

FOR SALE OR LEASE > RETAIL

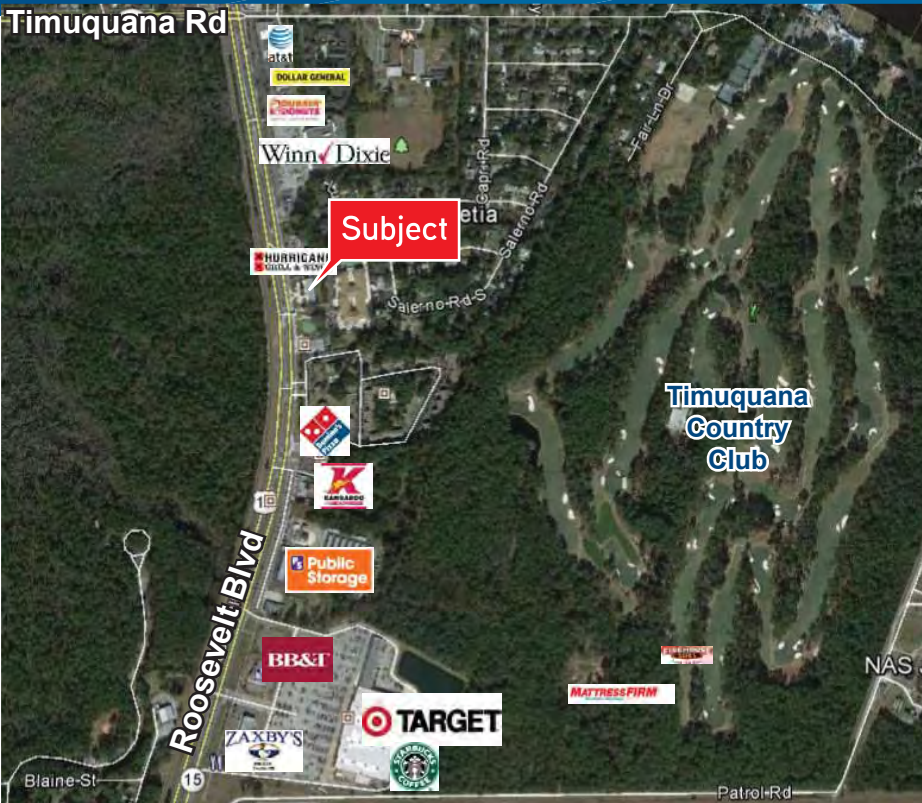


Northeast Florida

Golden Oaks Center

5917 ROOSEVELT BOULEVARD, JACKSONVILLE, FL 32244

3,946± SF AVAILABLE

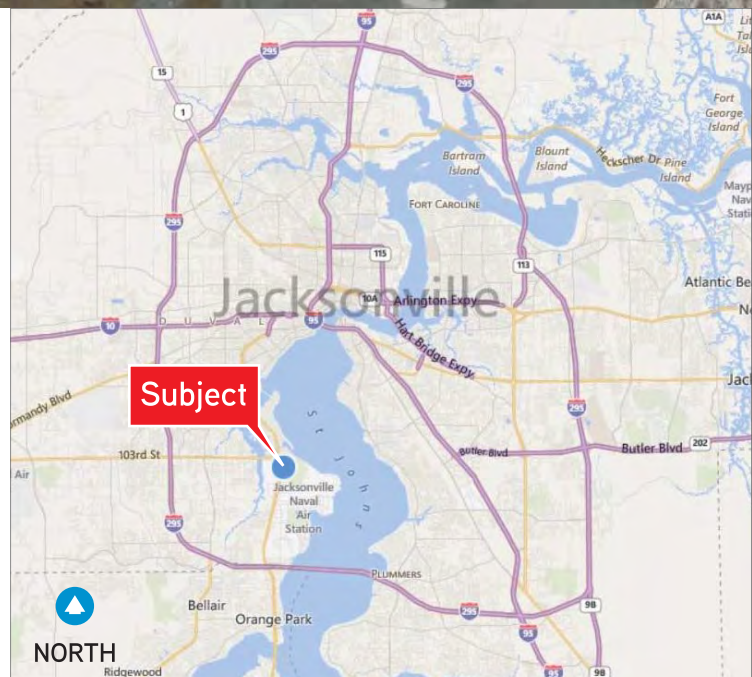


Property Features

- > Property located just North of NAS Jacksonville, a multi-base hosting more than 100 tenant commands and employs more than 17,000 active duty and civilian personnel
- > 40,000± cars per day on Roosevelt Boulevard/US 17 (FDOT 2016)
- > Suites Available: 711± SF, 835± and 2,400± SF
- > **Lease Rate: \$12.00/SF NNN and \$3.68/SF operating expenses/CAM**
- > **Purchase price: \$925,000.00**
- > Adjoining center South Ortega Village tenants include: Hurricane Grill and Wings, Tijuana Flats, Tuptim Thai Restaurant, and Willards Barbeque

