

TIMUQUANA SHADOWOOD

5670 TIMUQUANA ROAD,
JACKSONVILLE, FL 32210

FOR SALE \$825,000

6,020 SQUARE FEET

MULTI-TENANTED OFFICE/RETAIL BUILDING



DANIEL BURKHARDT
Senior Vice President
+1 904.404.4455
db@naihallmark.com



ALEX CALIEL
Investment Analyst
+1 904.404.4451
afc@naihallmark.com

200 Riverside Avenue, Suite 5
Jacksonville, Florida 32202
+1 904 363 9002
naihallmark.com

EXECUTIVE SUMMARY



NAI Hallmark, as exclusive advisor, is privileged to present the opportunity to acquire Timuquana Shadowood, located at 5670 Timuquana Road in Jacksonville, Florida 32210 (the “Property”). The Property consists of a single-story, multi-tenanted retail plaza for a total of 6,020 square feet. This fully occupied property is situated on 0.47 acres of land and was built in 1976. The Property offers an opportunity to acquire a stable, cash-flowing retail asset in close proximity to many desirable locations in Jacksonville including Ortega, Riverside, Argyle, and the Jacksonville Naval Air Station.

OFFERING SUMMARY

Address	5670 Timuquana Road, Jacksonville, Florida 32210
Asking Price	\$825,000
Number of Buildings	One (1)
Number of Floors	One (1)
Tax Real Estate Number	103760-0000
Year Built	1976
Rentable Building Area	6,020 SF
Land Size	0.47 Acres
Zoning	CCG-1
Parking	19 spaces (3.16/1,000 SF)
Current Occupancy	100%

INVESTMENT HIGHLIGHTS

PROXIMITY TO MAJOR SUBMARKETS

The Property is uniquely situated near multiple thriving submarkets in Jacksonville, including Riverside, Ortega, and Argyle. It also lies in close proximity to Timuquana Country Club and the Jacksonville Naval Air Station.

FULLY OCCUPIED, STABLE CASH FLOW

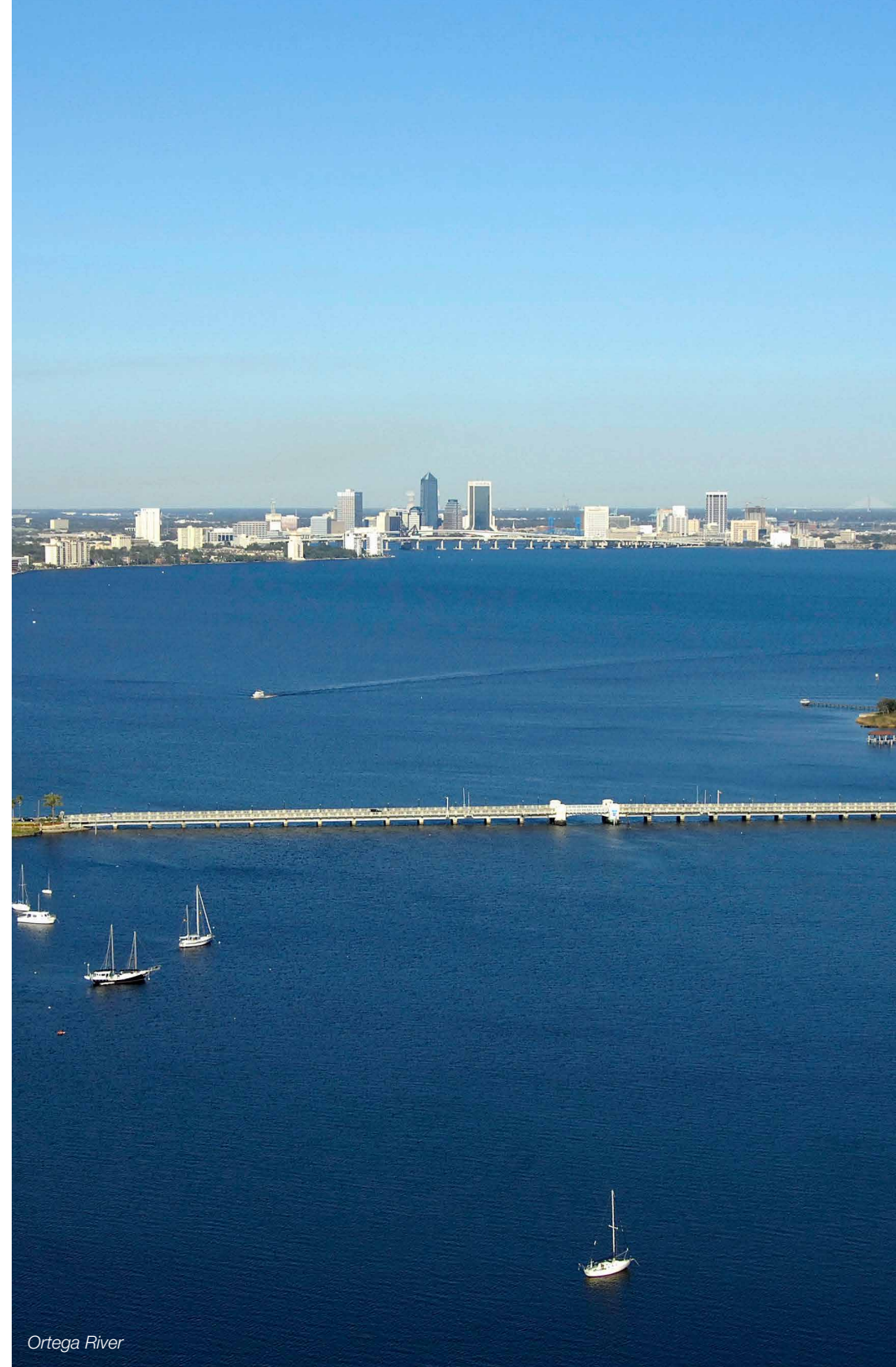
The Property is fully occupied and offers the rare opportunity to acquire a cash flowing asset in a tight Jacksonville retail market, with tenants paying competitive rental rates.

