:

CAMERON MESH

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AMANDA KINKADE

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ADDITIONAL PHOTOS

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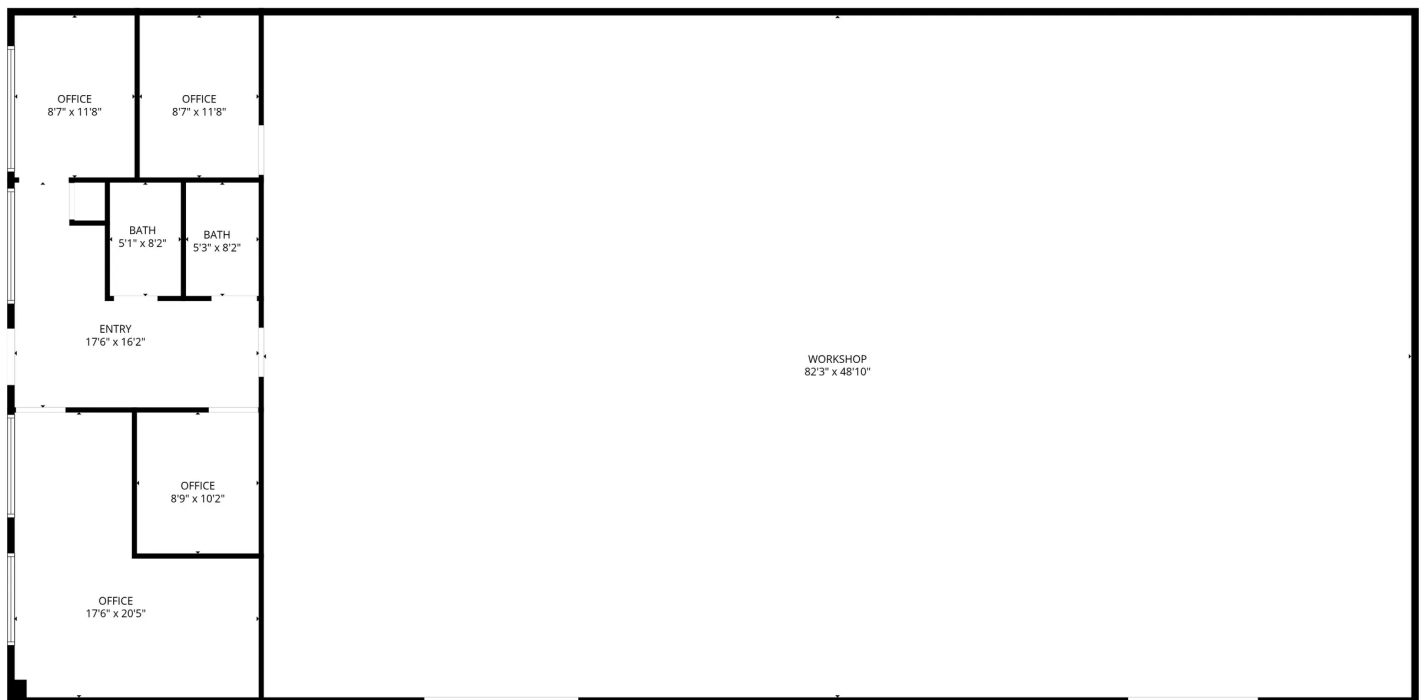
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TOTAL: 915 sq. ft
1st floor: 915 sq. ft
EXCLUDED AREAS: WORKSHOP: 4127 sq. ft

FLOOR PLAN CREATED BY CUBICASA APP; MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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LOCATION MAP

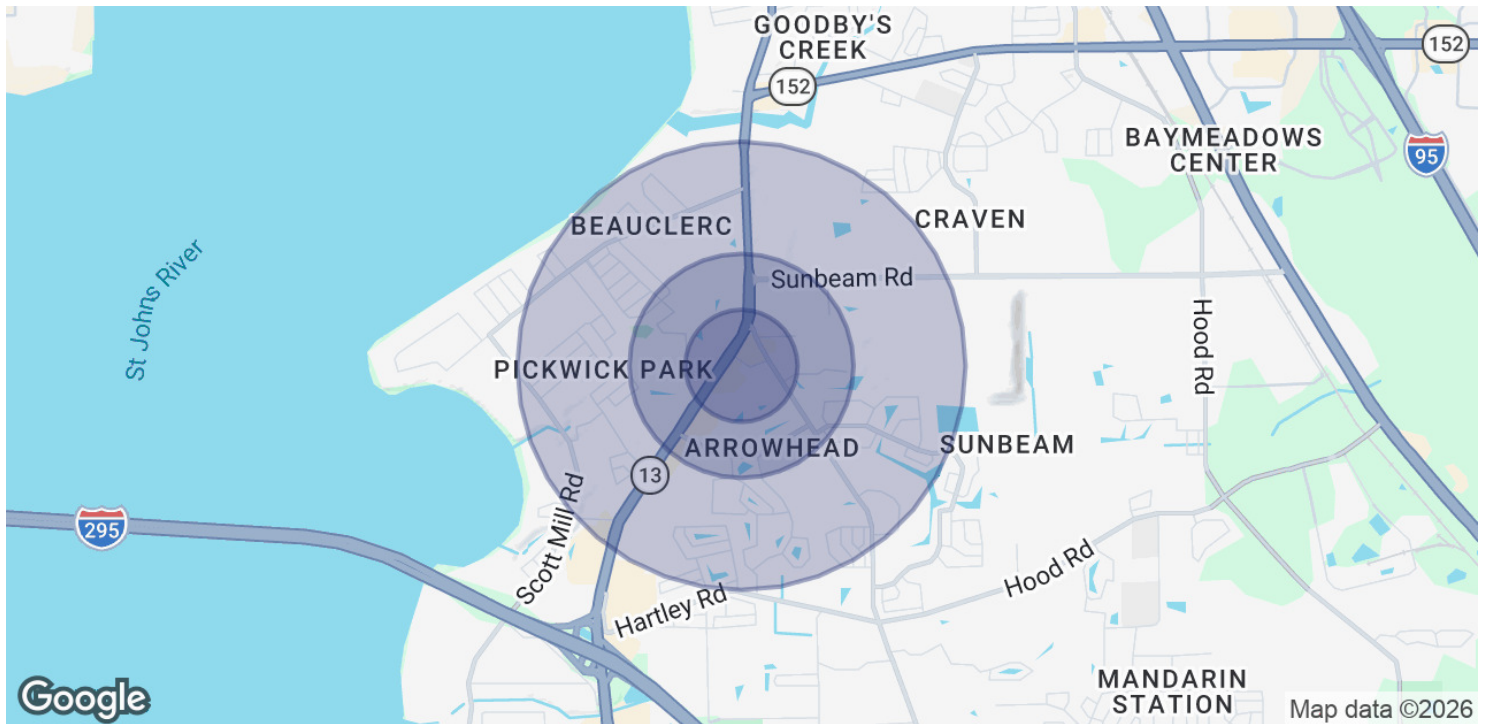
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	937	3,789	12,959
Average Age	41.6	41.2	40.5
Average Age (Male)	40.4	39.5	39.1
Average Age (Female)	42.0	41.9	41.9

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	427	1,735	5,853
# of Persons per HH	2.2	2.2	2.2
Average HH Income	\$95,342	\$96,181	\$105,366
Average House Value	\$259,212	\$279,201	\$304,640

2023 American Community Survey (ACS)

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