

FOR SALE OR LEASE > RETAIL/OFFICE



Northeast Florida

# Renovated Retail/Office Space

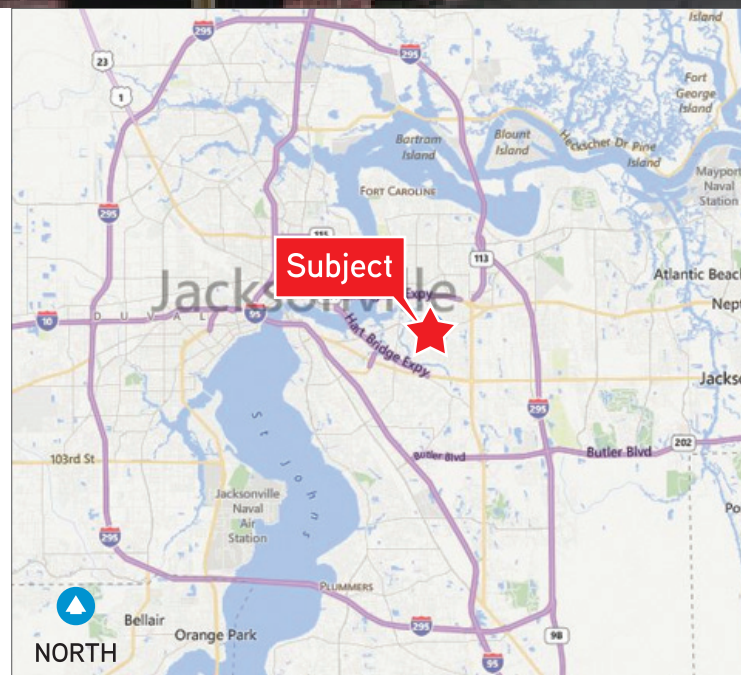
7342 ATLANTIC BOULEVARD, JACKSONVILLE, FL 32211

1,064± SF AVAILABLE



## Property Features

- > Ideal property for plumbing, landscaping or other service type users
- > Large storage yard rear of building
- > Building has been renovated which includes upgraded electrical to bldg (200 volts), plumbing, new roof (2007), new windows, hardie paneling, etc.
- > Quick and easy access to Interstates (9-A, I-295, I-95)
- > New storage building (16' x 16') located behind main building
- > Great exposure/visibility
- > Zoned CCG-2
- > Sale Price: ~~\$410,000.00~~ Reduced to **\$375,000.00**



