

# FOR SALE

## 124 CENTURY 21 DRIVE

JACKSONVILLE, FL 32216

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# Property Summary



## OFFERING SUMMARY

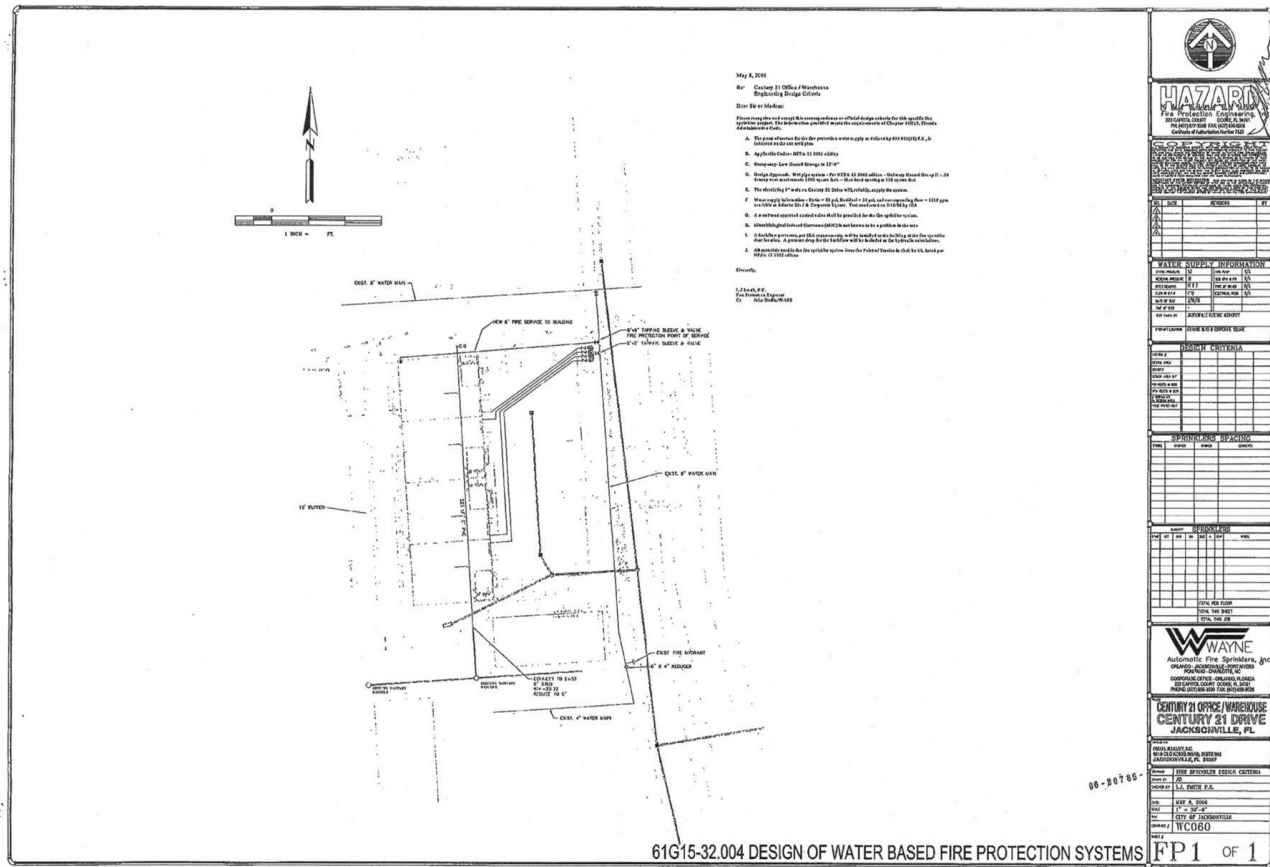
Sale Price:	\$1,899,950
Lot Size:	43,468 SF
Building Size:	13,200 SF
Zoning	CCG-2
Yr Renovated	2025
Grade Level Roll-Up Doors	4
Clear Height	20'

## PROPERTY DESCRIPTION

SVN First Coast Commercial is pleased to offer this exclusive listing at 124 Century 21 Drive. The building is a 13,200 SF Value Add opportunity and is available For Lease or Sale. Perfect for the Owner/User who is expanding a business.

## PROPERTY HIGHLIGHTS

- Convenient location in Jacksonville, FL
- Renovated and professional office space
- 20 parking spaces
- 208V, 800A - 3 phase power
- Natural Gas available
- Completely fenced property
- Steel frame with metal siding - Built 2007



