

FOR SALE

1712 - 1736 UNIVERSITY BOULEVARD SOUTH



2929 Plummer Cove Rd., Suite 2
Jacksonville, FL 32223

1712 - 1736 University Boulevard South, Jacksonville, FL 32216



OFFERING SUMMARY

Sale Price:	\$2,200,000
Building Size:	10,026 SF
Available SF:	1,400 SF and 4,920 +/- SF
Lot Size:	1.06 Acres
Number of Units:	4
Price / SF:	\$219.43
Year Built:	1958
Renovated:	2024
Zoning:	CRO

PROPERTY OVERVIEW

1712 - 1736 University Boulevard South offers a compelling office investment opportunity with flexible space designed to support a range of professional and medical uses. Two (2) buildings with four (4) spaces totaling 10,026 +/- SF. There are two (2) existing longterm Tenant's and two (2) vacancies.

The property presents a functional layout suited for owner users or investors seeking stable office occupancy potential. Its prominent frontage and accessible setting enhance day-to-day convenience for tenants and visitors alike.

The building has had significant renovations over the past five years(5) years such as a new roof, parking lot repayment and striping, exterior facade, new exterior paint, new signage, and new HVAC units. There is plenty of parking including an overflow lot in the rear of the property.

PROPERTY HIGHLIGHTS

- Office property suited for investor or owner user
- Functional space and floor plans ideal for long-term tenancy
- Ideal for professional office or medical users
- Prominent frontage enhances visibility and presence

PRESENTED BY:

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EXECUTIVE SUMMARY

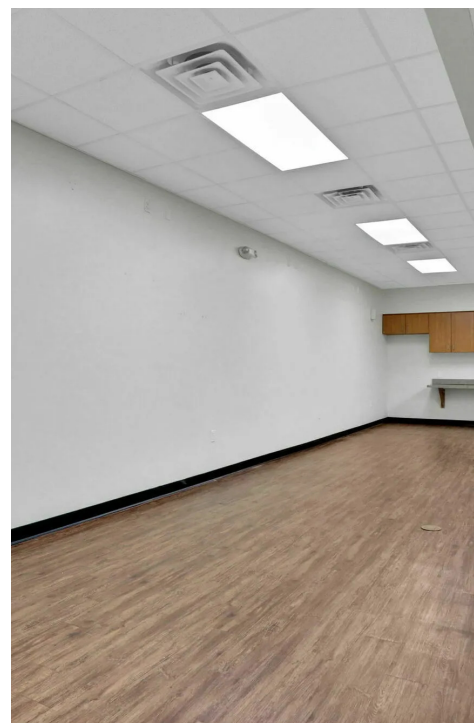
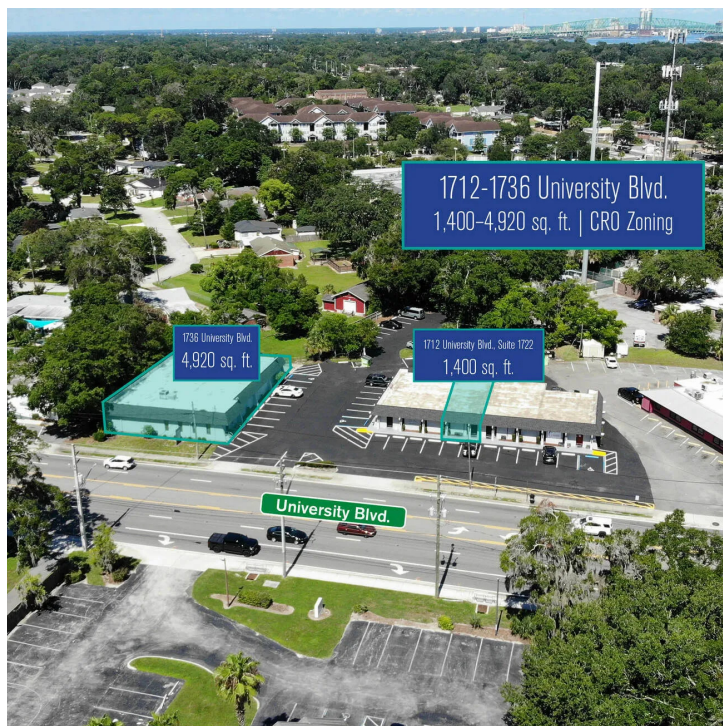
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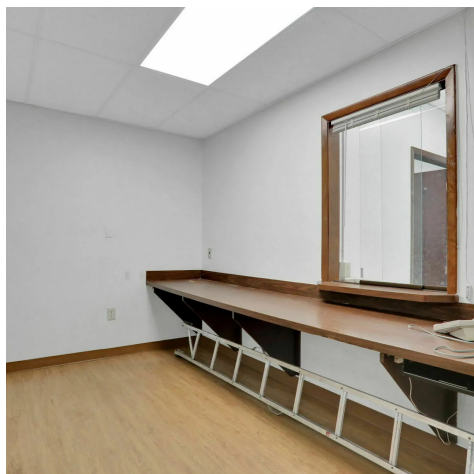
ADDITIONAL PHOTOS

