

FOR SALE
OFFICE BUILDING



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

SOUTHPOINT MEDICAL AND PROFESSIONAL OFFICE BUILDING

6871 BELFORT OAKS PL
JACKSONVILLE, FL 32216

AMANDA KINKADE
904.635.6376
amanda@kinkadecommercial.com

FOR SALE

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Southpoint Medical and Professional Office Building - 6871 Belfort Oaks Pl Jacksonville, FL 32216

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CONFIDENTIAL OFFERING MEMORANDUM

FOR SALE
OFFICE BUILDING



2929 Plummer Cove Rd., Suite 2
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An aerial photograph of a single-story office building with a light-colored brick facade and a grey gabled roof. The building is surrounded by lush green trees and manicured bushes. In the foreground, there is a parking lot with several marked spaces, including one with a wheelchair symbol. The entire image is overlaid with a semi-transparent blue filter.

PROPERTY INFORMATION

FOR SALE

EXECUTIVE SUMMARY

Southpoint Medical and Professional Office Building - 6871 Belfort Oaks Pl Jacksonville, FL 32216



OFFERING SUMMARY

Sale Price:	\$3,600,000
Building Size:	13,760 SF
Lot Size:	1.45 Acres
Number of Units:	3
Price / SF:	\$261.63
Cap Rate:	6.84%
NOI:	\$246,397
Year Built:	1997
Renovated:	2002
Zoning:	IBP

PROPERTY OVERVIEW

This fully leased medical office building was constructed in 1997, with recent renovations within the last few years. The property is situated in the quiet office setting of Belfort Oaks Professional Office Park, which is conveniently located on the Southside of Jacksonville access the street from St. Vincent's Hospital, J-Turner Butler Blvd., and access to I-95.

This property has three (3) credit worthy medical Tenant's with very minimal maintenance.

PROPERTY HIGHLIGHTS

- Great 1031 Exchange Opportunity
- Credit worthy medical Tenants
- Minimal maintenance

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PROPERTY DESCRIPTION



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LOCATION DESCRIPTION

This medical/office building has an excellent central location in the Southpoint area, less than a mile from St. Vincents Hospital, JTB and I-95. Less than 15 miles from the Beaches and less than 9 miles from Downtown.



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COMPLETE HIGHLIGHTS

Southpoint Medical and Professional Office Building - 6871 Belfort Oaks Pl Jacksonville, FL 32216



PROPERTY HIGHLIGHTS

- Great 1031 Exchange Opportunity
- Credit worthy medical Tenants
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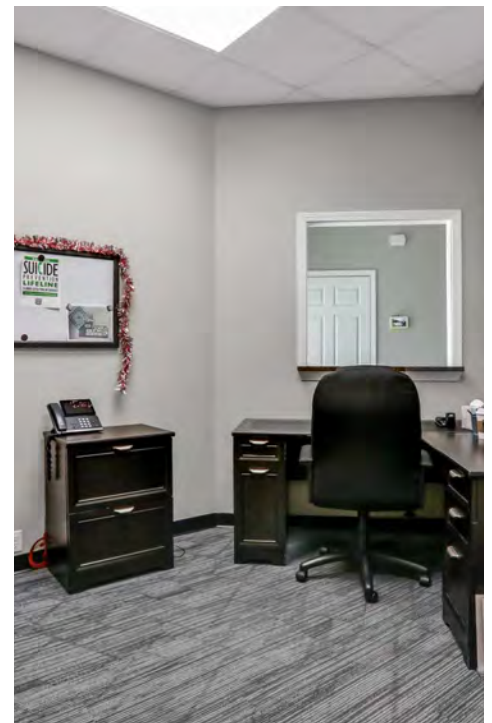
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ADDITIONAL PHOTOS

Southpoint Medical and Professional Office Building - 6871 Belfort Oaks Pl Jacksonville, FL 32216



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An aerial photograph of a single-story office building with a light-colored brick facade and a white roof. The building is surrounded by lush green trees and manicured bushes. In the foreground, there is a parking lot with several parking spaces, including one marked with a wheelchair symbol. The entire image is overlaid with a semi-transparent blue filter.