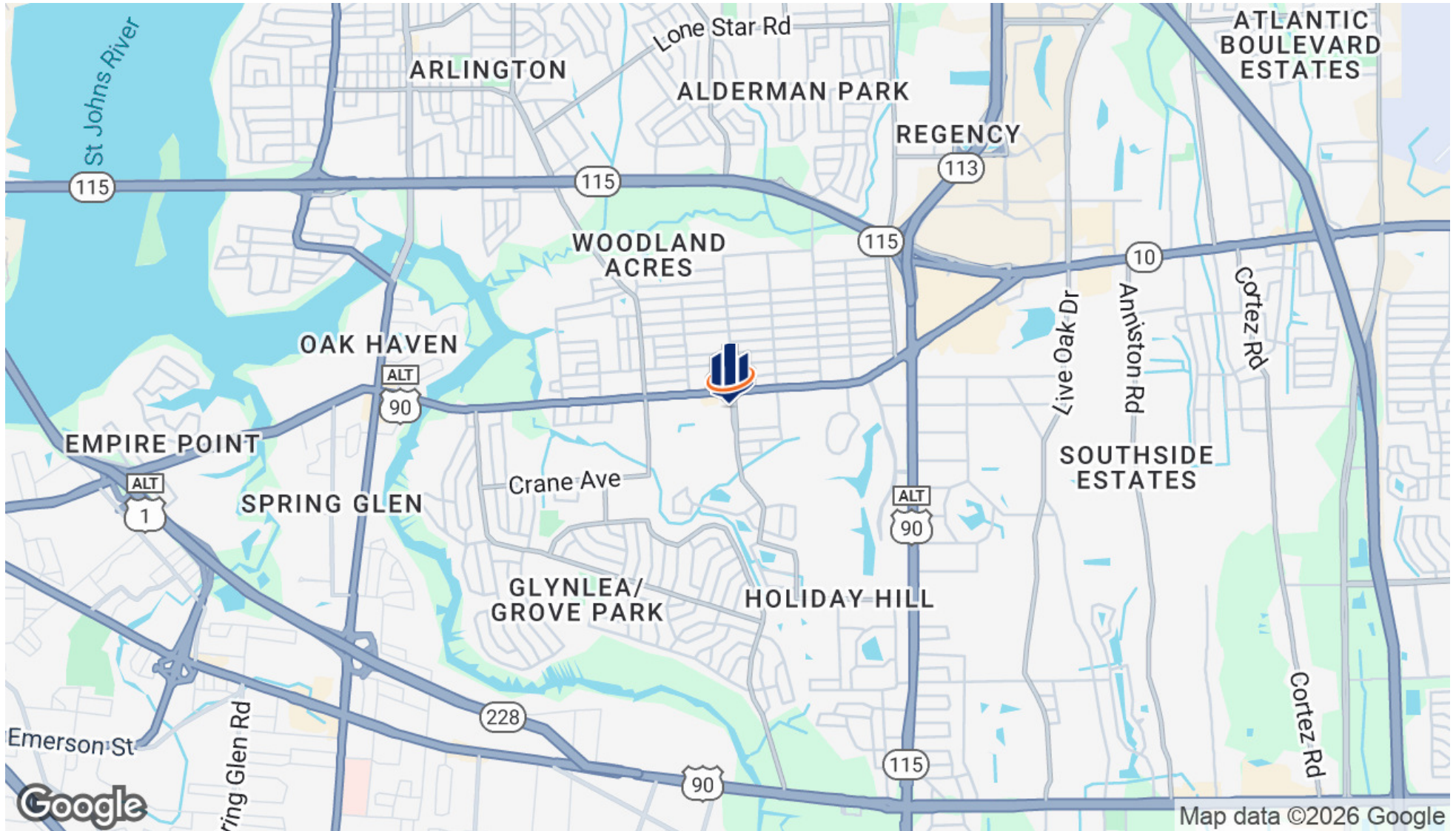


# Interior Photo

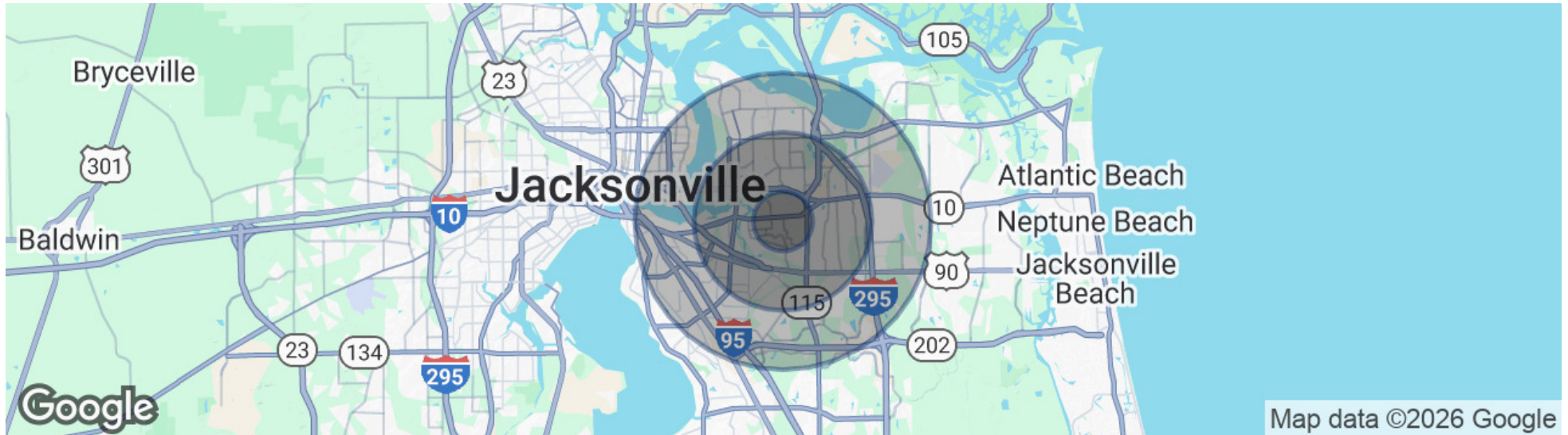




# Location Map



# Demographics Map & Report



## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	17,280	95,719	235,065
Average Age	37	39	39
Average Age (Male)	35	38	38
Average Age (Female)	37	40	40

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	7,030	38,793	94,939
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$66,319	\$71,262	\$77,343
Average House Value	\$213,823	\$257,734	\$283,891

*Demographics data derived from AlphaMap*