

For Sale

5,547SF Creative/Professional Office



Property Information

SF

5,547 RBA

Price

\$369,500

Features

- CCG-1 Zoned
- Multitude of uses, creative or professional
- Modern finishes with a touch of history
- Fenced, secure yard

Area

This is in an area of high traffic volume, just less than one block from Atlantic Boulevard with quick access to downtown.

1647 Art Museum Drive, Jacksonville, FL 32207
Immaculate, Must-See, Incredible Value

Anthony V. Migliore

904-421-8523

amigliore@cbcbenchmark.com

Chas Lawrence

904-421-8528

clawrence@cbcbenchmark.com

Call The "Bulldog!" 

FIRSTCOASTCOMMERCIAL.COM

© 2018 Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates. All Rights Reserved. Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates fully supports the principles of the Equal Opportunity Act. Each Office is Independently Owned and Operated. Coldwell Banker Commercial and the Coldwell Banker Commercial Logo are registered service marks owned by Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates. Information contained herein is believed to be correct and obtained from reliable sources. However, it is subject to errors, omissions, price changes or withdrawal without notice.

**Coldwell Banker Commercial
Benchmark**

**4348 Southpoint Boulevard, Ste 310
Jacksonville, FL 32216**

For Sale

5,547SF Creative/Professional Office

Property Overview:

A **must-see** which represents an incredible value. Could not be duplicated for anywhere near the price. Extremely well maintained and decorated freestanding office building on Art Museum Drive, less than one block from Atlantic Boulevard. Currently used as a photography studio, this is a converted residence with artistic and tasteful touches everywhere. Secure, fenced yard with roll up door, plenty of parking.



Anthony V. Migliore
904-421-8523
amigliore@cbcbenchmark.com

Chas Lawrence
904-421-8528
clawrence@cbcbenchmark.com

Call The "Bulldog!" 

FIRSTCOASTCOMMERCIAL.COM

© 2018 Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates. All Rights Reserved. Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates fully supports the principles of the Equal Opportunity Act. Each Office is Independently Owned and Operated. Coldwell Banker Commercial and the Coldwell Banker Commercial Logo are registered service marks owned by Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates. Information contained herein is believed to be correct and obtained from reliable sources. However, it is subject to errors, omissions, price changes or withdrawal without notice.

**Coldwell Banker Commercial
Benchmark**
4348 Southpoint Boulevard, Ste 310
Jacksonville, FL 32216

For Sale

5,547SF Creative/Professional Office



Anthony V. Migliore
904-421-8523
 amigliore@cbcbenchmark.com

Chas Lawrence
904-421-8528
 clawrence@cbcbenchmark.com

Call The "Bulldog!" 