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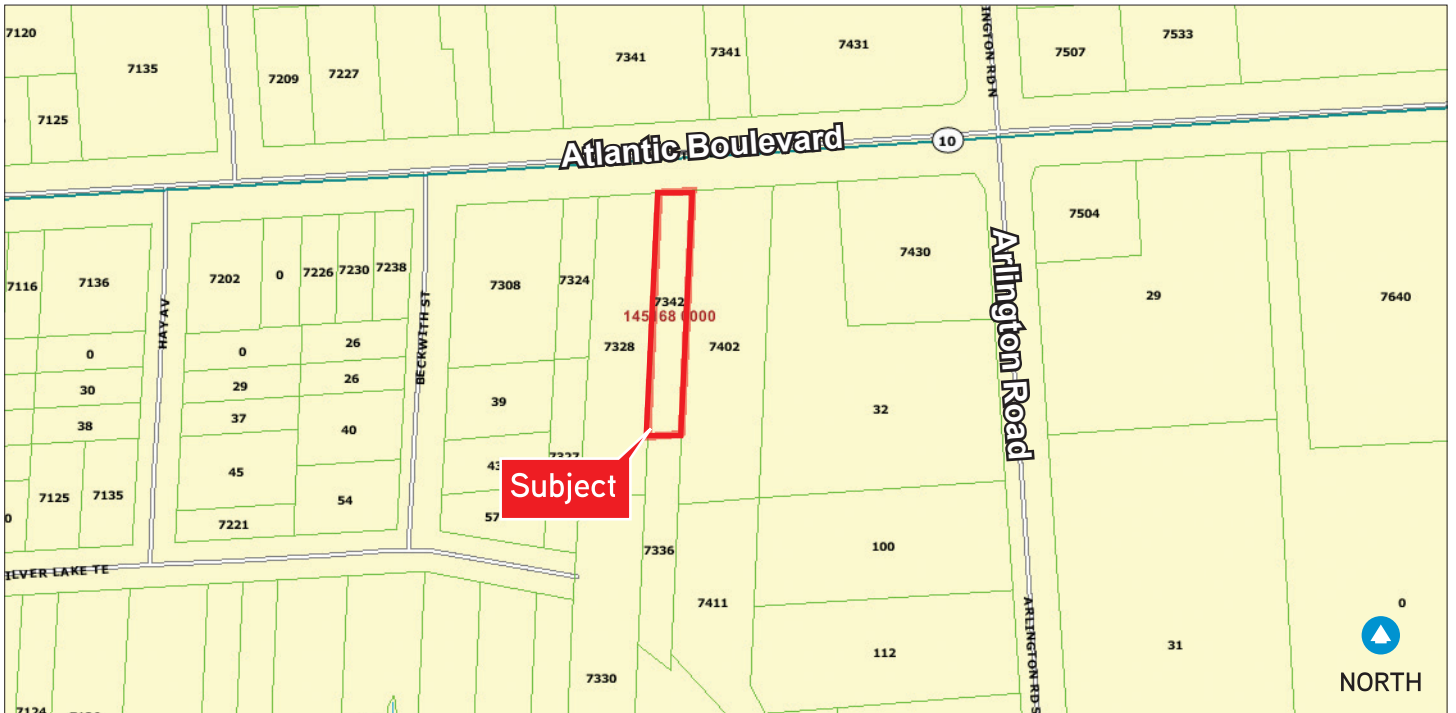
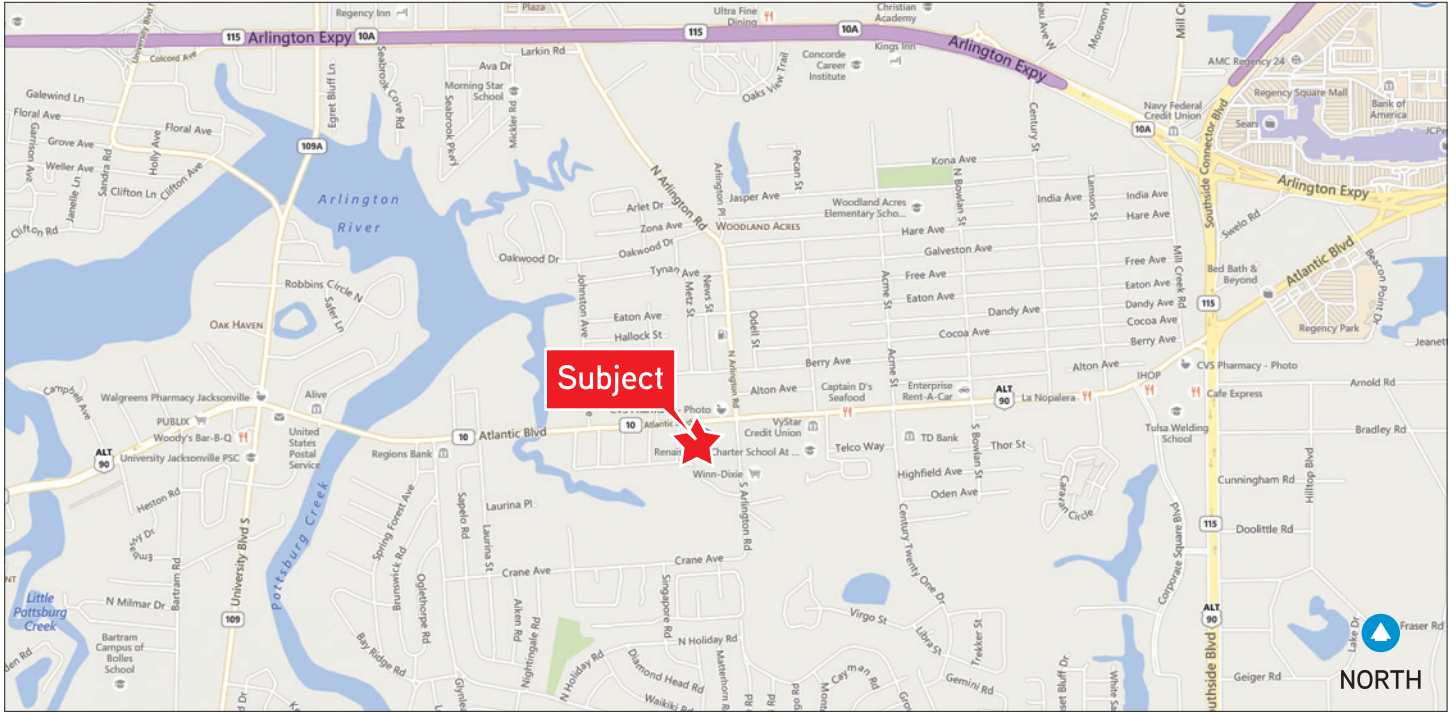
4366

