



6501 Arlington Expy.,
Bldg B ~~\$1,950,000~~
Jacksonville, FL 32211 **\$1,745,000**

 **LoopNet Listing ID #39924948**

Watson Commercial Realty Inc.
4685 Sunbeam Road, Suite 4
Jacksonville, FL 32257
904-200-1030
Will Messer



6501 Arlington Expy., Bldg. B, Jax., FL 32211

Building Overview

- Strong Income Producing Office Building with Professional Service Tenants
- Building Upgrades - Common Areas=2019, Exterior Paint=2019, HVACs(4)=2018, Roof=2005
- Location - Downtown=5 mins, I-95=10 mins, I-10=10 mins, St Johns Town Center=15 mins, JAX Airport=20 mins, Atlantic Beach=20 mins





Commercial Realty, Inc.

6501 Arlington Expy., Bldg. B, Jax., FL 32211

Offering Summary

Building Statistics

Price	\$ 1,745,000.00
Gross SF	29,212.00
Leasable SF	22,786.00
Lot Size	1.41-Acres

Zoning	CCG-2
Year Built	1973
Current Occupancy	84.8%
Current Vacancy	15.2%

Returns

Cap Rate	6.9%
----------	------



- Two-story, Multi-tenanted Office Building
- 110 Surface Parking Spaces
- Prominent Siting - +290' of Arlington Expressway Frontage
- 54,500 Average Annual Daily Traffic (Florida Dept of Transportation)
- Reinforced Concrete Construction
- RE #: 142266-0500



Commercial Realty, Inc.

6501 Arlington Expy., Bldg. B, Jax., FL 32211

Investment Analysis Proforma

Profit & Loss (1/1/25-10/28/25)

Income

	Current	Per SF	Pro Forma	Per SF
Rental Income	\$237,608.69	10.43	\$ 296,218.00	13.00
Expense Reimbursement			\$ 32,960.79	1.45
Income Total	\$ 237,608.69	10.43	\$ 329,178.79	14.51

Expenses

Grounds Keeping	\$ (14,000.00)	(0.61)	\$ (14,000.00)	(0.61)
Insurance	\$ (9,054.18)	(0.40)	\$ (9,054.18)	(0.40)
Janitorial	\$ (12,061.50)	(0.53)	\$ (12,061.50)	(0.53)
Licenses and Permits	\$ (580.81)	(0.03)	\$ (580.81)	(0.03)
Real Estate Tax	\$ (23,906.61)	(1.05)	\$ (23,906.61)	(1.05)
Repairs & Maintenance	\$ (13,311.93)	(0.58)	\$ (13,311.93)	(0.58)
Utilities	\$ (35,948.19)	(1.58)	\$ (35,948.19)	(1.58)
Waste	\$ (8,823.48)	(0.39)	\$ (8,823.48)	(0.39)
Total Expenses	\$ (117,686.70)	(5.16)	\$ (117,686.70)	(5.19)

Net Operating Income

Income	\$ 237,608.69	10.43	\$ 329,178.79	14.51
Operating Expenses Total	\$ (117,686.70)	(5.16)	\$ (117,686.70)	(5.19)
Net Operating Income	\$ 119,921.99	5.26	\$ 211,492.09	9.32



WILL MESSER
Commercial Sales Associate

Mobile: **904-200-1030**
Email: **wmesser@watsoncommercial.com**
Web: **WatsonCommercial.com**

Leading
REAL ESTATE
COMPANIES
OF THE WORLD



WILL MESSER
Commercial Sales Associate

Mobile: **904-200-1030**
Email: **wmesser@watsoncommercial.com**
Web: **WatsonCommercial.com**