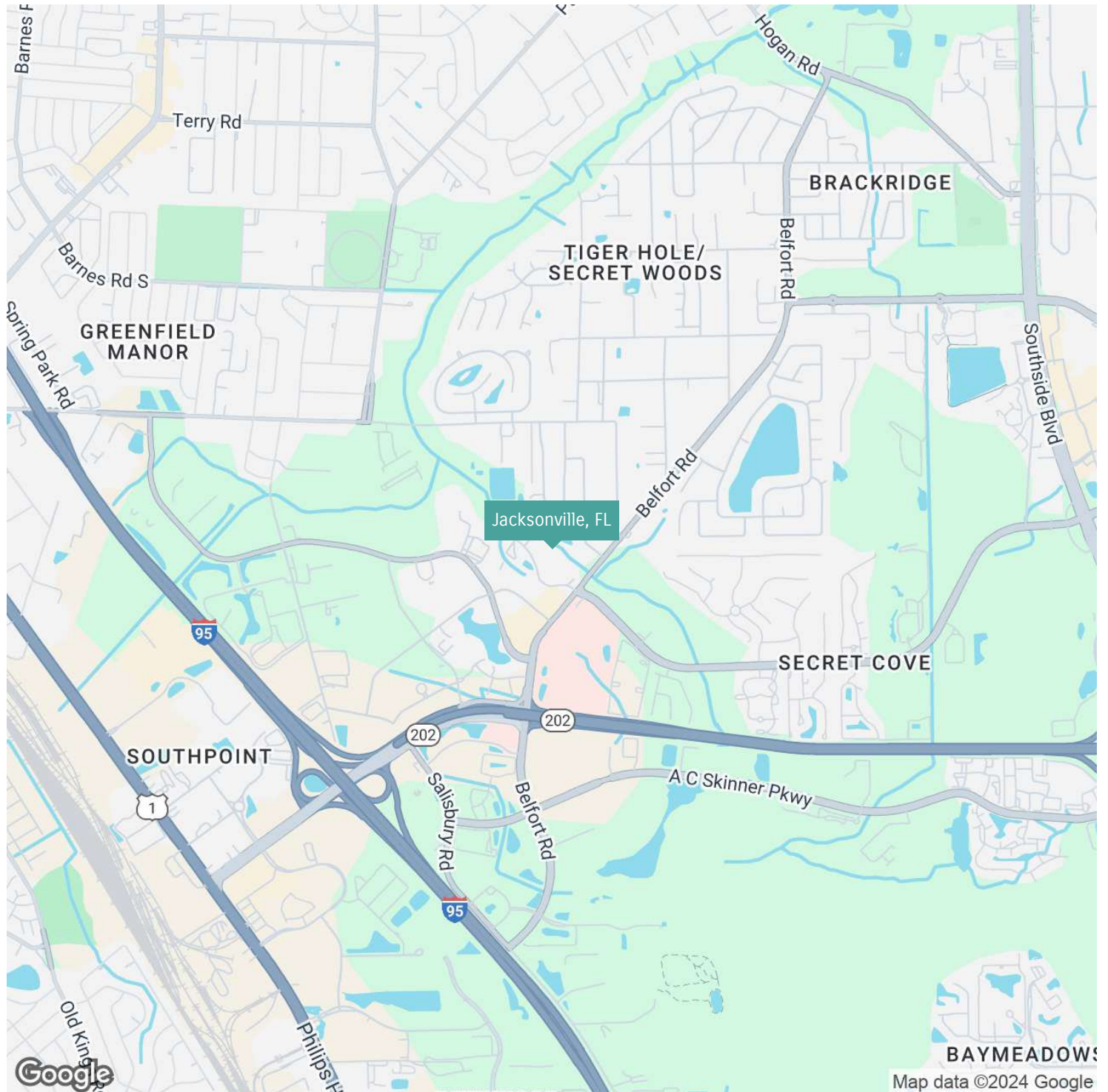
LOCATION INFORMATION

FOR SALE REGIONAL MAP



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