Demographics	1 Mile	3 Mile	5 Mile
Pop. Est. 2016	2,702	30,323	142,956
2016 Est. Households	1,204	12,093	60,075
2016 Est. Avg. HH Income	\$86,392	\$69,233	\$65,191

Source: Nielsen



RONALD A. MCVAY
 +1 904 358 1206 | EXT 1123
 JACKSONVILLE, FL
 5890 ronald.mcvay@colliers.com

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

FOR SALE OR LEASE > RETAIL

Street & Plat Map

5917 ROOSEVELT BOULEVARD, JACKSONVILLE, FL 32244



FOR SALE OR LEASE > RETAIL

Aerial

5917 ROOSEVELT BOULEVARD, JACKSONVILLE, FL 32244



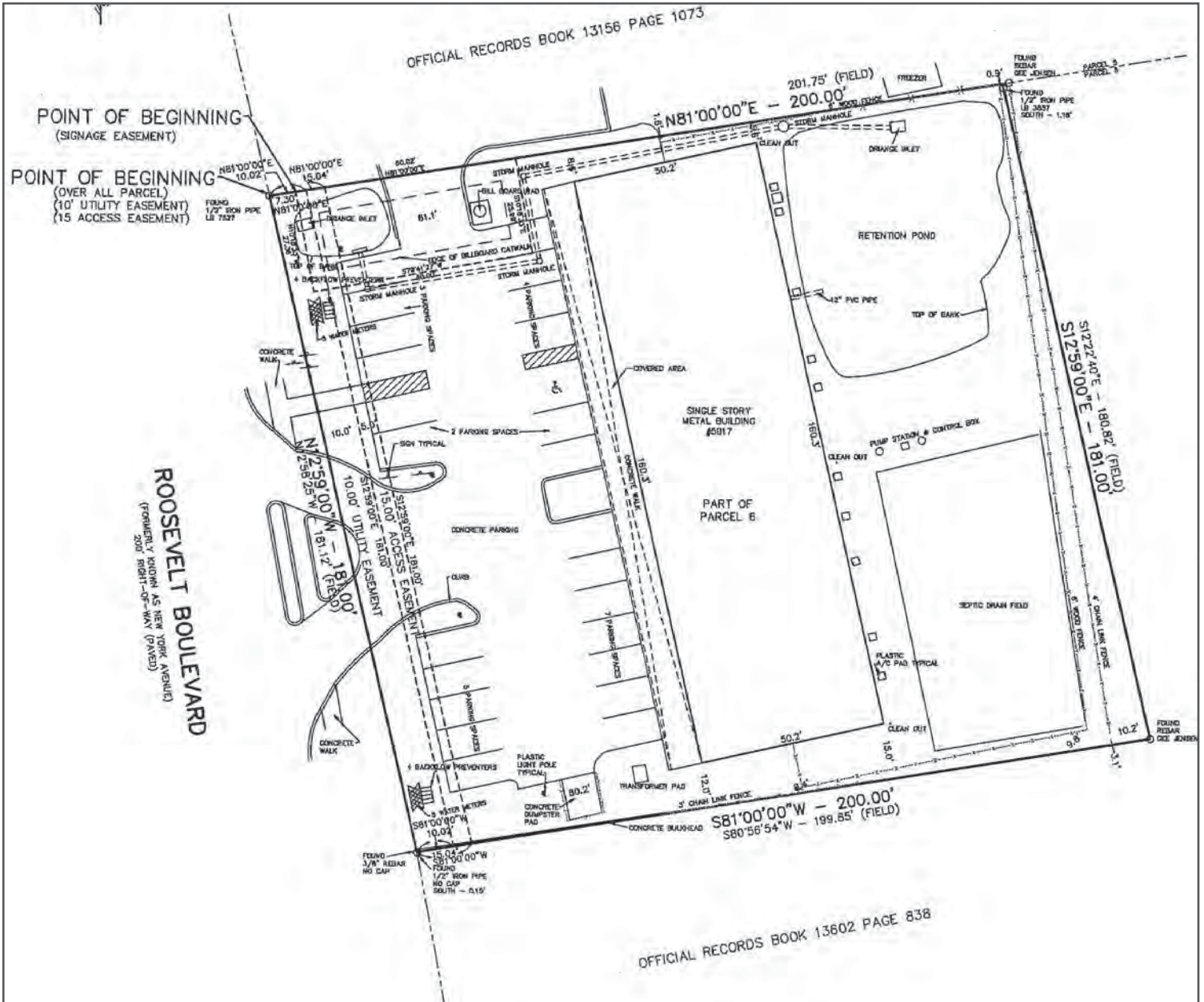
Demographics	1 Mile	3 Mile	5 Mile
Pop. Est. 2016	2,702	30,323	142,956
2016 Est. Households	1,204	12,093	60,075
2016 Est. Avg. HH Income	\$86,392	\$69,233	\$65,191

