

FREE STANDING SAN MARCO BLDG FOR SALE

2130 KINGS AVENUE

JACKSONVILLE, FL 32207



PRIMEREALTY



For More Information:

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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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Jacksonville, FL 32207



OFFERING SUMMARY

Sale Price:	\$790,000
Building Size:	5,187 SF
Tenancy:	Multiple
Lot Size:	0.38 Acres
Year Built:	1953
Parking:	18 Spaces with additional rear parking.

PROPERTY OVERVIEW

This standalone retail/office building is located in a market that is experiencing tremendous development growth. Surrounded by new multi-family and mixed use projects; 2130 Kings Ave has a strategic location at the foot of the new I-95 on ramp. Located in the historic San Marco neighborhood just minutes from Downtown Jacksonville. San Marco offers incredible dining options, upscale trendy clothing boutiques, and sensational art galleries.

PROPERTY HIGHLIGHTS

- San Marco Promenade and San Marco Crossing poised to add 600 units surrounding the subject property.
- Located near San Marco employment and medical developments along the Southbank of the St. Johns River.
- Ample parking at the front and rear of the property

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Interior Photos



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Retail Map



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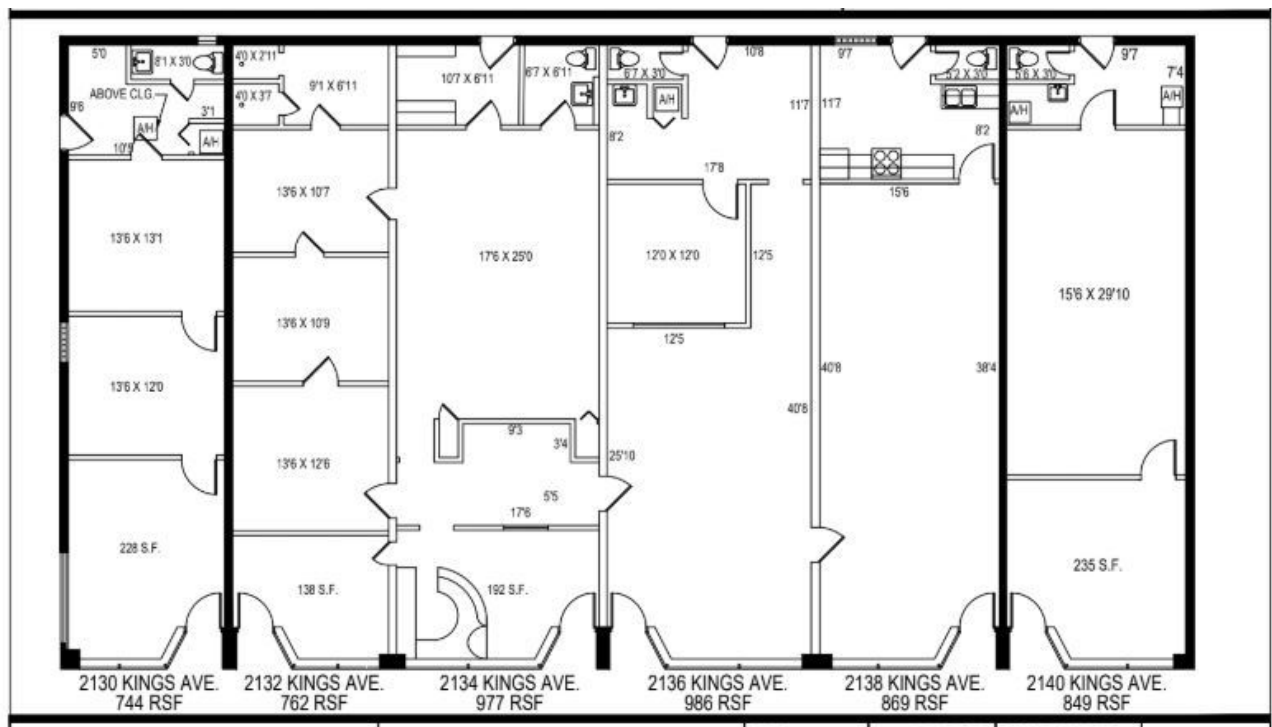
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Floor Plan



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Demographics & Development Projects

2017 – 2022 Demographic Profile

Demographics	1 Mile	3 Miles	5 Miles
2017 Population	4,359	65,128	190,616
Projected 2022 Population	4,511	66,964	196,874
2017 – 2022 Population Growth Rate	0.69%	0.56%	0.65%
Median Age	40.8	39.1	38.9
Average Household Size	1.72	2.13	2.31
Average Household Income	\$79,200	\$60,869	\$57,180
Median Household Income	\$48,890	\$35,773	\$36,185
2017 Race/Ethnicity	1 Mile	3 Miles	5 Miles
White Alone	85.6%	51.6%	50.0%
Black Alone	7.8%	41.9%	43.6%
American Indian Alone	0.3%	0.4%	0.4%
Asian Alone	3.9%	2.5%	1.9%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	0.8%	1.4%	1.7%

Nearby Development Projects

- A growing group of Philips Highway business owners plan to develop the section of Philips Highway that lies between I-95 and the railroad tracks, this area may soon be called by a different moniker – San Marco East. Members of the San Marco East Business Association believe upscale change is rapidly coming to their commercial corridor and that within five to ten years the boundary of San Marco will extend to their province.

- Construction continues on the 9-story cancer center complex on San Marco Boulevard near I-95. The 330,000-square-foot outpatient structure is expected to be completed in mid-2018.
- A long-awaited development that would bring a Publix grocery store to San Marco is getting closer to reality. Construction on this San Marco project will begin late this summer and finish in late 2018.
- There are big plans in the works for Jacksonville's Southbank, including a high-rise apartment building with restaurants, offices and shops that's connected to downtown by a gondola lift.
- The Overland Bridge project will improve traffic flow along the I-95 corridor just south of the Fuller Warren Bridge. I-95 will be widened to provide an additional lane for southbound traffic.
- The District is a mixed-use project conceived with a spectacular setting on the banks of the beautiful St. Johns River in downtown Jacksonville, Florida. With scenic views of both the river and the downtown skyline, this unique setting will be home to a place that empowers residents to achieve, fuller, richer, healthier lives in every way.
- The San Marco Promenade complex will include 187 one-bedroom units at 770 square feet, 77 two-bedroom units at 1,200 square feet and 20 three-bedroom units at 1,400 square feet, with rents ranging from \$1,150 to \$2,100 per month, as well as 421 parking spaces.
- San Marco Crossing is proposed as a 372-unit multifamily apartment and townhouse project, complete with a parking garage, swimming pool, and recreation park.
- Home Street Apartments, located on 1.9 acres at 1444 Home Street on the Southbank, will consist of a four-story apartment building with courtyards and a three-story parking garage.

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