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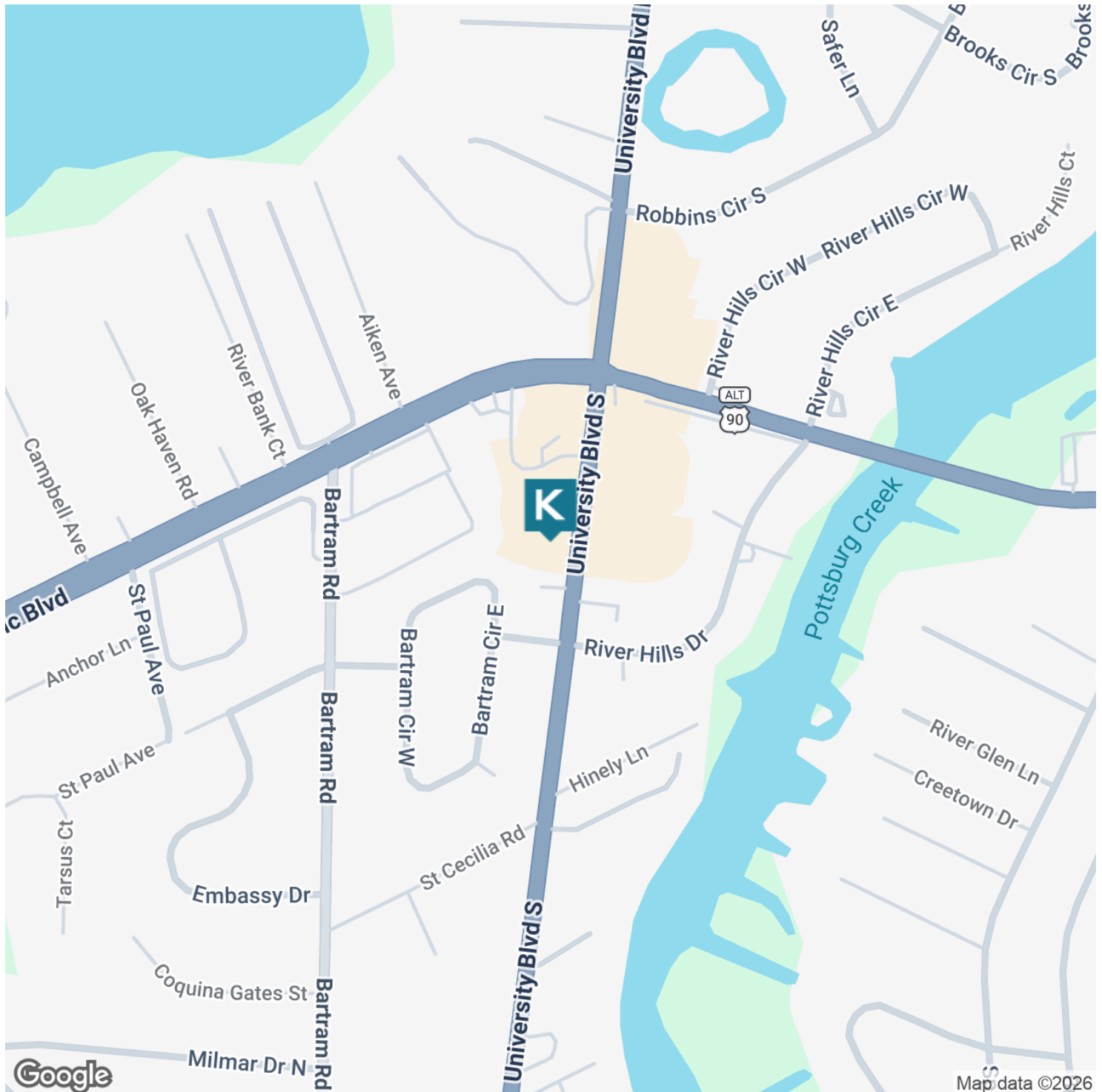
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LOCATION MAP

