



Two Office/Medical/Flex Buildings For Sale

9600 SUNBEAM CENTER DRIVE, JACKSONVILLE, FL 32257

9600 SUNBEAM CENTER DR



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SECTION 1

PROPERTY INFORMATION

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OFFERING SUMMARY

Sale Price:	\$1,500,000
Building Sizes:	3,172 SF & 2,475 SF
Available SF:	5,647 SF
Lot Size:	0.53 Acres
Price / SF:	\$265.63
Year Built:	1989/1996
Renovated:	2024
Zoning:	IBP

PROPERTY OVERVIEW

SVR Commercial, as exclusive advisor, is pleased to present the opportunity to acquire 9600 Sunbeam Center Drive, Jacksonville, Florida 32257 (the "Property"). The Property consists of two single-story buildings totaling 5,647 square feet situated on 0.53 acres. The front building contains 3,172 square feet and features attractive architecture, professional finishes, and excellent curb appeal. Currently configured for office or medical use, the building offers two main entrances and a functional layout suitable for a variety of users. The building can also be adapted for flex use with the use of the two rear roll-up doors.

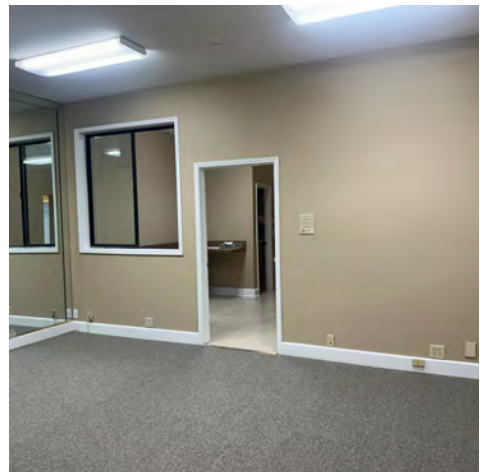
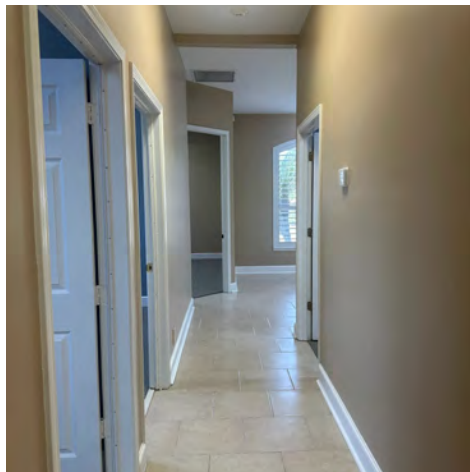
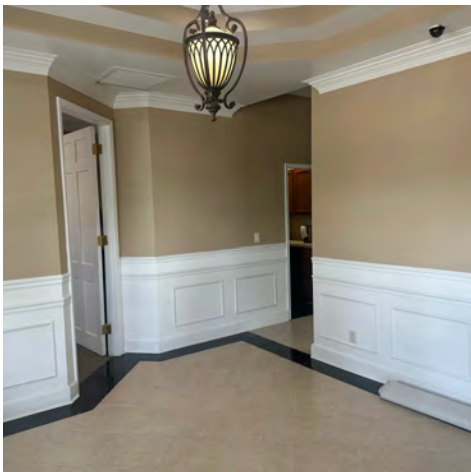
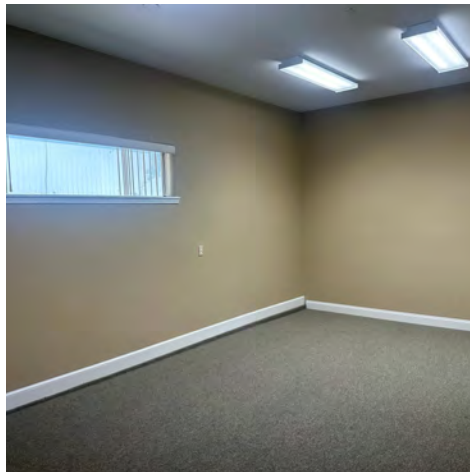
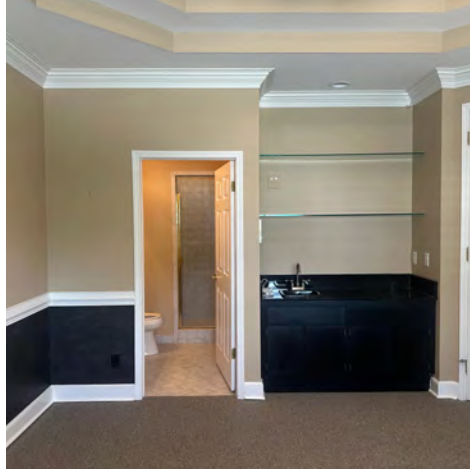
The second building contains 2,475 square feet and was constructed in 1996. Previously utilized as a security data center, it offers a unique opportunity for a variety of commercial applications, including office, warehouse, or technology uses.

