

FREE STANDING BUILDING FOR SALE

6010 CHESTER CIRCLE

JACKSONVILLE, FL 32217



PRIMEREALTY



For More Information:

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4237 Salisbury Road North, Building 2, Suite 212 | Jacksonville, FL 32216 | 904.352.1400

Office | Industrial | Retail | Multi-Family | Student Housing | Hotels

Information gathered from sources deemed to be reliable. Buyer shall not rely solely on this information and should check and verify.

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OFFERING SUMMARY

Sale Price:	\$95,000
Lot Size:	0.22 Acres
Year Built:	1955
Building Size:	1,497 SF
Zoning:	CCG-1
Price / SF:	\$63.46



PROPERTY OVERVIEW

Introducing 6010 Chester Circle, a single-story, free standing building, located minutes from the San Marco sub-market of Jacksonville, FL. This is an excellent opportunity for a small business owner as the property can be utilized for a variety of office or retail uses. Surrounded by many restaurants, retailers, and other office users, 6010 Chester Circle is conveniently located with easy access to University Boulevard and Powers Avenue.

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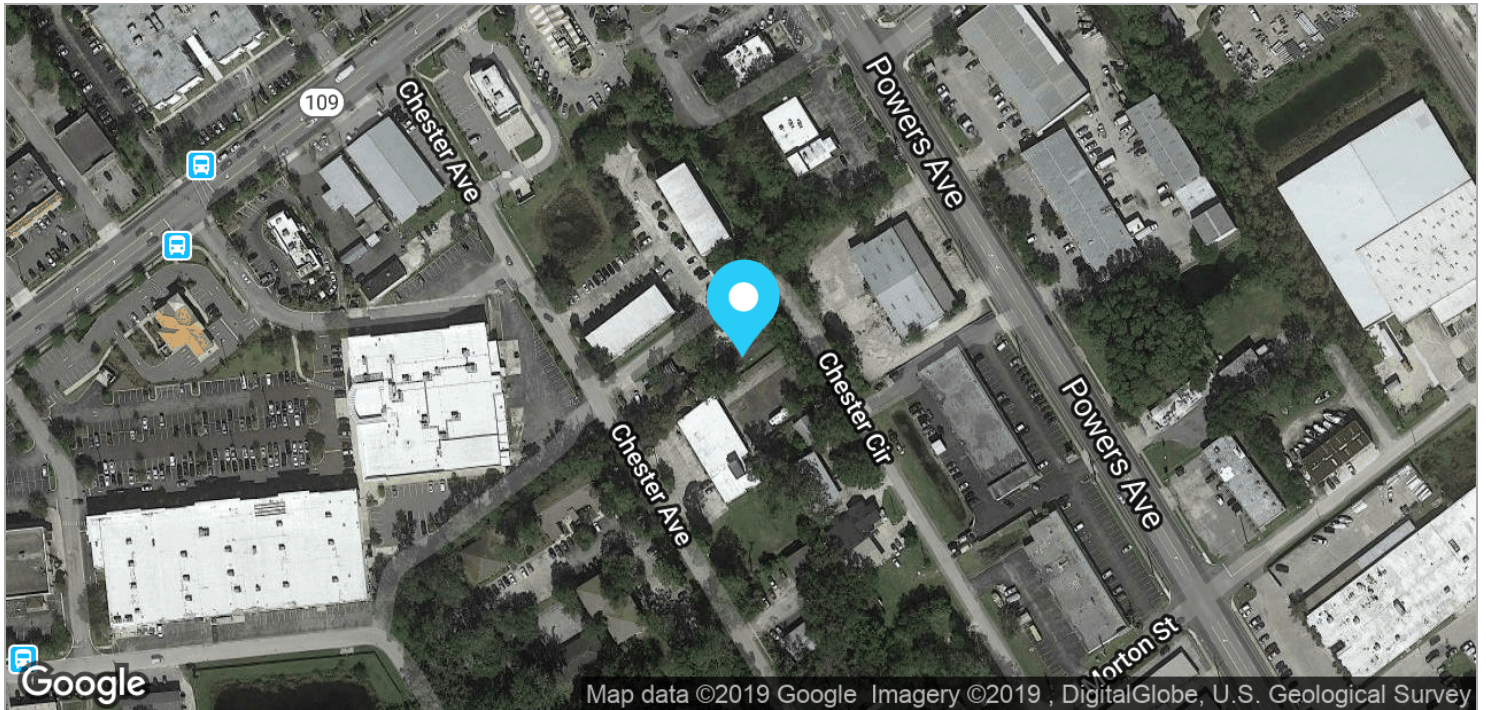
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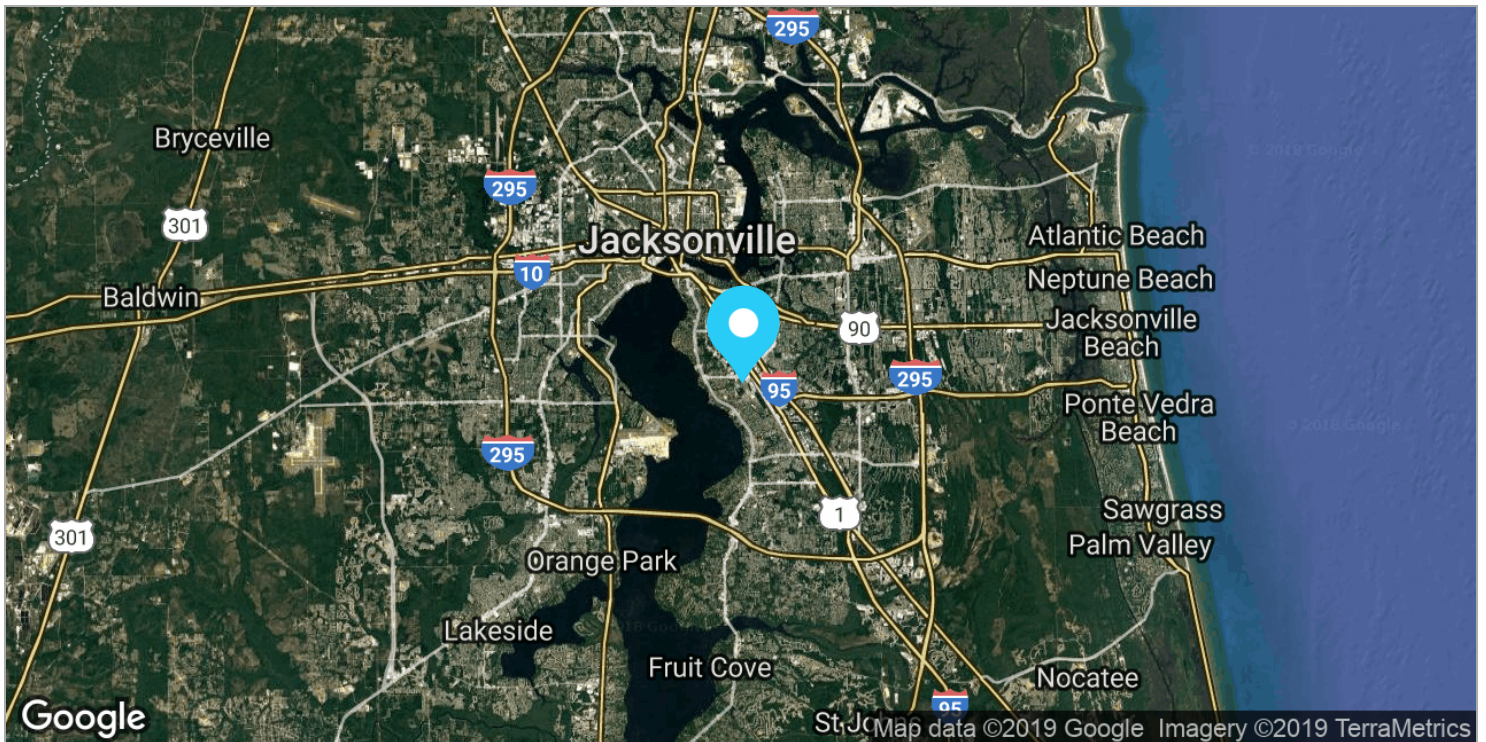
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	1 mile	3 miles	5 miles
Population			
2000 Population	8,219	58,750	142,325
2010 Population	6,288	57,018	149,454
2018 Population	6,541	61,261	162,722
2023 Population	6,747	64,195	172,111
2000-2010 Annual Rate	-2.64%	-0.30%	0.49%
2010-2018 Annual Rate	0.48%	0.87%	1.04%
2018-2023 Annual Rate	0.62%	0.94%	1.13%
2018 Male Population	45.9%	48.5%	49.4%
2018 Female Population	54.1%	51.5%	50.6%
2018 Median Age	42.3	41.2	37.6