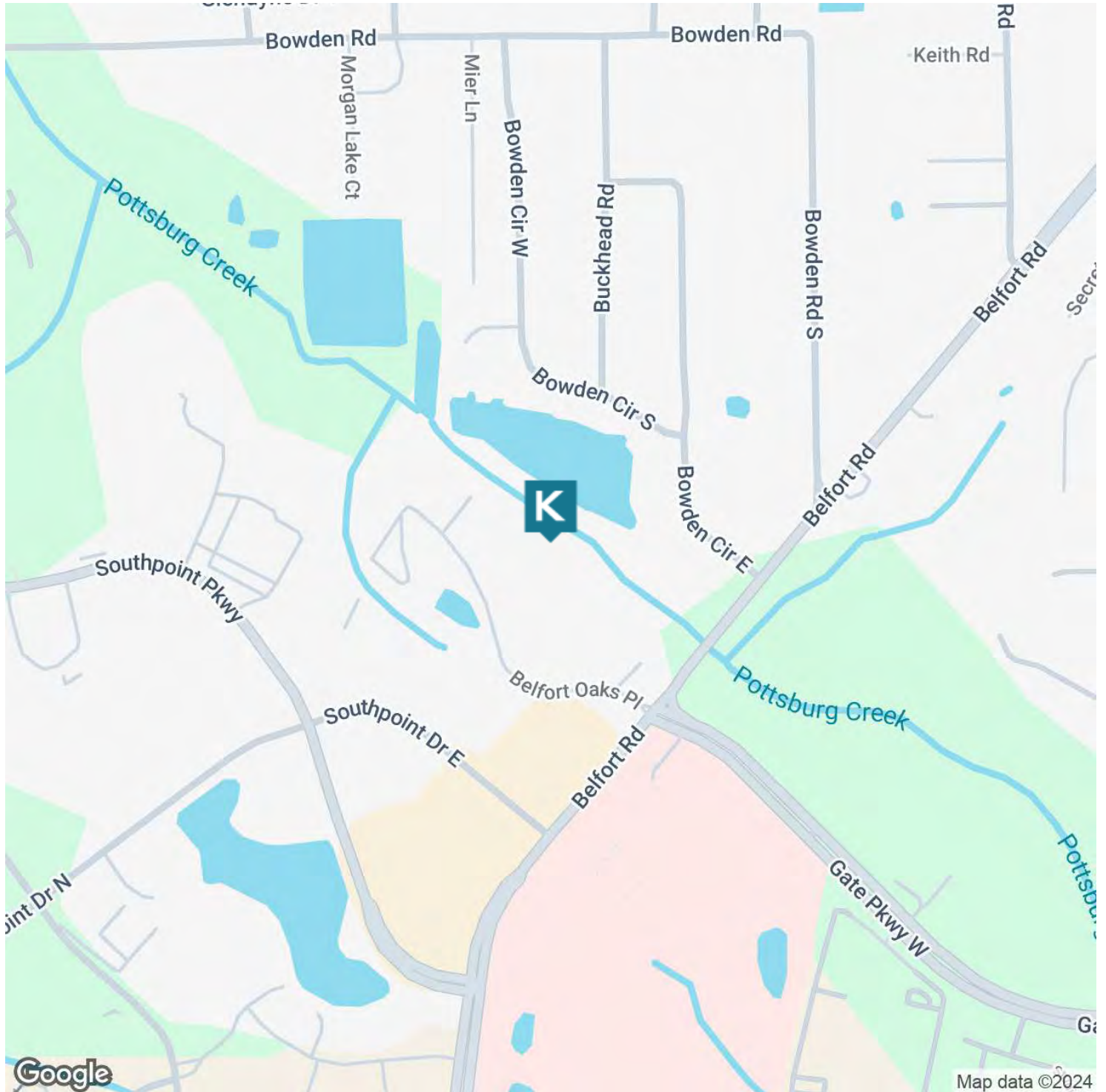
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CONFIDENTIAL OFFERING MEMORANDUM