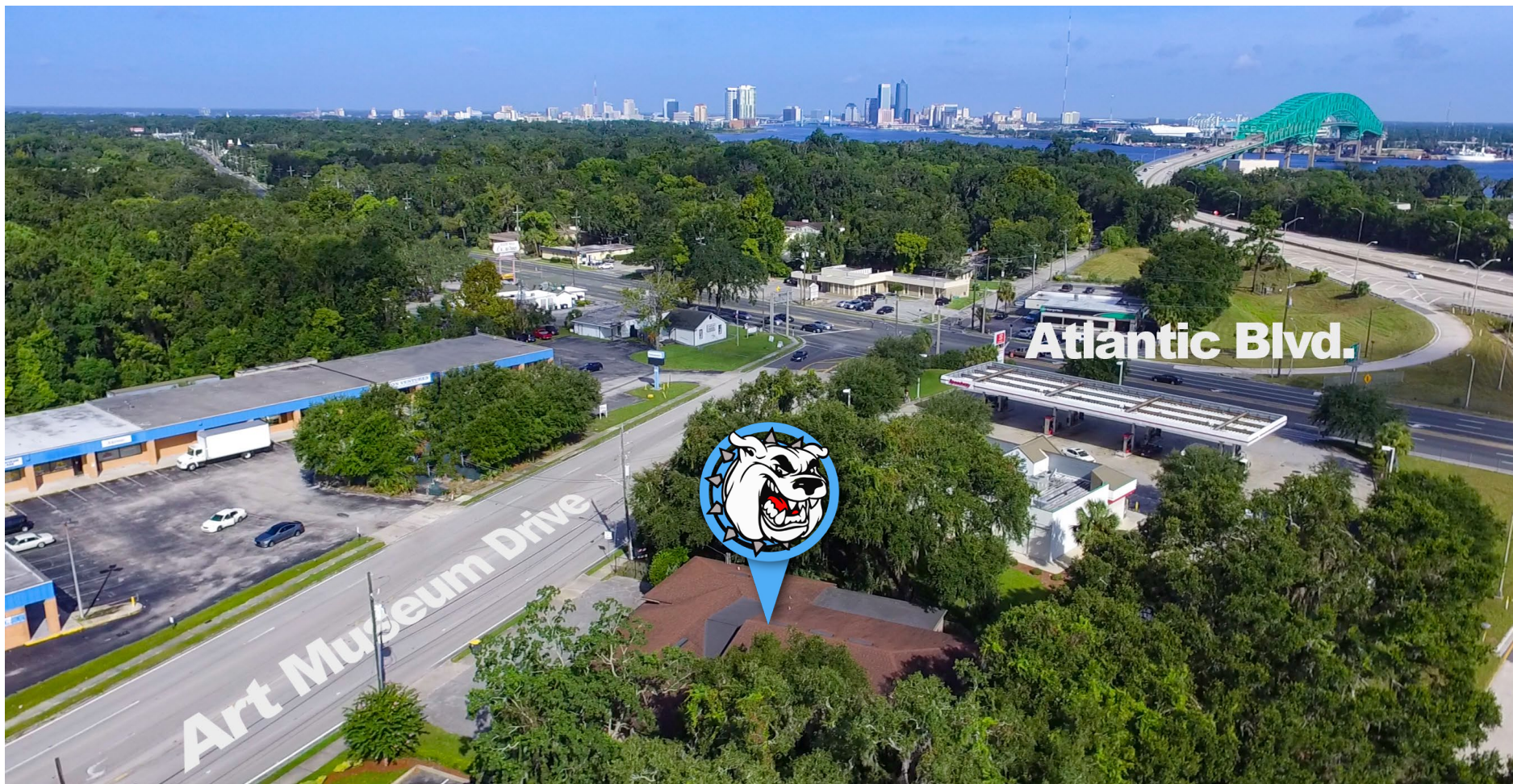
FIRSTCOASTCOMMERCIAL.COM

© 2018 Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates. All Rights Reserved. Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates fully supports the principles of the Equal Opportunity Act. Each Office is Independently Owned and Operated. Coldwell Banker Commercial and the Coldwell Banker Commercial Logo are registered service marks owned by Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates. Information contained herein is believed to be correct and obtained from reliable sources. However, it is subject to errors, omissions, price changes or withdrawal without notice.

**Coldwell Banker Commercial
 Benchmark**
4348 Southpoint Boulevard, Ste 310
Jacksonville, FL 32216

For Sale

5,547SF Creative/Professional Office



Anthony V. Migliore
904-421-8523
amigliore@cbcbenchmark.com

Chas Lawrence
904-421-8528
clawrence@cbcbenchmark.com

Call The "Bulldog!" 