PROPERTY HIGHLIGHTS

- | | |
|---|--|
| <ul style="list-style-type: none"> • Building 1: • Great curb appeal • Perfect layout for a medical office • Two roll-up doors in the back • New Carpet | <ul style="list-style-type: none"> Building 2: Heavy-duty Generac QS Generator Computer back up - (2) Heavy-duty block construction Fiber Optics |
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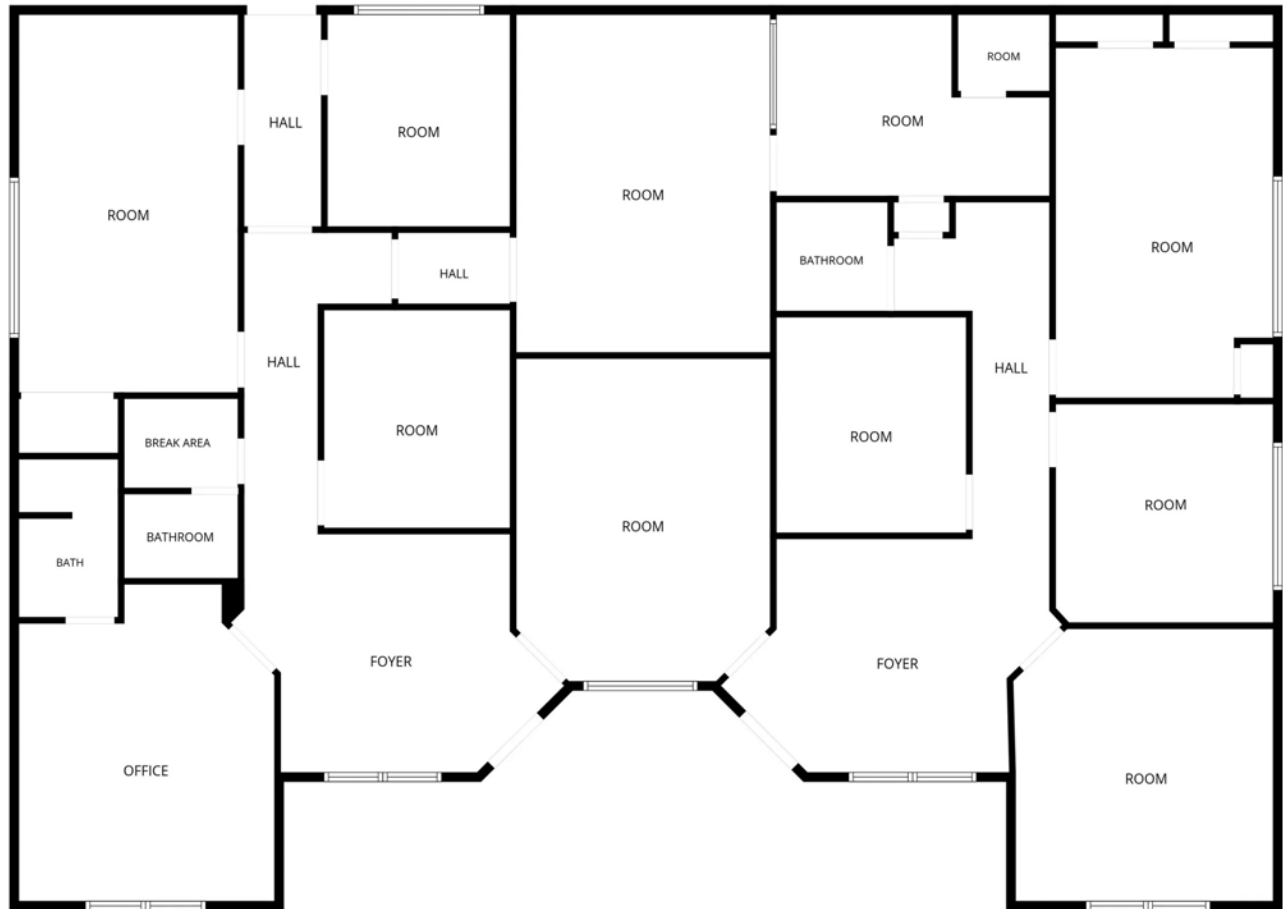
9600 SUNBEAM CENTER DR - BUILDING 1