FOR SALE LOCATION MAP

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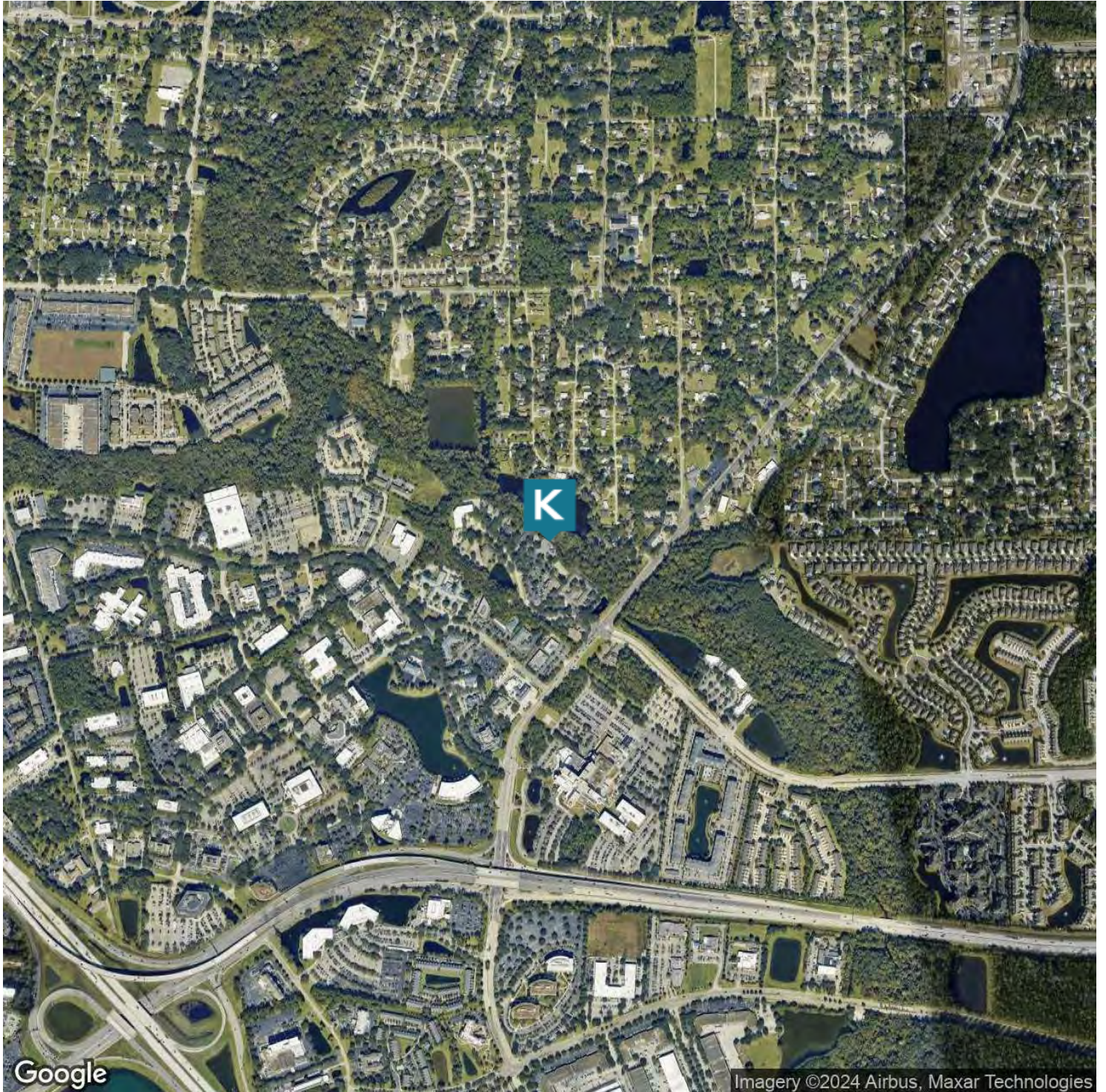
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FOR SALE AERIAL MAP



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An aerial photograph of a single-story office building with a light-colored brick facade and a grey gabled roof. The building is surrounded by lush green trees and manicured bushes. In the foreground, there is a paved parking lot with several parking spaces, including one marked with a wheelchair symbol. The entire image is overlaid with a semi-transparent blue filter.

