

Colliers



Asking Price:

\$950,000

(\$180/SF)

For sale

13551 Lake Newman Street,
Jacksonville, FL 32221

Former Cecil VyStar location within Cecil Commerce Center

- 5,282± SF building on 1.1± AC
- Served as VyStar Credit Union branch location
- Drive-Thru Teller in place
- Zoning PUD
- The building is ideal for office use in support of Cecil Commerce Center operations or retail use
- Abundant parking on site available
- Easy access to the First Coast Expressway, I-10 and I-295
- Population of 35,725 in a 5 mile radius
- Emerging submarket space and aeronautics industries

Contact us:

Chuck Diebel

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Accelerating success.

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Travel Distances

First Coast Expy	3.9 miles 7 minutes
I-10	6.2 miles 9 minutes
I-295	12.2 miles 14 minutes

Location & Access

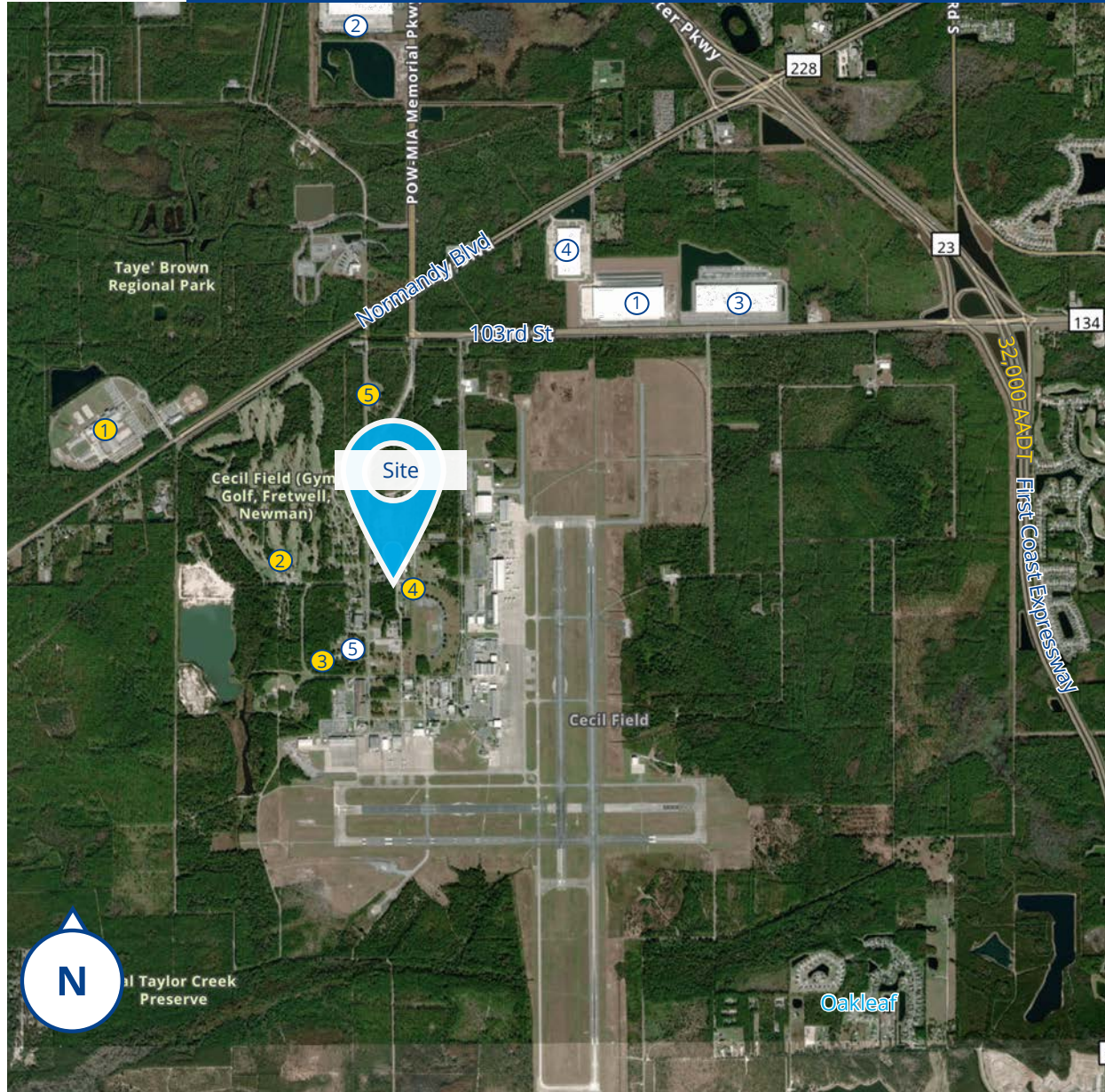
“Cecil Airport is the first Federal Aviation authority-licensed commercial spaceport on the East Coast and the eighth in the United States.”