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FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

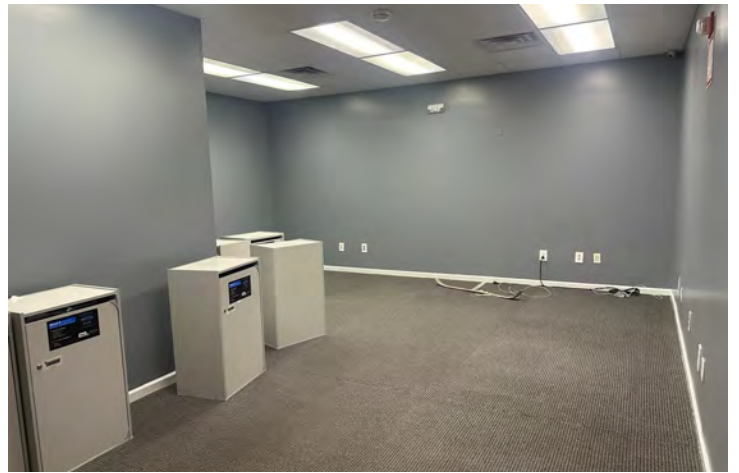
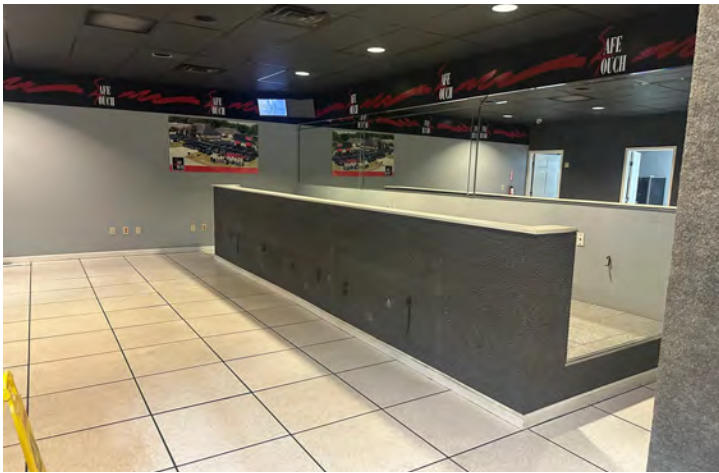