FINANCIAL ANALYSIS

FOR SALE

FINANCIAL SUMMARY



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INVESTMENT OVERVIEW

6871 BELFORT OAKS PLACE

Price	\$3,600,000
Price per SF	\$262
Price per Unit	\$1,200,000
CAP Rate	6.84%

OPERATING DATA

6871 BELFORT OAKS PLACE

Net Operating Income	\$246,397
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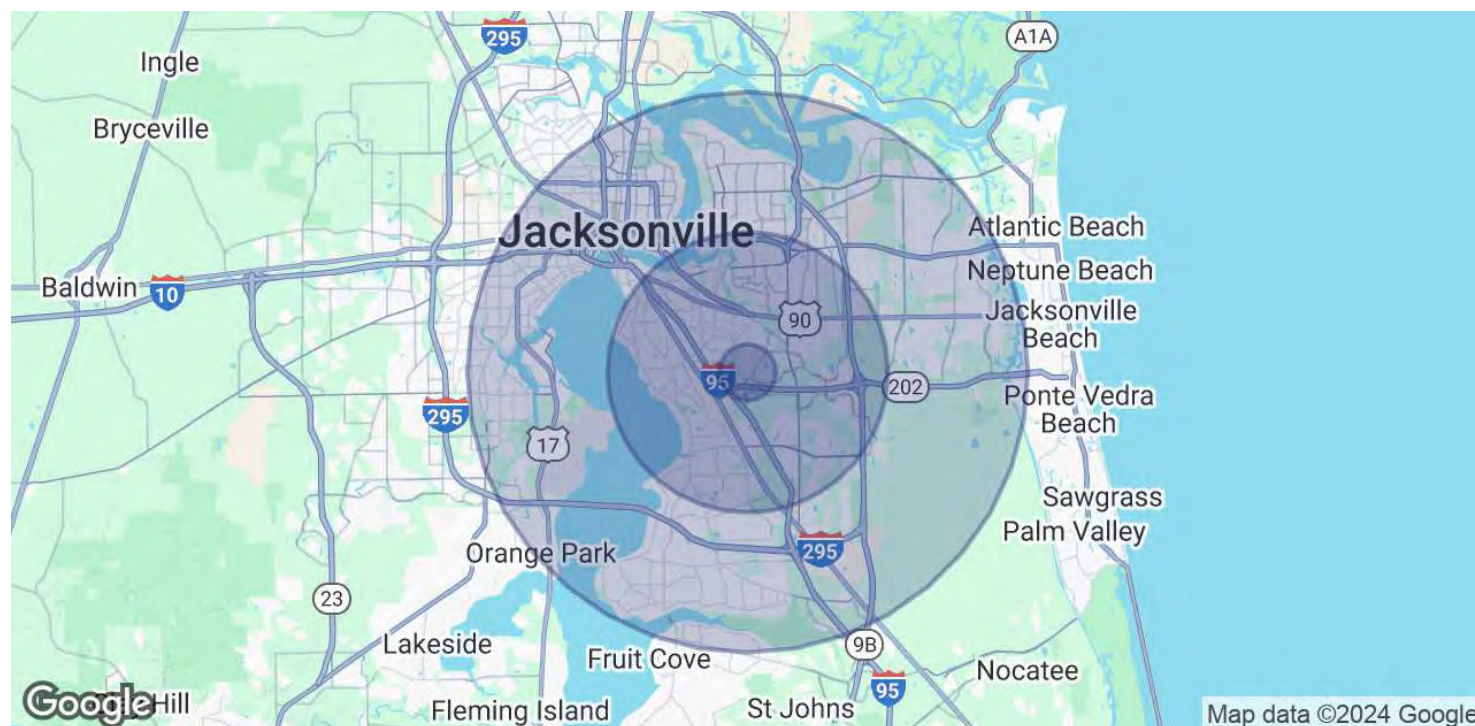
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DEMOGRAPHICS

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DEMOGRAPHICS MAP & REPORT

Southpoint Medical and Professional Office Building - 6871 Belfort Oaks Pl Jacksonville, FL 32216



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	7,261	184,828	610,453
Average Age	36.5	36.7	37.8
Average Age (Male)	36.9	35.9	36.6
Average Age (Female)	36.0	37.8	38.9
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	3,588	87,123	274,273
# of Persons per HH	2.0	2.1	2.2
Average HH Income	\$67,715	\$67,874	\$71,147
Average House Value	\$212,285	\$172,739	\$206,300

2020 American Community Survey (ACS)

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ADVISOR BIOS

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ADVISOR BIO 1



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AMANDA KINKADE

Broker/Owner

amanda@kinkadecommercial.com

Direct: 904.635.6376

PROFESSIONAL BACKGROUND

Amanda Kinkade is a Jacksonville native that graduated from the University of North Florida in 2004 with a BA in Finance, with a specific track in real estate. Amanda obtained her real estate license immediately upon graduating and started working for a local real estate developer, The Devlin Group. In early 2007, she transitioned into commercial real estate, with Addison Commercial Real Estate. At that time, Amanda obtained her real estate broker's license. Since then she has worked on a number of leasing and sales transactions totaling over \$75 Million, which have included office, retail, industrial and land development sectors.

Amanda started her own commercial real estate company in early 2018 so she could better care for her long term commercial real estate clients and investors.

EDUCATION

University of North Florida - 2004- Finance

MEMBERSHIPS

Amanda is actively involved in the community and is former President and Board Member of the Exchange Club Jacksonville, a service organization. She is also former President of her BNI networking group - The Money Tree chapter. Amanda currently is on the Board of Directors for a local non-profit special educational school, Mainspring Academy.

Kinkade Commercial Real Estate
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