Source: Nielsen

40,000± cars per day on Roosevelt Boulevard

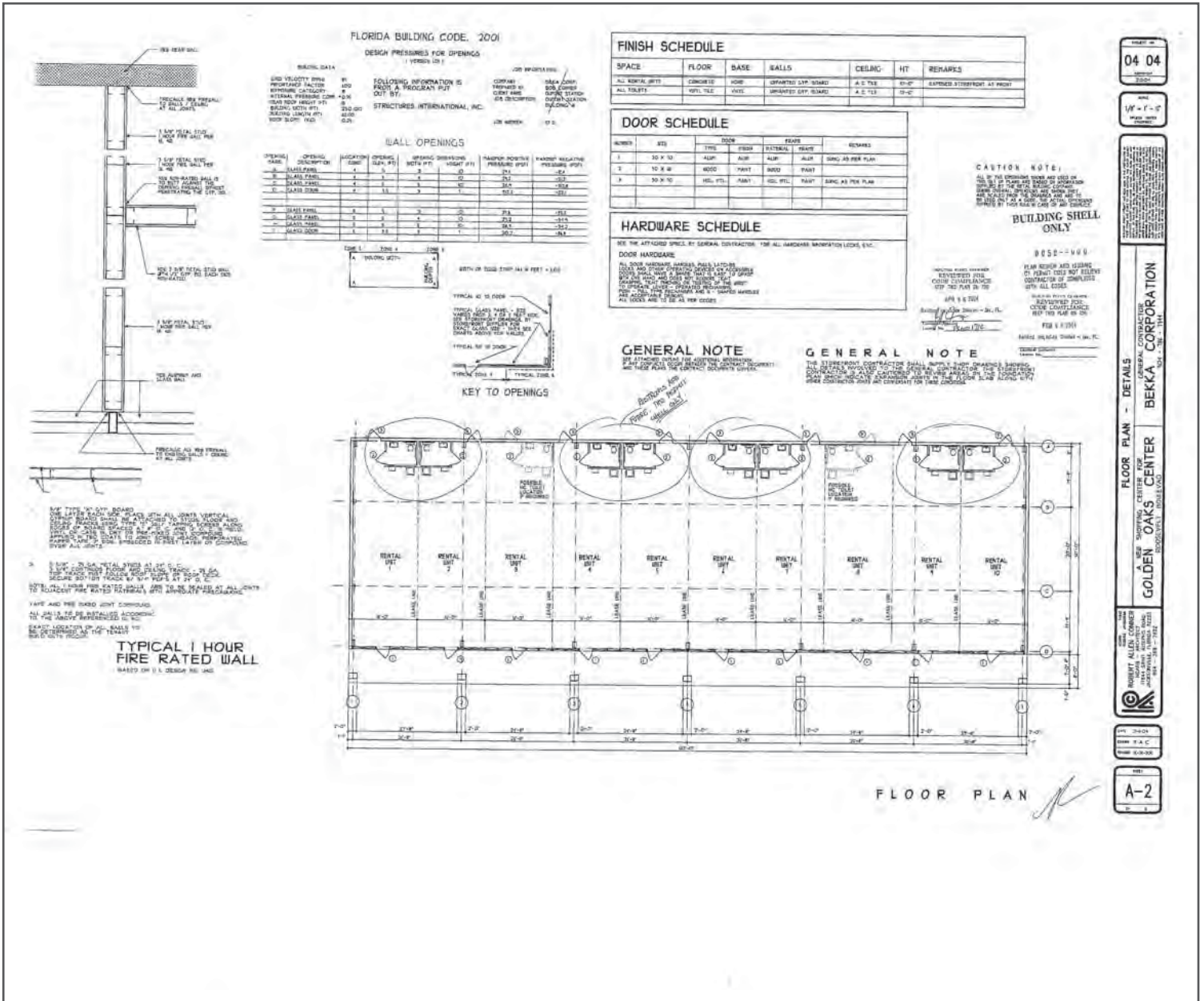
Survey

5917 ROOSEVELT BOULEVARD, JACKSONVILLE, FL 32244