FIRSTCOASTCOMMERCIAL.COM

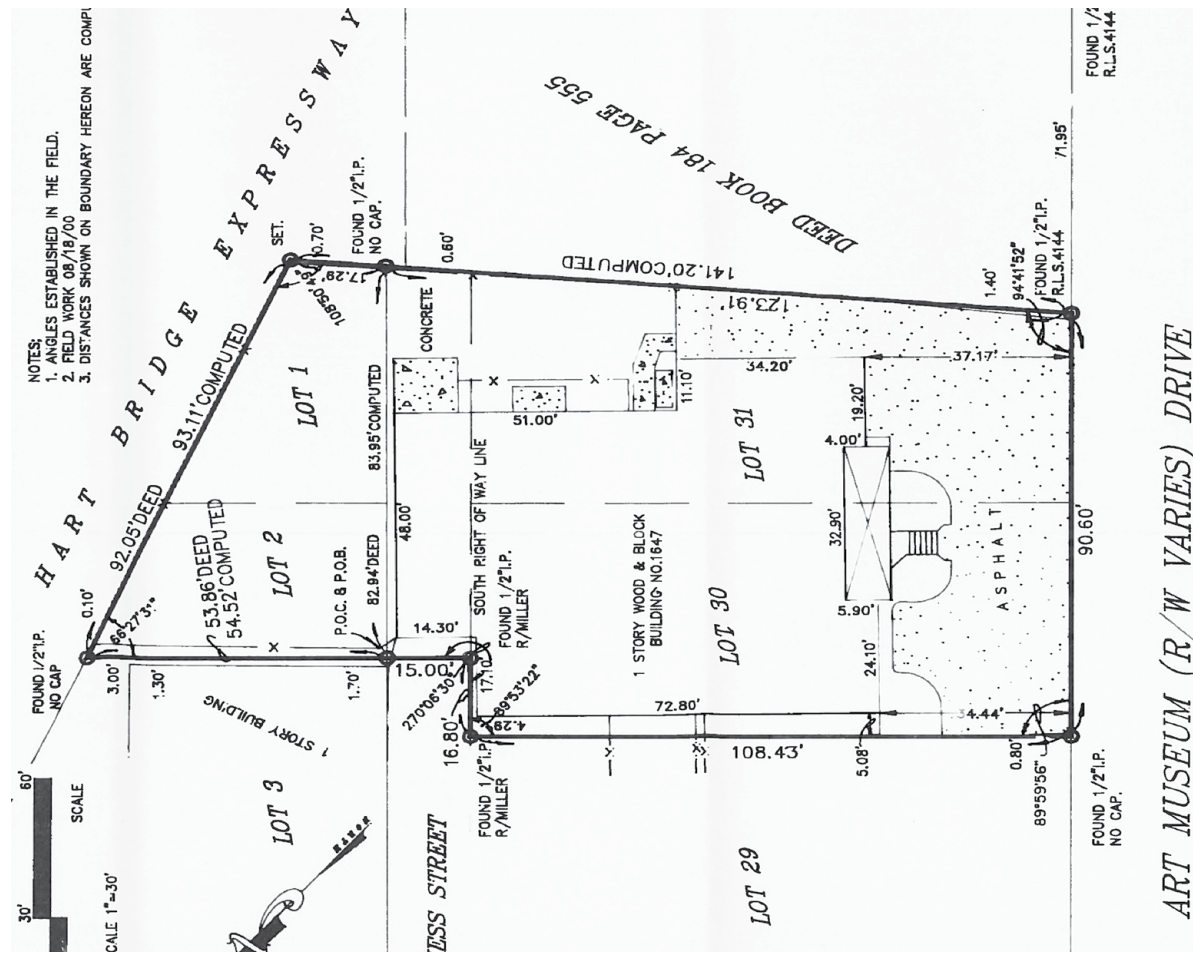
© 2018 Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates. All Rights Reserved. Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates fully supports the principles of the Equal Opportunity Act. Each Office is Independently Owned and Operated. Coldwell Banker Commercial and the Coldwell Banker Commercial Logo are registered service marks owned by Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates. Information contained herein is believed to be correct and obtained from reliable sources. However, it is subject to errors, omissions, price changes or withdrawal without notice.

**Coldwell Banker Commercial
Benchmark**
4348 Southpoint Boulevard, Ste 310
Jacksonville, FL 32216

For Sale

5,547SF Creative/Professional Office

Site Plan



Anthony V. Migliore
904-421-8523
 amigliore@cbcbenchmark.com

Chas Lawrence
904-421-8528
 clawrence@cbcbenchmark.com

Call The "Bulldog!" 

