

SALE BUSCH OFFICE PAVILION PROFESSIONAL OFFICE PARK

550 Balmoral Circle North, Jacksonville, FL 32218



PROPERTY DESCRIPTION

The Busch Professional Office Pavilion Investment offers a rare opportunity in North Jacksonville's thriving Busch Drive Business Park. This low vacancy office complex features many brand-new 5-year leases across its office suites, ensuring stable and predictable income. Additionally, the property is undergoing a full conversion into office condominiums, further enhancing its long-term value and appeal to investors. This unique offering represents a strategic investment in a high-demand location with significant growth potential.

PROPERTY HIGHLIGHTS

- Many New 5 YEAR NNN LEASES!
- PROFESSIONAL OFFICE INVESTMENT WITH TENANTS IN PLACE!
- Thriving North Jacksonville Location!

OFFERING SUMMARY

Sale Price:	\$2,480,492
Number of Units:	27
Lot Size:	2.18 Acres
Building Size:	12,600 SF
NOI:	\$173,634.48
Cap Rate:	7%

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	1,976	7,343	16,675
Total Population	4,868	17,676	38,657
Average HH Income	\$59,357	\$60,632	\$53,317

Eric Maimo
904 537 6443

Adam Lanteigne
904 584 7777

Bob Buckmaster, CCIM
904 827 1717



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COMMERCIAL**
PREMIER PROPERTIES