Cecil Commerce Center has 31+ million-square-foot available for large commercial and industrial companies. (Source: <https://cumulis.epa.gov/>) Current users in the area include:

- ① WayFair
- ② Bridgestone
- ③ Amazon
- ④ Baker Hughes
- ⑤ Boeing

Amenities

- ① Equestrian Center
- ② New World Sport Complex
- ③ Memorial Park
- ④ Cecil Fitness Center
- ⑤ Argyle Football Field



5 Mile Area Demographics

Source: ESRI Business Analyst

2020 Estimated Population

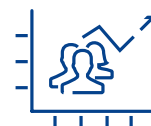
35,725

2020 Est. Avg. Household Income

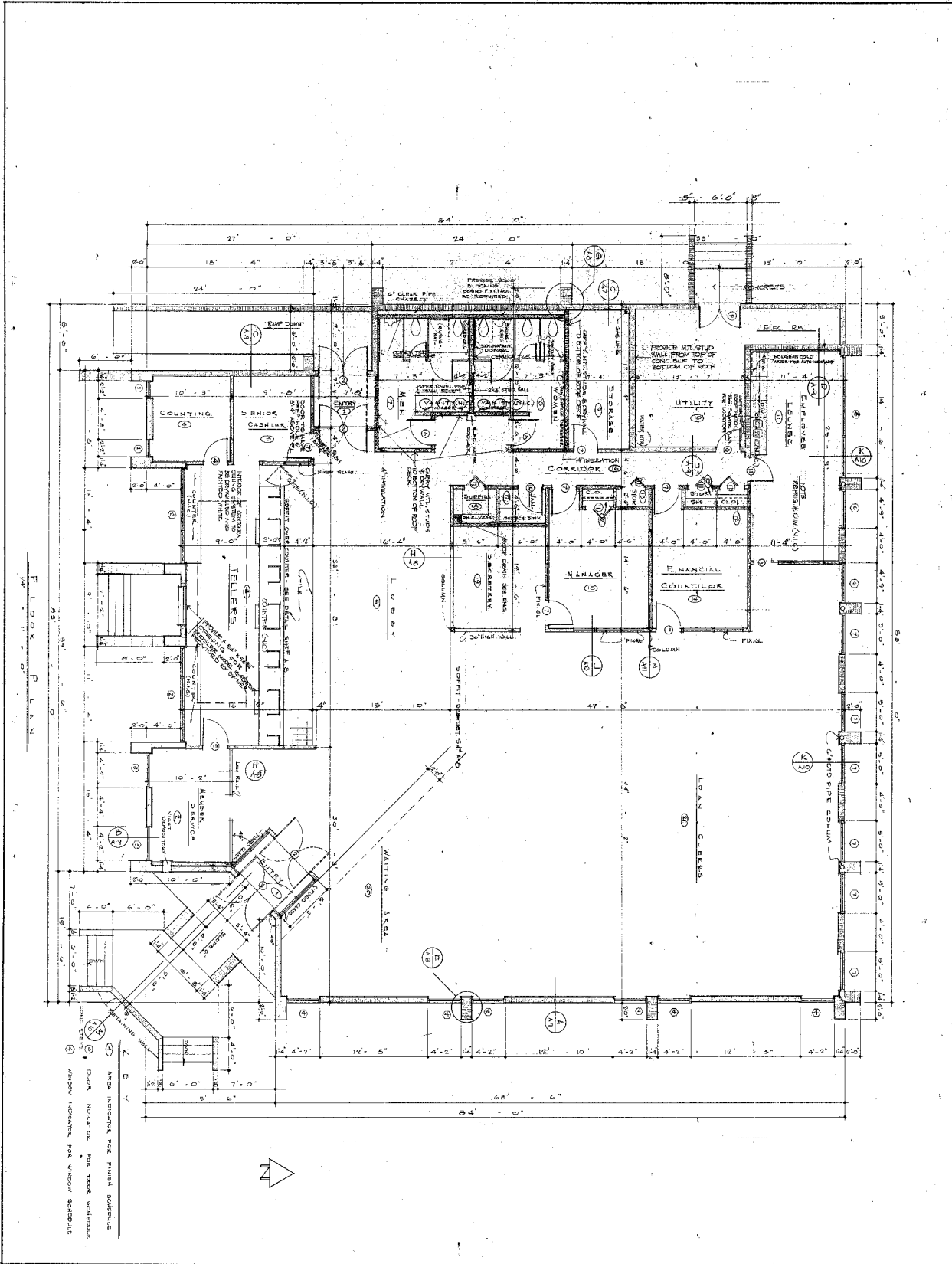
\$83,410

2025 Proj. Avg. Household Income

\$92,955

2025 Projected Population

38,781

Floor Plan



13551 Lake Newman St, 32221 | For Sale

Property Photos



Abundant Parking



Near Cecil Field Airport



Drive Thru Lanes



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Contact



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The Offer Process

Timeline

To receive a detailed information memorandum about the offering, interested parties are required to execute and return the Confidentiality Agreement to Firstname Lastname at john.smith@colliers.com

The vendor is requesting offers on: Month 1st, 2021 | 5:00 p.m. MDT.

Our mission

Maximize the potential of property to accelerate the success of our clients and our people.



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