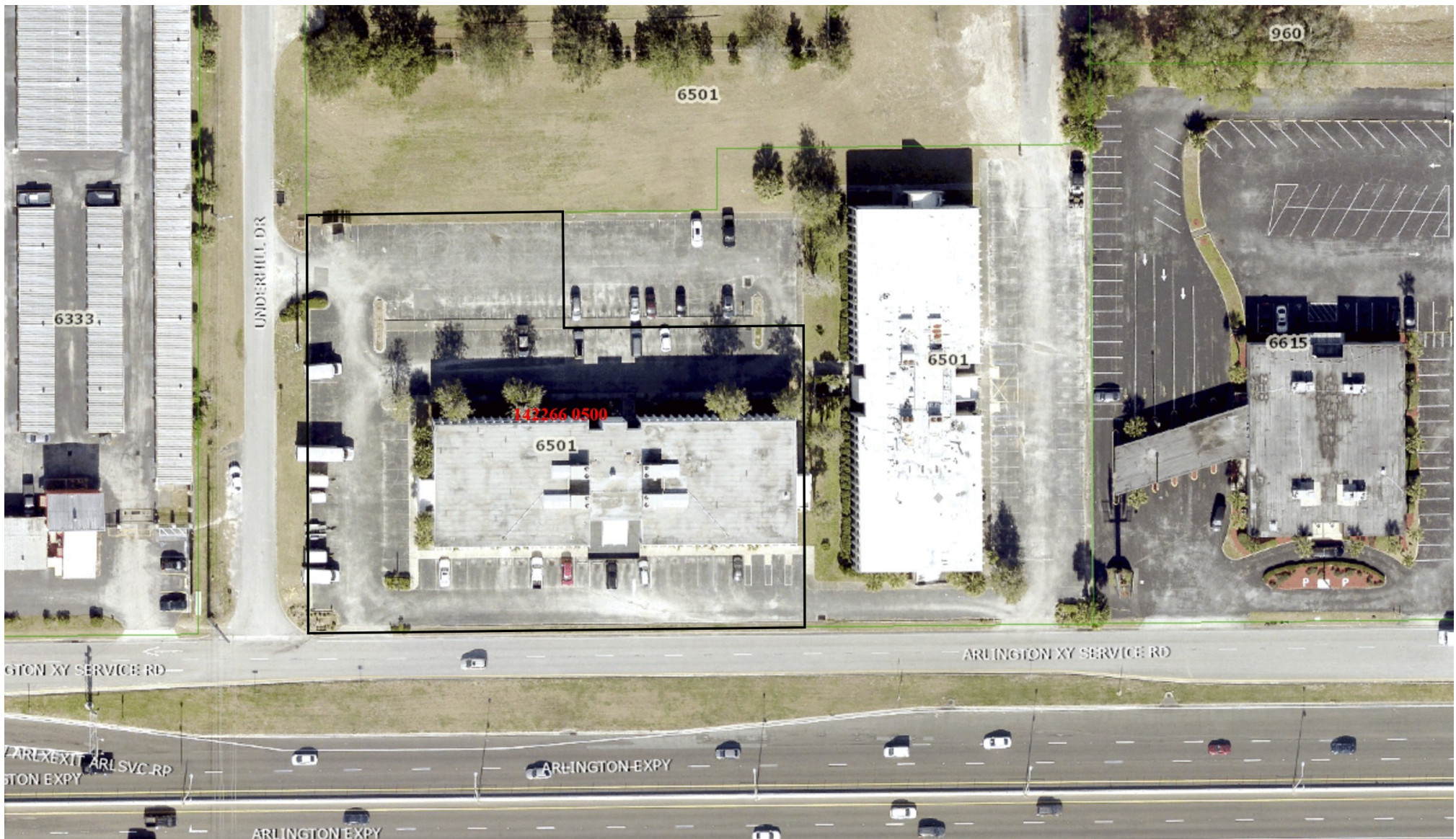




WILL MESSER
Commercial Sales Associate

Mobile: **904-200-1030**
 Email: **wmesser@watsoncommercial.com**
 Web: **WatsonCommercial.com**

Leading
 REAL ESTATE
 COMPANIES
 OF THE WORLD



Commercial Realty, Inc.



WILL MESSER

Commercial Sales Associate

Mobile: **904-200-1030**

Email: **wmesser@watsoncommercial.com**

Web: **WatsonCommercial.com**

Leading[®]

REAL ESTATE
COMPANIES
OF THE WORLD



WILL MESSER
Commercial Sales Associate

Mobile: **904-200-1030**
 Email: **wmesser@watsoncommercial.com**
 Web: **WatsonCommercial.com**

Leading
 REAL ESTATE
 COMPANIES
 OF THE WORLD



Property Subtypes: Professional Office Building

Building Size (RSF): **22,786 SF**

Gross Land Area: 1.41 Acres

Sale Price: **\$1,745,000**

Demographics—CoStar, Census

Proximity:	1 mile	3 miles	5 miles
Total Population:	11,760	94,083	207,878
Average Age:	36.20	35.80	36.80
Households:	4,667	37,791	86,647
2024 Avg. HH Inc.	\$61,724	\$64,306	\$64,983

Daytime Employment

Total Businesses	800	5,237	18,830
# Employees	5,159	40,906	161,731
# Employees/Bus	6	8	9

 **LoopNet® Listing ID #39924948**



WILL MESSER
Commercial Sales Associate

Mobile: **904-200-1030**
 Email: **wmesser@watsoncommercial.com**
 Web: **WatsonCommercial.com**