FIRSTCOASTCOMMERCIAL.COM

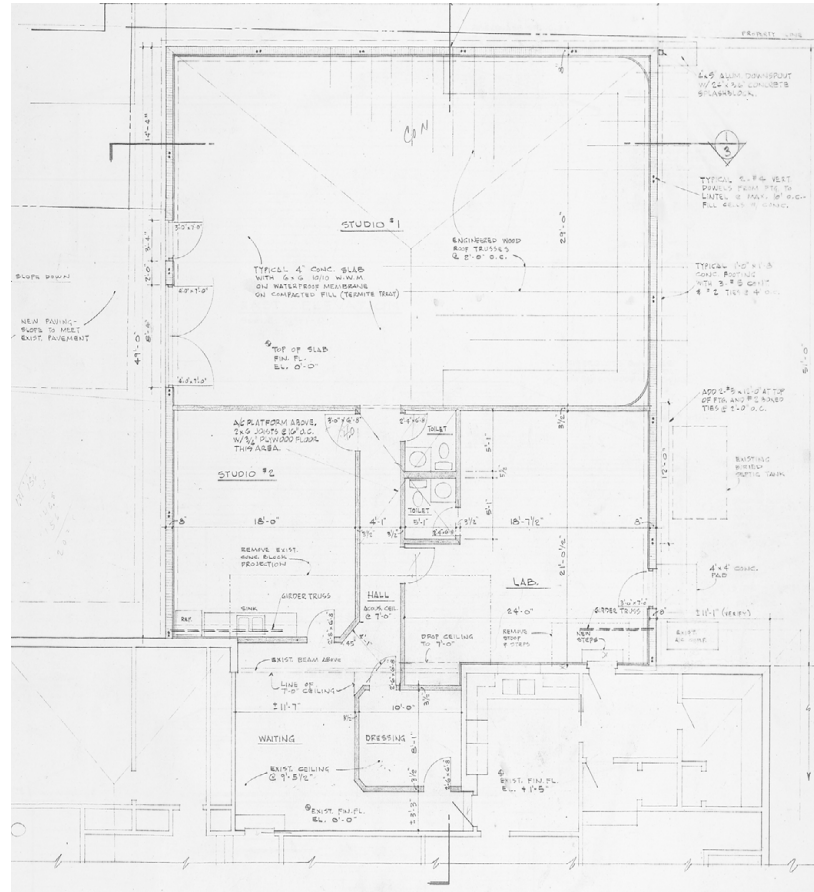
© 2018 Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates. All Rights Reserved. Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates fully supports the principles of the Equal Opportunity Act. Each Office is Independently Owned and Operated. Coldwell Banker Commercial and the Coldwell Banker Commercial Logo are registered service marks owned by Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates. Information contained herein is believed to be correct and obtained from reliable sources. However, it is subject to errors, omissions, price changes or withdrawal without notice.

**Coldwell Banker Commercial
 Benchmark**
4348 Southpoint Boulevard, Ste 310
Jacksonville, FL 32216

For Sale

5,547SF Creative/Professional Office

Floor Plan



Anthony V. Migliore
904-421-8523
 amigliore@cbcbenchmark.com

Chas Lawrence
904-421-8528
 clawrence@cbcbenchmark.com

Call The "Bulldog!" 