COLLIERS INTERNATIONAL  
NORTHEAST FLORIDA  
50 N. Laura Street, Suite 1725  
Jacksonville, FL  
www.colliers.com/jacksonville

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# Street & Plat Map

7342 ATLANTIC BOULEVARD, JACKSONVILLE, FL 32211



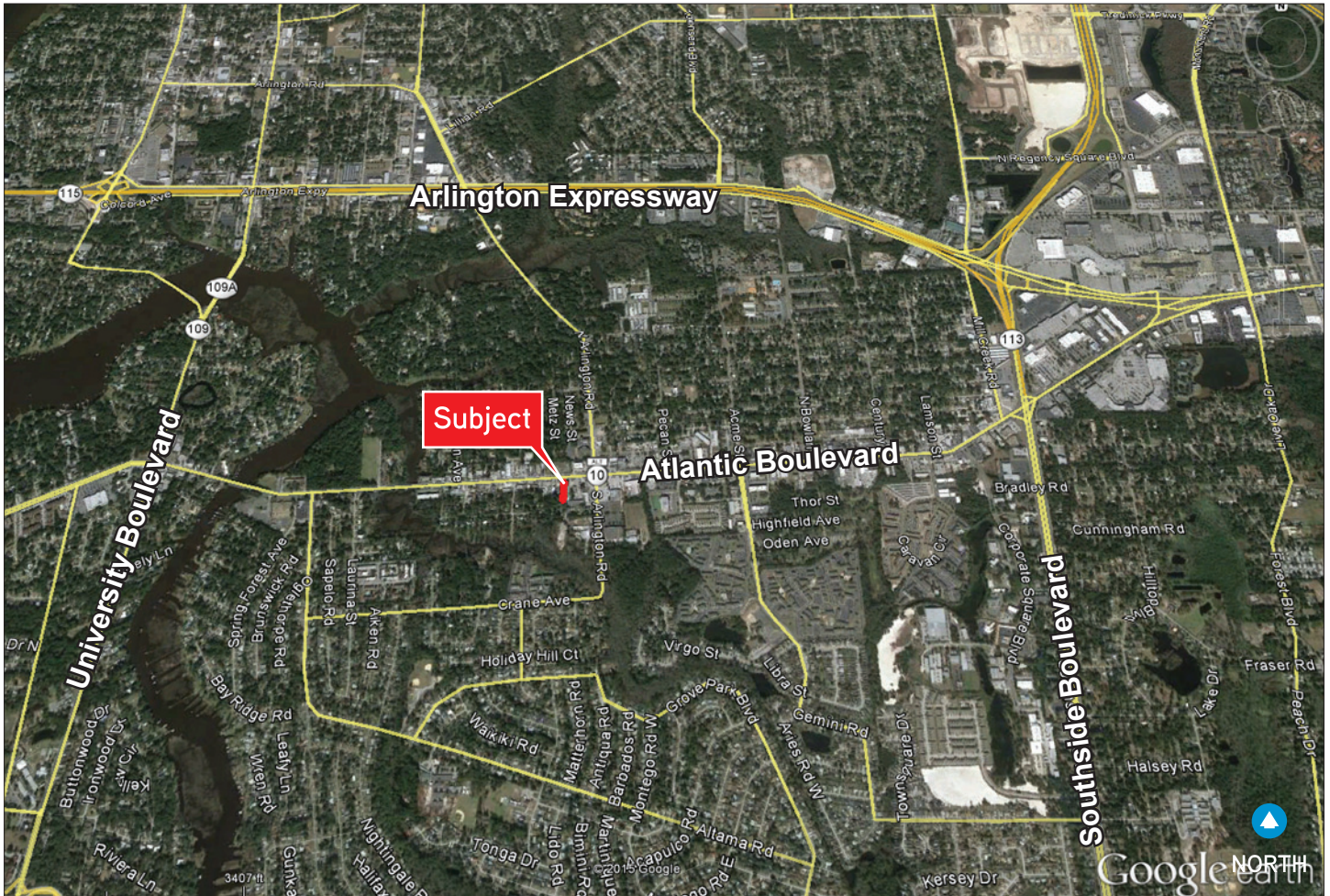
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# Aerial

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| Demographics             | 1 Mile   | 3 Mile   | 5 Mile   |
|--------------------------|----------|----------|----------|
| 2020 Projection          | 12,850   | 80,725   | 208,746  |
| 2015 Estimate            | 12,534   | 79,072   | 200,946  |
| 2015 Est. Avg. HH Income | \$42,594 | \$47,864 | \$53,051 |

