

SCHOOL PROPERTY FOR SALE OR LEASE

2804 Saint Johns Bluff Road South Suite 103 Jacksonville, FL 32246



OFFERING SUMMARY

Sale Price:	\$1,169,000
Lease Rate:	\$20.00 - \$23.00 per SF plus NNN
Building Size:	5,200 SF
Available SF:	5,200 SF
Sale Price per SF:	\$224.81

PROPERTY OVERVIEW

School property for sale priced at \$1,169,000. Property is priced without the playground at rear of the property. Fully built out for school use, could also be office use. Nicely built out currently operating as a college prep school grades 4 through 12. For lease ranging from \$20 per sf to \$23 per sf as without playground or with playground respectively.

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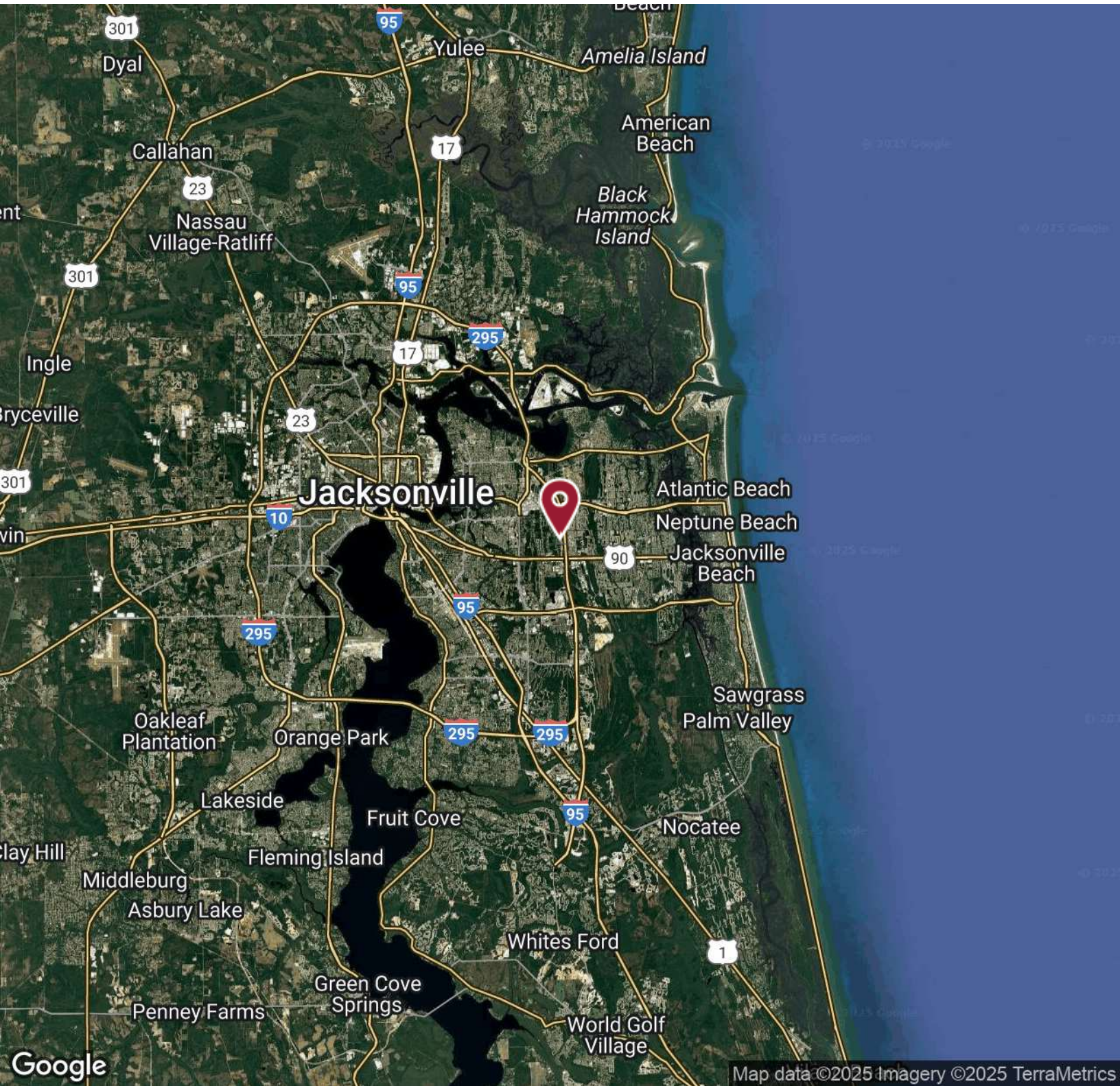
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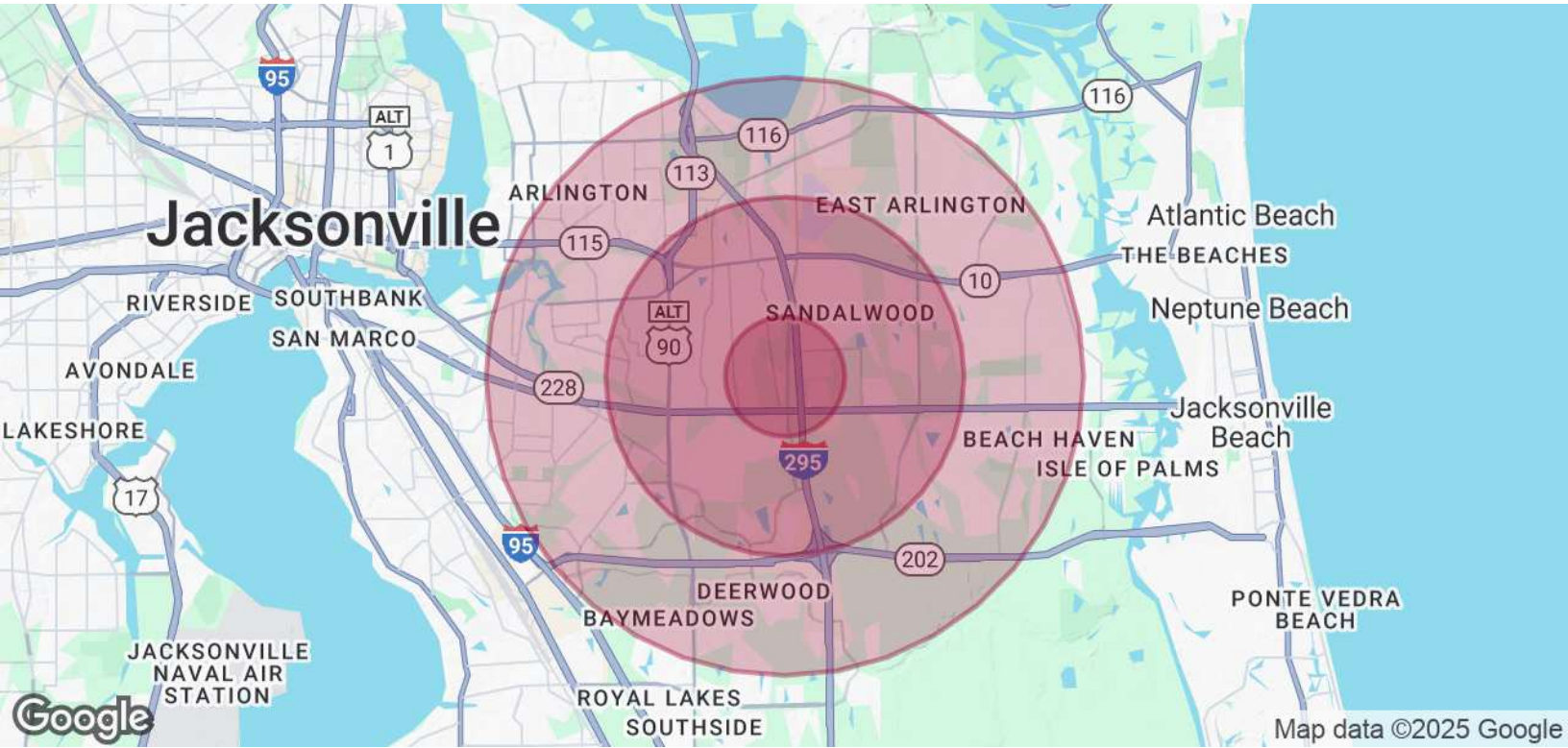
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	7,544	81,497	251,611
Average Age	39	37	39
Average Age (Male)	38	36	38
Average Age (Female)	40	38	40