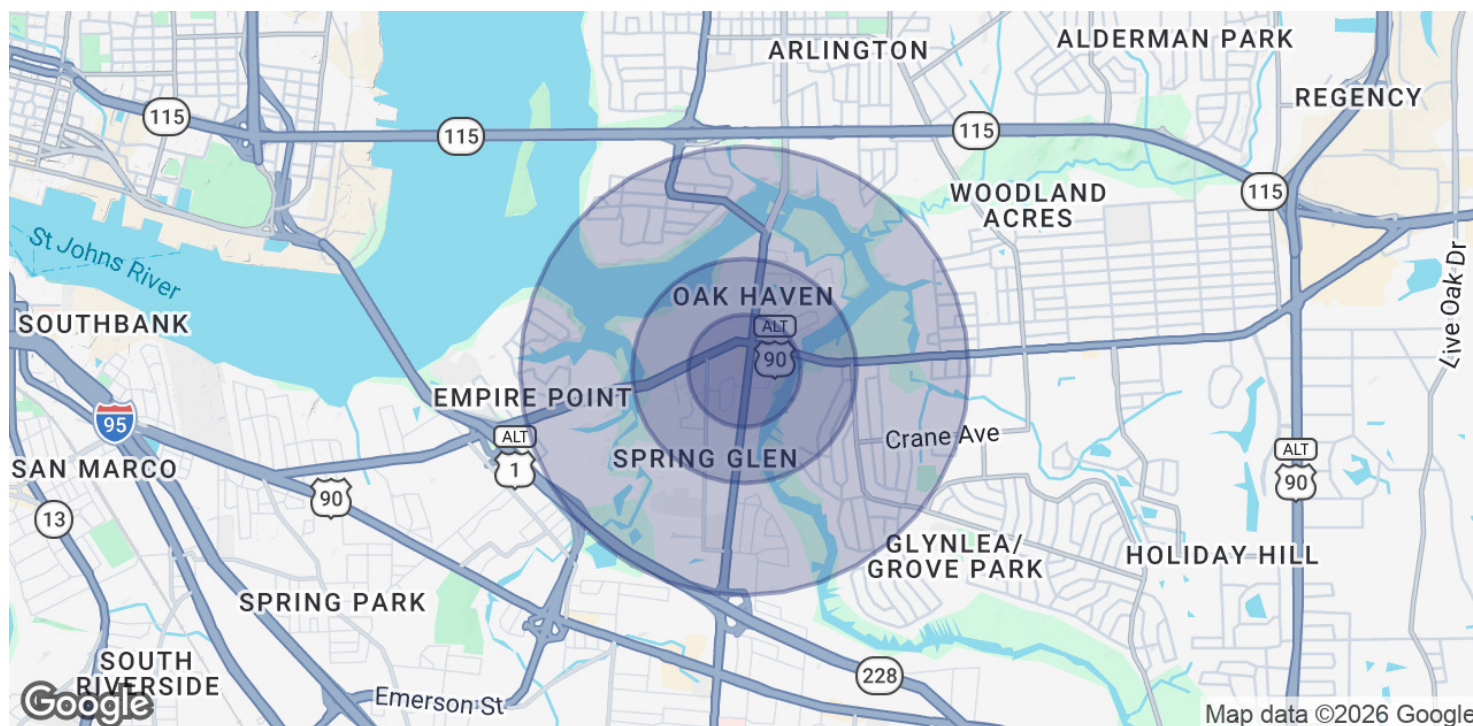
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	540	2,056	8,234
Average Age	41.5	44.8	40.7
Average Age (Male)	39.9	43.1	39.7
Average Age (Female)	42.1	45.4	41.1

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	224	879	3,556
# of Persons per HH	2.4	2.3	2.3
Average HH Income	\$86,545	\$89,080	\$84,094
Average House Value	\$243,958	\$234,222	\$239,567

2023 American Community Survey (ACS)

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DEMOGRAPHICS MAP & REPORT