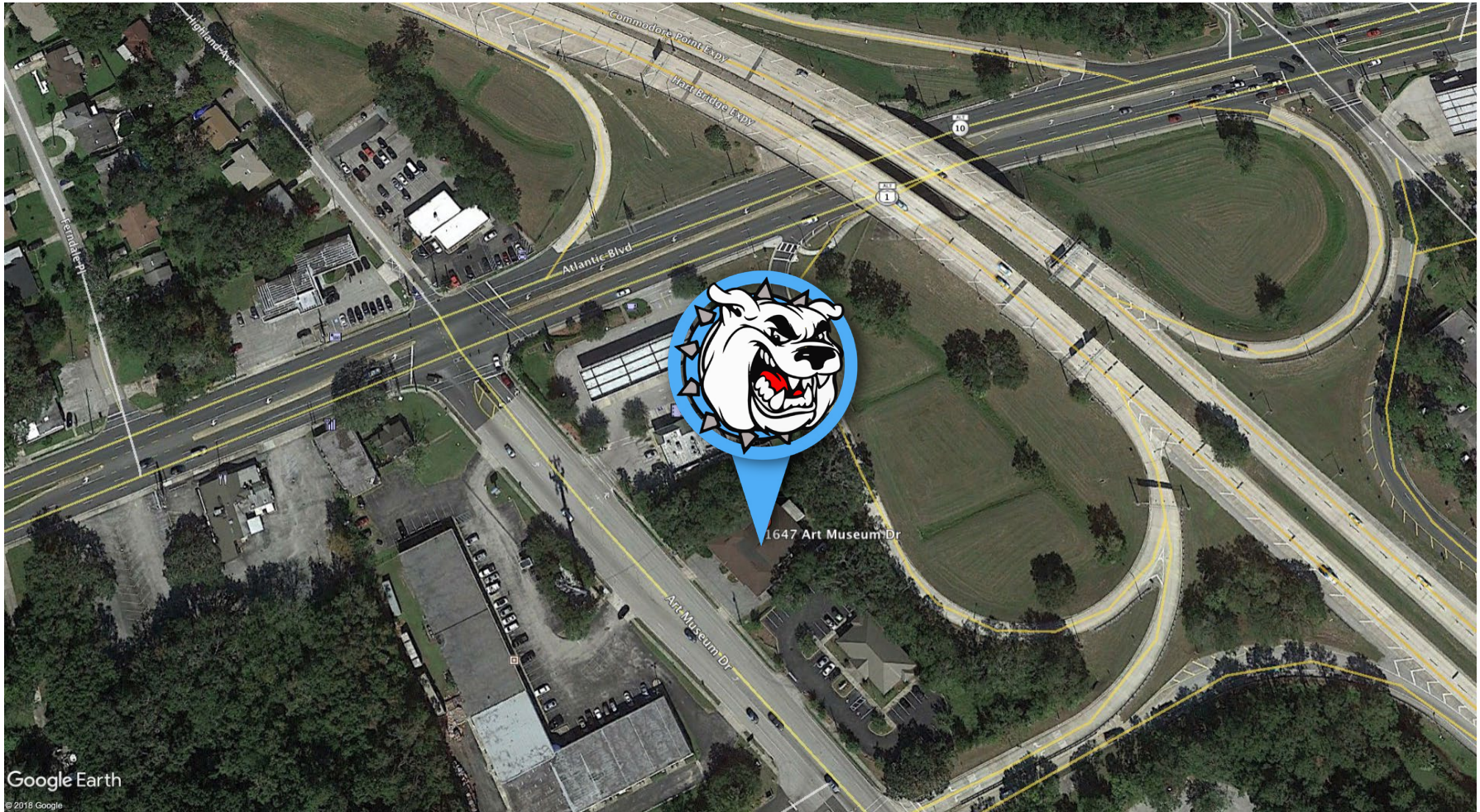
FIRSTCOASTCOMMERCIAL.COM

© 2018 Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates. All Rights Reserved. Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates fully supports the principles of the Equal Opportunity Act. Each Office is Independently Owned and Operated. Coldwell Banker Commercial and the Coldwell Banker Commercial Logo are registered service marks owned by Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates. Information contained herein is believed to be correct and obtained from reliable sources. However, it is subject to errors, omissions, price changes or withdrawal without notice.

**Coldwell Banker Commercial
 Benchmark**
4348 Southpoint Boulevard, Ste 310
Jacksonville, FL 32216

For Sale

5,547SF Creative/Professional Office



Anthony V. Migliore
904-421-8523
amigliore@cbcbenchmark.com

Chas Lawrence
904-421-8528
clawrence@cbcbenchmark.com

Call The "Bulldog!" 