In the identified area, the current year population is 162,722. In 2010, the Census count in the area was 149,454. The rate of change since 2010 was 1.04% annually. The five-year projection for the population in the area is 172,111 representing a change of 1.13% annually from 2018 to 2023. Currently, the population is 49.4% male and 50.6% female.

Median Age

The median age in this area is 42.3, compared to U.S. median age of 38.3.

Race and Ethnicity

2018 White Alone	64.8%	67.7%	66.8%
2018 Black Alone	21.5%	19.2%	20.3%
2018 American Indian/Alaska Native Alone	0.6%	0.4%	0.4%
2018 Asian Alone	6.0%	4.9%	5.3%
2018 Pacific Islander Alone	0.0%	0.1%	0.1%
2018 Other Race	3.9%	4.3%	3.5%
2018 Two or More Races	3.2%	3.4%	3.6%
2018 Hispanic Origin (Any Race)	13.9%	14.0%	12.9%

Persons of Hispanic origin represent 12.9% of the population in the identified area compared to 18.3% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 62.0 in the identified area, compared to 64.3 for the U.S. as a whole.

Households

2000 Households	3,550	24,692	60,248
2010 Households	2,856	23,923	63,770
2018 Total Households	2,929	25,417	69,143
2023 Total Households	3,005	26,542	73,183
2000-2010 Annual Rate	-2.15%	-0.32%	0.57%
2010-2018 Annual Rate	0.31%	0.74%	0.99%
2018-2023 Annual Rate	0.51%	0.87%	1.14%
2018 Average Household Size	2.19	2.35	2.25

The household count in this area has changed from 63,770 in 2010 to 69,143 in the current year, a change of 0.99% annually. The five-year projection of households is 73,183, a change of 1.14% annually from the current year total. Average household size is currently 2.25, compared to 2.23 in the year 2010. The number of families in the current year is 37,452 in the specified area.

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