Source: Nielsen

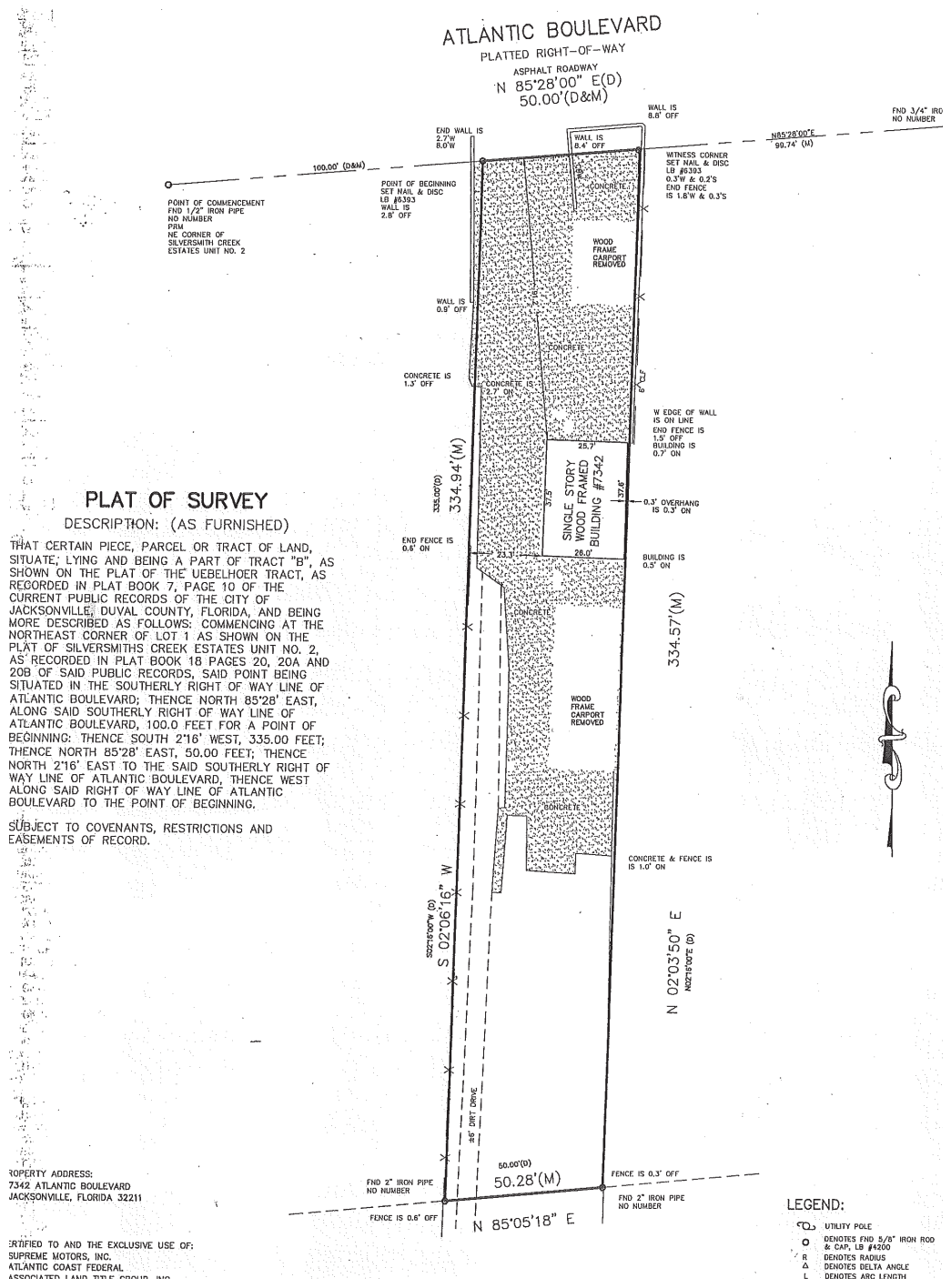
| Traffic Count      | Daily   |
|--------------------|---------|
| Atlantic Boulevard | 32,000± |

Source: Florida Department of Transportation (FDOT)