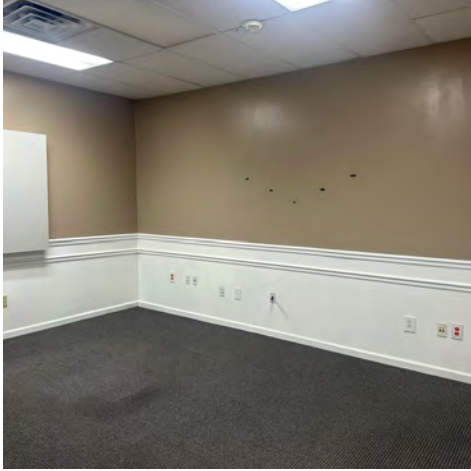
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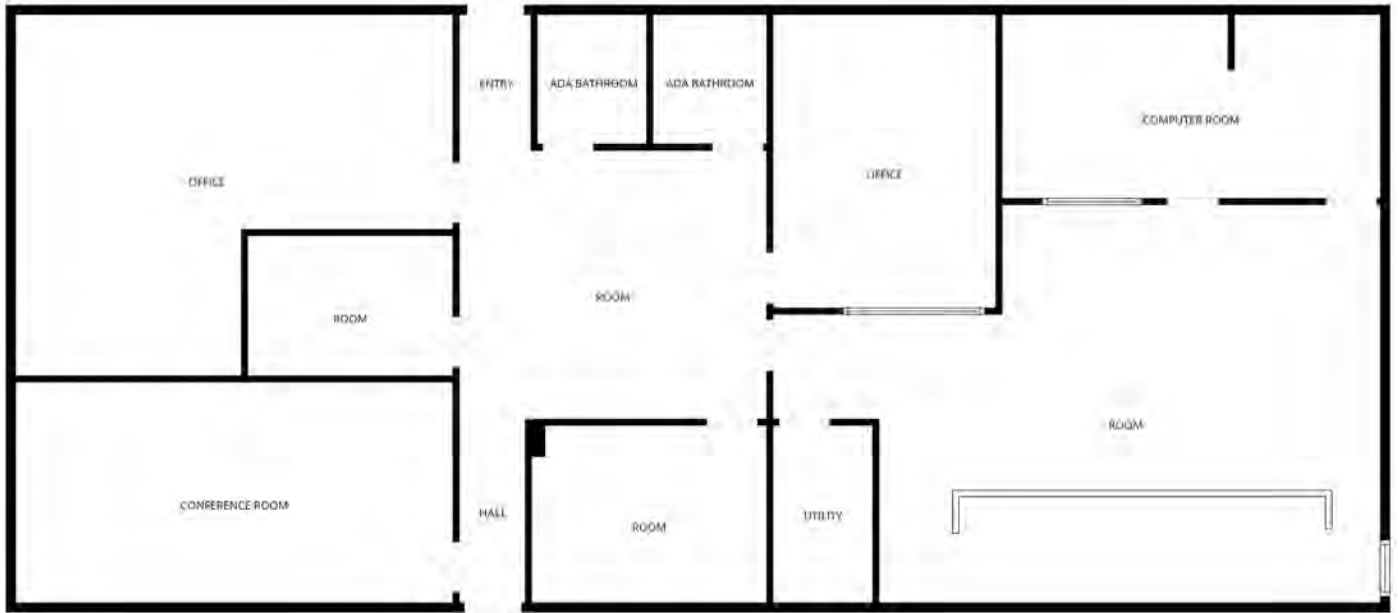
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SECTION 2