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,943	32,510	102,727
# of Persons per HH	2.6	2.5	2.4
Average HH Income	\$70,350	\$86,301	\$93,999
Average House Value	\$240,585	\$286,920	\$324,791

Demographics data derived from AlphaMap

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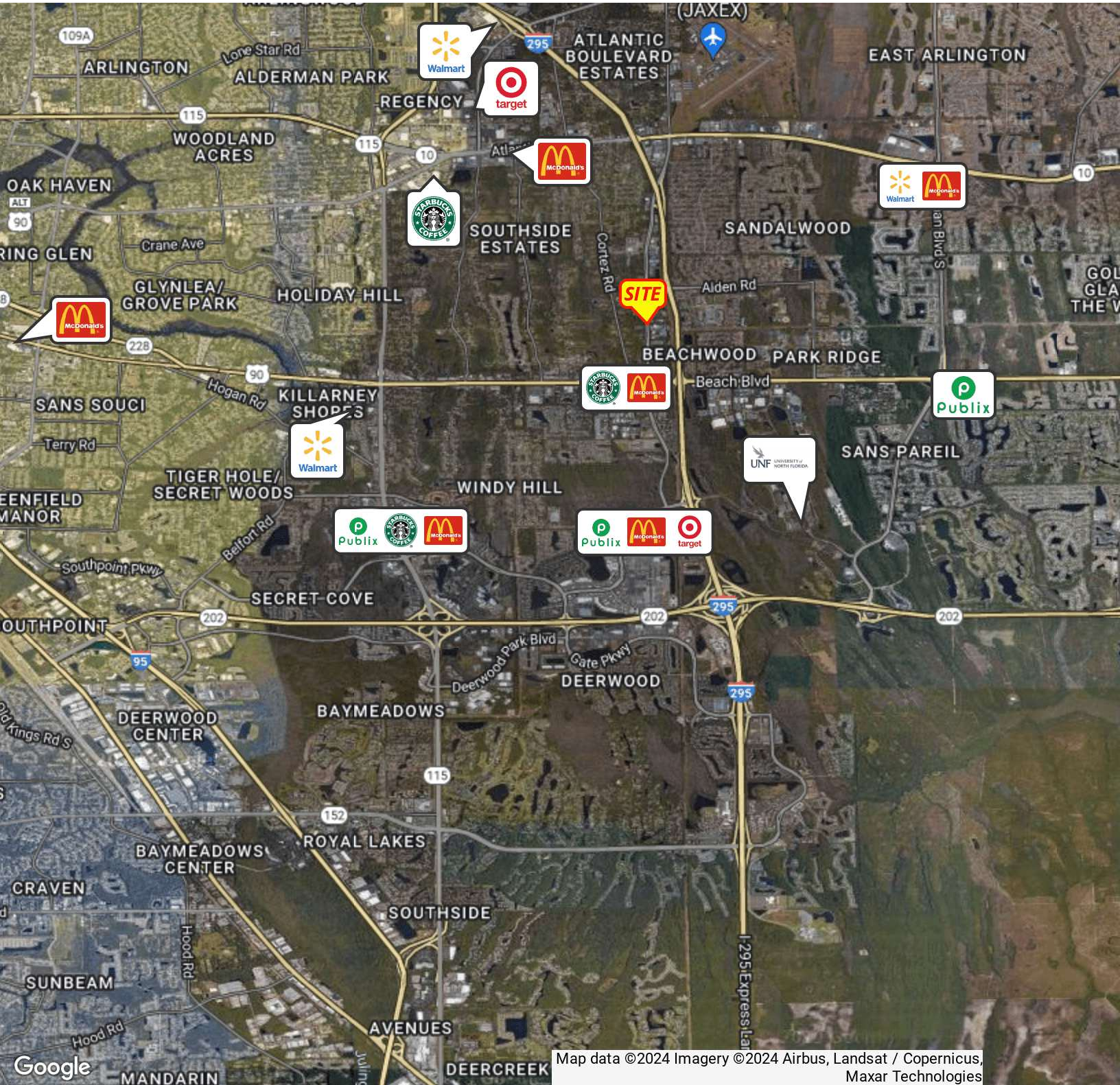
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