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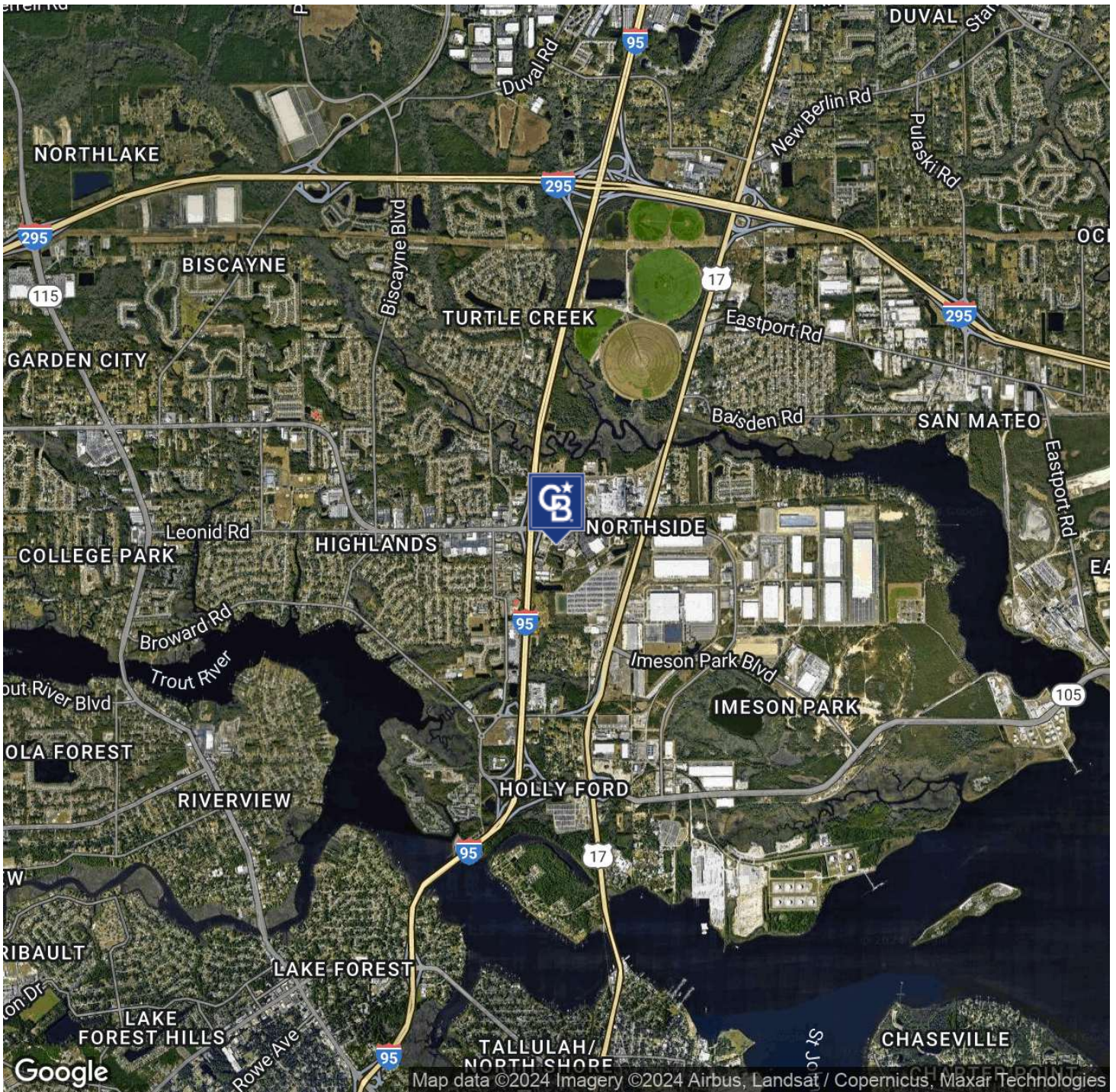
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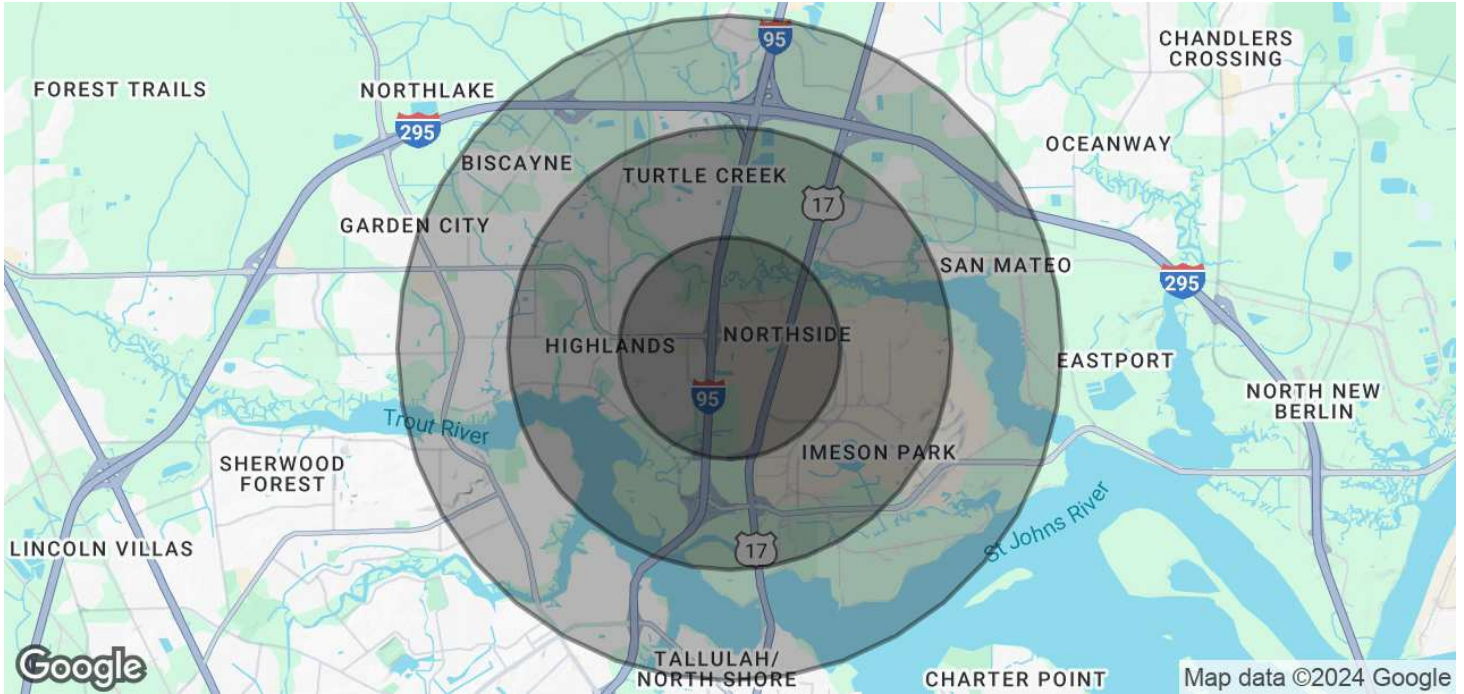
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	4,868	17,676	38,657
Average Age	29.1	36.2	37
Average Age (Male)	32.3	36.5	35.7
Average Age (Female)	28.4	35.2	37.5
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	1,976	7,343	16,675
# of Persons per HH	2.5	2.4	2.3
Average HH Income	\$59,357	\$60,632	\$53,317
Average House Value	\$106,587	\$126,986	\$128,202

2020 American Community Survey (ACS)

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