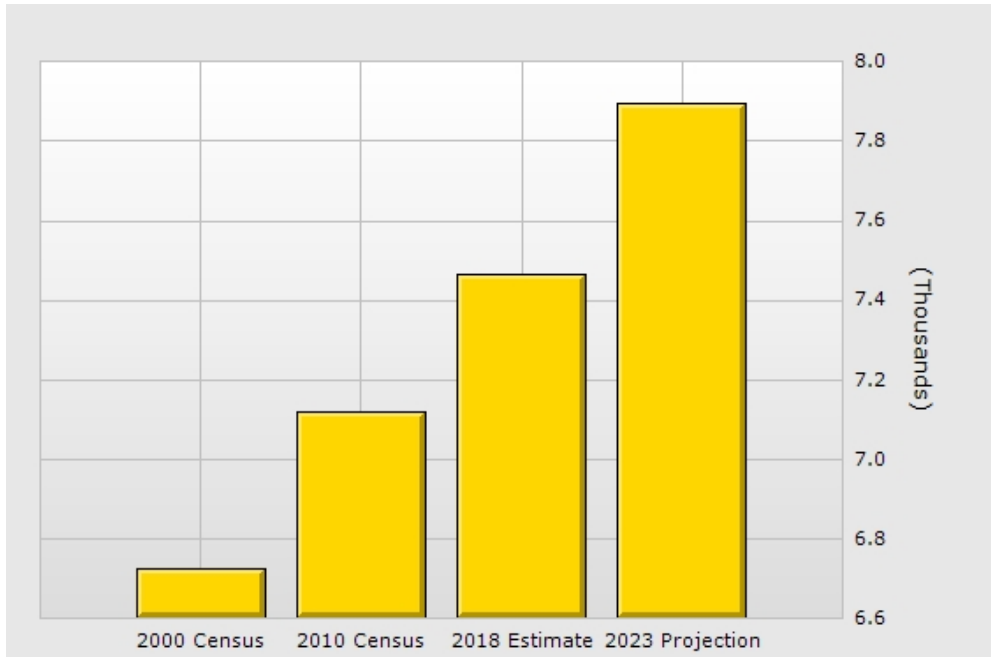
FIRSTCOASTCOMMERCIAL.COM

© 2018 Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates. All Rights Reserved. Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates fully supports the principles of the Equal Opportunity Act. Each Office is Independently Owned and Operated. Coldwell Banker Commercial and the Coldwell Banker Commercial Logo are registered service marks owned by Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates. Information contained herein is believed to be correct and obtained from reliable sources. However, it is subject to errors, omissions, price changes or withdrawal without notice.

**Coldwell Banker Commercial
Benchmark**
4348 Southpoint Boulevard, Ste 310
Jacksonville, FL 32216

For Sale

5,547SF Creative/Professional Office



Population	1 Mile	3 Mile	5 Mile
2018 Total Population:	7,463	80,285	216,308
2023 Population:	7,895	85,189	230,439
Pop Growth 2018-2023:	5.79%	6.11%	6.53%
Average Age:	38.40	39.40	38.20
Households			
2018 Total Households:	3,277	32,408	89,709
HH Growth 2018-2023:	5.71%	6.26%	6.58%
Median Household Inc:	\$39,423	\$41,533	\$42,415
Avg Household Size:	2.30	2.30	2.30
2018 Avg HH Vehicles:	1.00	1.00	1.00
Housing			
Median Home Value:	\$156,104	\$148,416	\$142,253

Anthony V. Migliore
904-421-8523
 amigliore@cbcbenchmark.com

Chas Lawrence
904-421-8528
 clawrence@cbcbenchmark.com

Call The "Bulldog!" 

FIRSTCOASTCOMMERCIAL.COM

© 2018 Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates. All Rights Reserved. Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates fully supports the principles of the Equal Opportunity Act. Each Office is Independently Owned and Operated. Coldwell Banker Commercial and the Coldwell Banker Commercial Logo are registered service marks owned by Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates. Information contained herein is believed to be correct and obtained from reliable sources. However, it is subject to errors, omissions, price changes or withdrawal without notice.

**Coldwell Banker Commercial
 Benchmark**
4348 Southpoint Boulevard, Ste 310
Jacksonville, FL 32216