# Survey

7342 ATLANTIC BOULEVARD, JACKSONVILLE, FL 32211



**PLAT OF SURVEY**  
DESCRIPTION: (AS FURNISHED)

THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND, SITUATE, LYING AND BEING A PART OF TRACT "B", AS SHOWN ON THE PLAT OF THE UEBELHOER TRACT, AS RECORDED IN PLAT BOOK 7, PAGE 10 OF THE CURRENT PUBLIC RECORDS OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, AND BEING MORE DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF LOT 1 AS SHOWN ON THE PLAT OF SILVERSMITHS CREEK ESTATES UNIT NO. 2, AS RECORDED IN PLAT BOOK 18 PAGES 20, 20A AND 20B OF SAID PUBLIC RECORDS, SAID POINT BEING SITUATED IN THE SOUTHERLY RIGHT OF WAY LINE OF ATLANTIC BOULEVARD; THENCE NORTH 85°28' EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF ATLANTIC BOULEVARD, 100.0 FEET FOR A POINT OF BEGINNING; THENCE SOUTH 2°16' WEST, 335.00 FEET; THENCE NORTH 85°28' EAST, 50.00 FEET; THENCE NORTH 2°16' EAST TO THE SAID SOUTHERLY RIGHT OF WAY LINE OF ATLANTIC BOULEVARD, THENCE WEST ALONG SAID RIGHT OF WAY LINE OF ATLANTIC BOULEVARD TO THE POINT OF BEGINNING.

SUBJECT TO COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD.

PROPERTY ADDRESS:  
7342 ATLANTIC BOULEVARD  
JACKSONVILLE, FLORIDA 32211

CERTIFIED TO AND THE EXCLUSIVE USE OF:  
SUPREME MOTORS, INC.  
ATLANTIC COAST FEDERAL  
ASSOCIATED LAND TITLE GROUP, INC.

- LEGEND:**
- UTILITY POLE
  - DENOTES FND 5/8" IRON ROD & CAP, LB #4200
  - R DENOTES RADIUS
  - Δ DENOTES DELTA ANGLE
  - L DENOTES ARC LENGTH



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# Property Photos

7342 ATLANTIC BOULEVARD, JACKSONVILLE, FL 32211



Front of Main Bldg



Storage Bldg (16' x 16')



Front of Property (Facing Atlantic Blvd)



Rear/Storage Yard (Facing North)



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# 1,064± SF Available

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## Contact Us

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Please contact us to see this property

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Profile 1 of 1

## Summary (4366)



**Supreme Motors Inc**  
**7342 Atlantic Blvd**  
**Jacksonville, FL 32211**

|                          |   |
|--------------------------|---|
| <b>County:</b>           | Duval   |
| <b>Market:</b>           | Jacksonville  |
| <b>Sub Market:</b>       | Arlington   |
| <b>Property Near:</b>    | Just west of Arlington Rd and Atlantic Blvd Traffic Light |
| <b>Land Size (Acres)</b> | 0.37 Acres  |
| <b>Available SF:</b>     | 1,064 SF  |
| <b>Building SF:</b>      | 1,064 SF  |
| <b>Office SF:</b>        | 1,064 SF  |

### Contact:

Jason K. Hinson

904 358 1206



### Building/Space

|                          |                          |
|--------------------------|--------------------------|
| <b>Primary Use:</b>      | Office/Industrial/Retail |
| <b>ConstructionType:</b> |                          |

### Utilities

|                            |                         |
|----------------------------|-------------------------|
| <b>Utilities Comments:</b> | Water/Well Septic/Sewer |
|----------------------------|-------------------------|

### Site

|                  |           |
|------------------|-----------|
| <b>Land SF:</b>  | 16,117 SF |
| <b>Zoning:</b>   | CCG-2     |
| <b>Frontage:</b> | 50'       |

### General Listing/Transaction Information1

|                          |                              |
|--------------------------|------------------------------|
| <b>Asking Price:</b>     | \$375,000.00 \$352.44 Per SF |
| <b>Asking Rate:</b>      | \$1,850.00 Monthly Per Month |
| <b>Transaction Type:</b> | Lease/Sale                   |

### Parking

|                          |       |
|--------------------------|-------|
| <b>Parking Comments:</b> | Ample |
|--------------------------|-------|

### Contacts

|                          |   |
|--------------------------|---|
| <b>Listing Broker(s)</b> | Jason Hinson<br>Colliers International Northeast Florida<br>904.861.1106<br>jason.hinson@colliers.com |
|--------------------------|---|

### Comments

#### Listing Comments:

- Monthly Rental Rate: \$1,850.00 per month (NNN)
- Ideal property for a plumbing, landscaping or other service type users
- Large storage yard rear of building
- Building has been renovated which includes upgraded electrical to bldg (200 volts), plumbing, new roof (2007), new windows, etc...
- Quick and easy access to Interstate (9-A, I-295, I-95)
- New storage bldg (16' x 16') located behind main bldg