FAST GROWING MAJOR METRO IN FLORIDA WITH NO STATE INCOME TAX

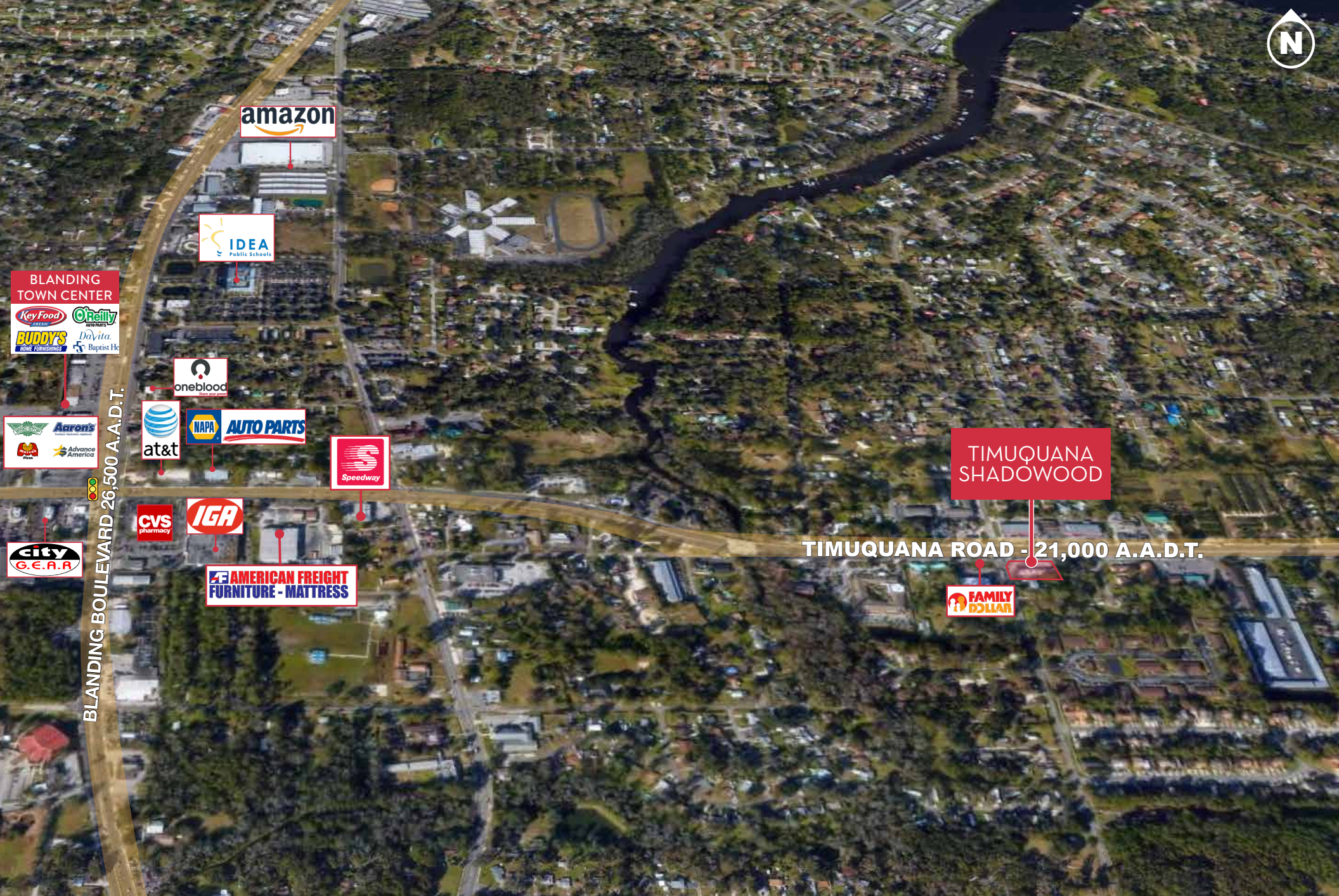
This offering provides the opportunity to invest in the Jacksonville, FL MSA, which is benefiting from major population and employment growth. Jacksonville has consistently enjoyed some of the largest increases in net population inflow in the entire country for the past several years and was named the #2 hottest job market in America by the WSJ in 2024.

EASY ACCESS FROM MAJOR ROADS

Timuquana Shadowood offers direct access from Timuquana Rd, a primary artery to major roads in Jacksonville including Blanding Blvd.



Ortega River



amazon

IDEA
Public Schools

BLANDING
TOWN CENTER

Key Food
O'Reilly
BUDDY'S
Dayita Baptist H

oneblood

Aaron's
Advance America

at&t

NAPA
AUTO PARTS

Speedway

CVS
pharmacy

IGA

AMERICAN FREIGHT
FURNITURE - MATTRESS

TIMUQUANA
SHADOWOOD

TIMUQUANA ROAD - 21,000 A.A.D.T.

FAMILY
DOLLAR

BLANDING BOULEVARD 26,500 A.A.D.T.



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