LOCATION INFORMATION

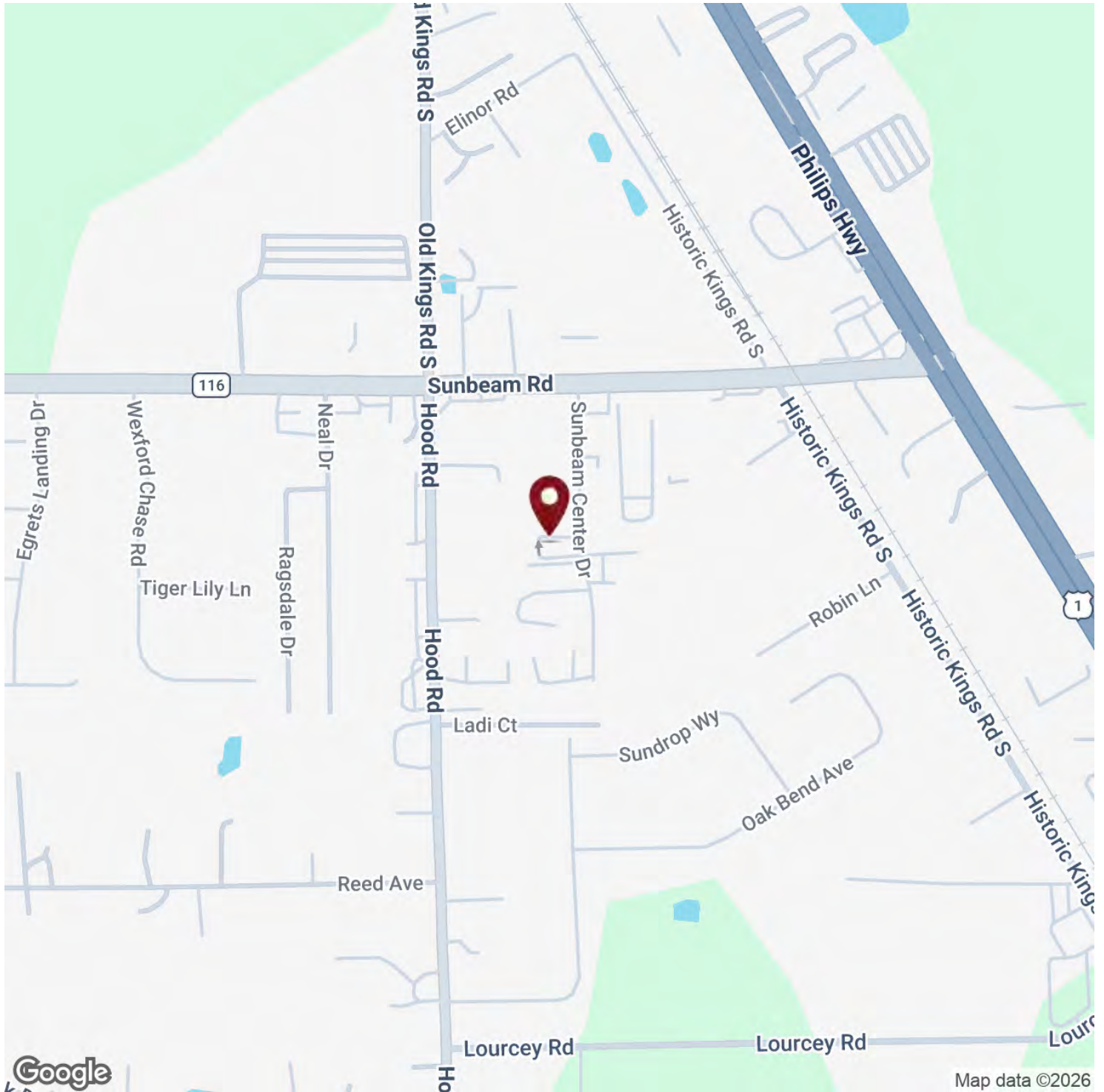
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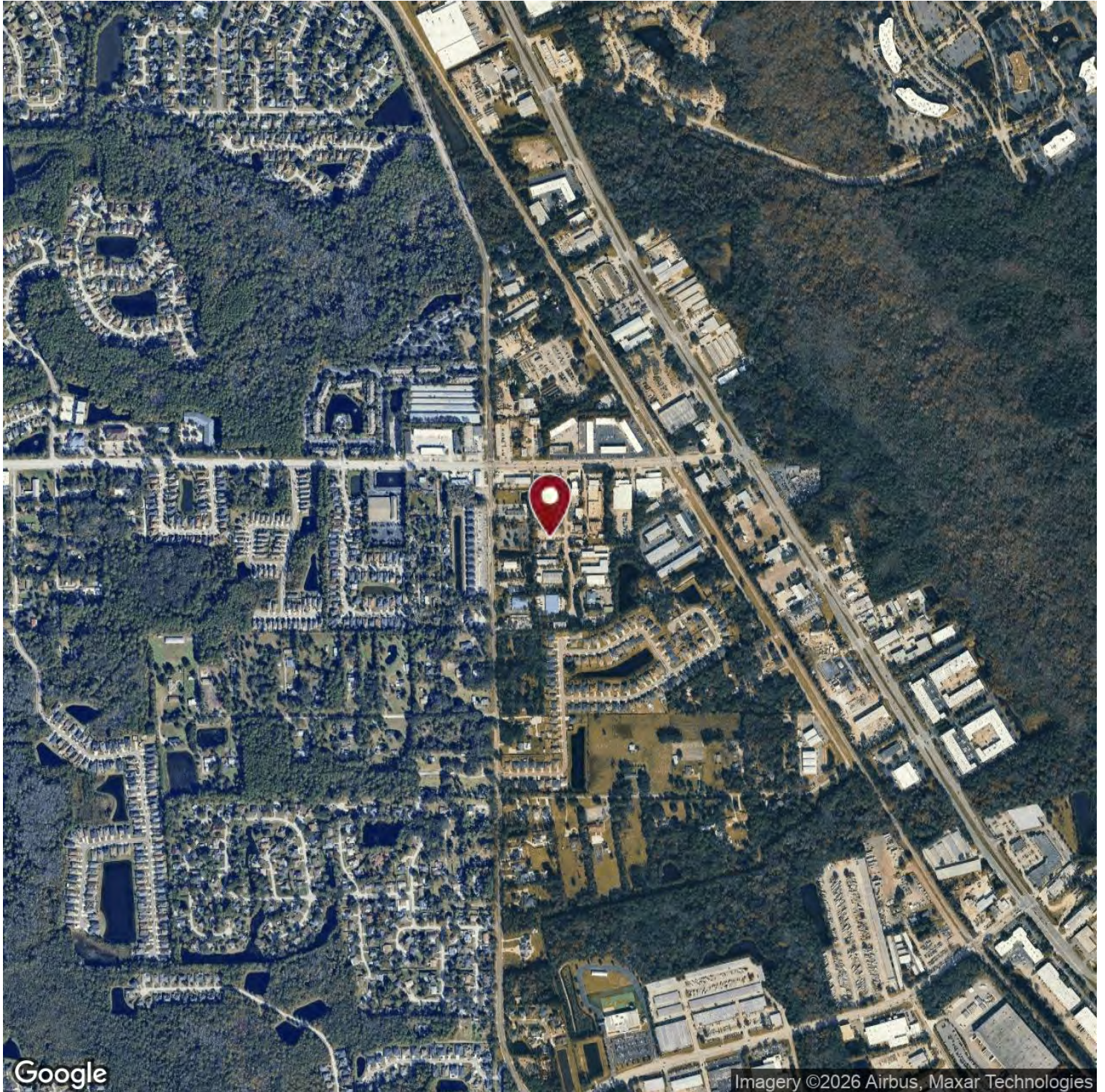
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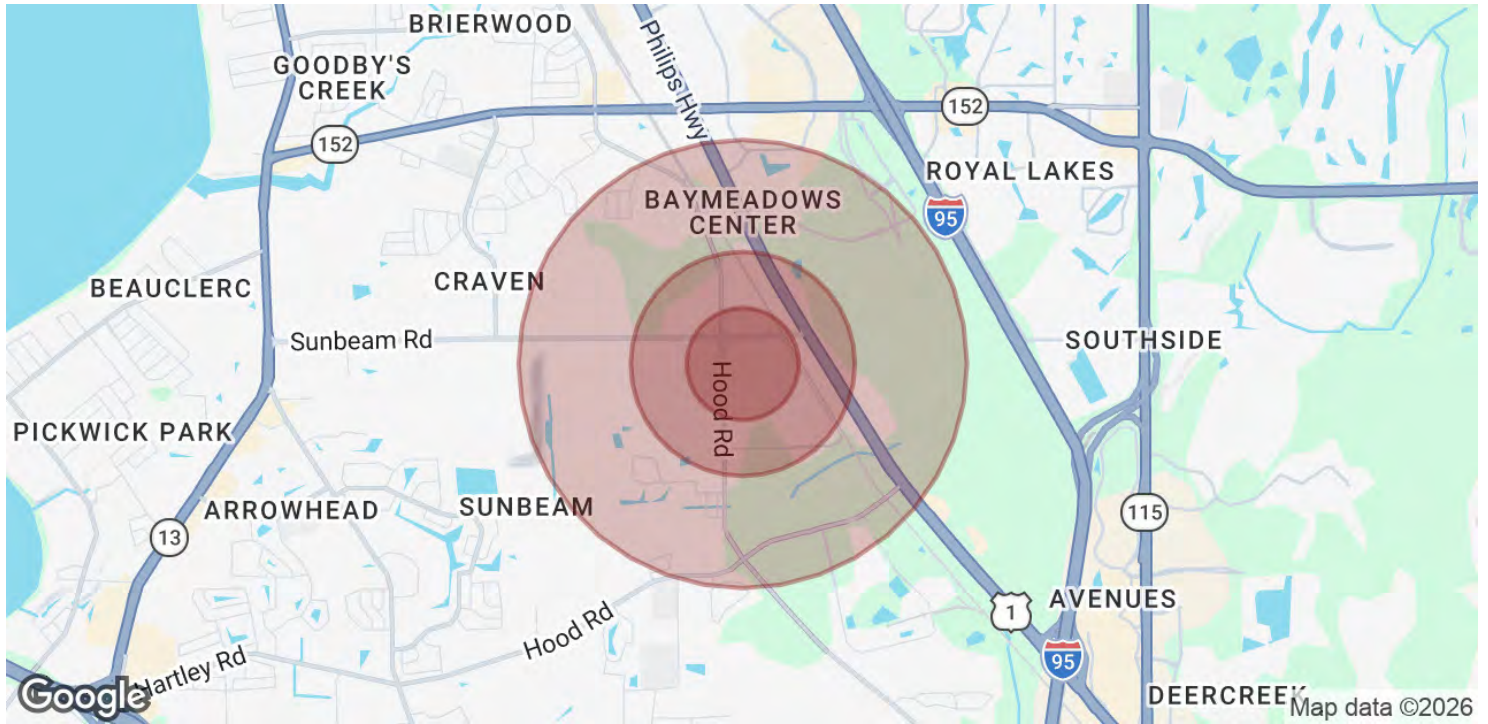


SECTION 3

DEMOGRAPHICS

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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	296	1,260	5,288
Average Age	36.0	37.0	37.9
Average Age (Male)	36.4	36.6	37.4
Average Age (Female)	29.6	33.0	35.5

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	98	454	1,975
# of Persons per HH	3.0	2.8	2.7
Average HH Income	\$131,094	\$110,408	\$104,583
Average House Value	\$408,564	\$389,223	\$371,463

2023 American Community Survey (ACS)



SECTION 4

ADVISOR BIOS

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