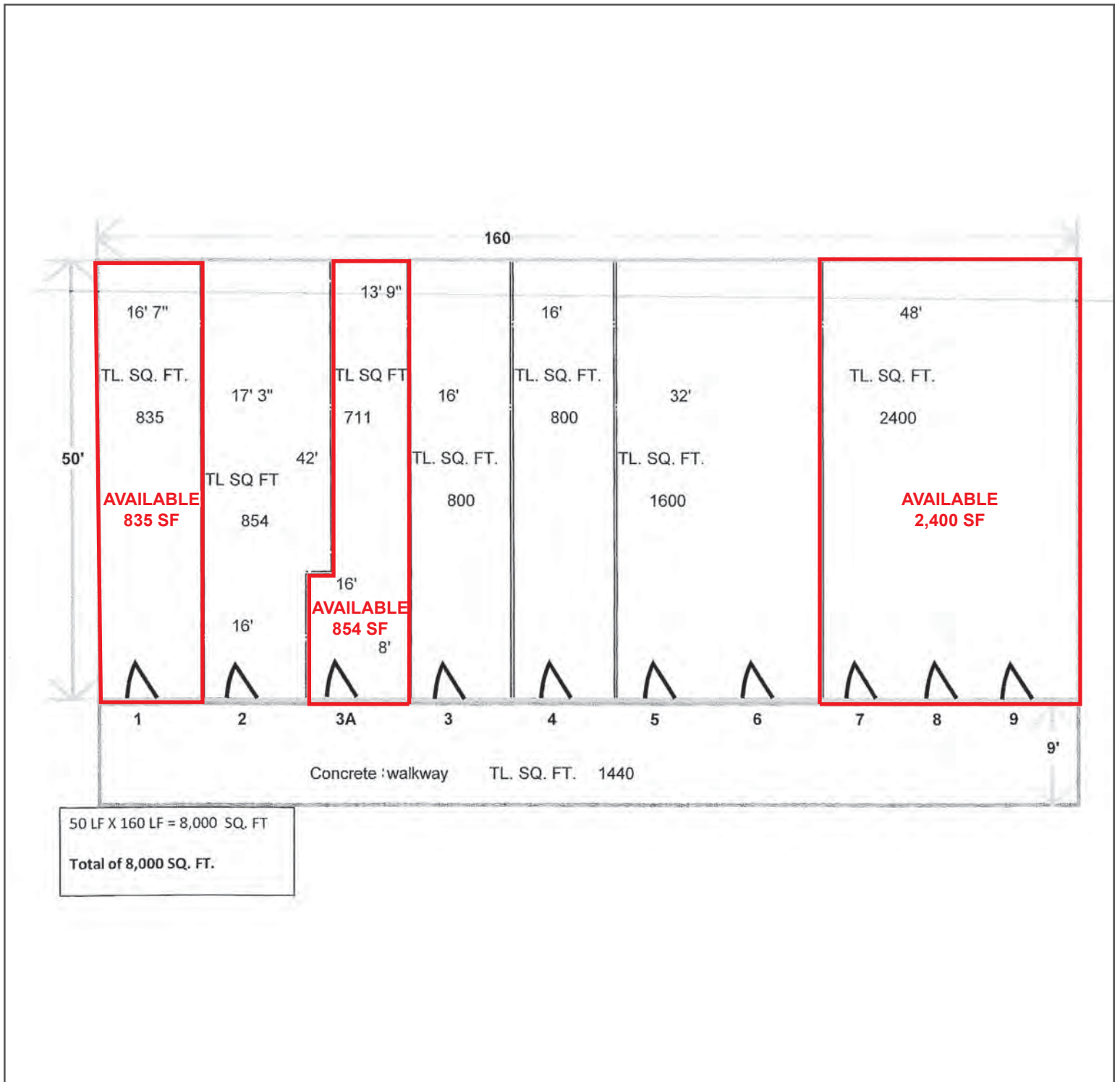
Floor Plan

5917 ROOSEVELT BOULEVARD, JACKSONVILLE, FL 32244



Floor Plan

5917 ROOSEVELT BOULEVARD, JACKSONVILLE, FL 32244



Elevation

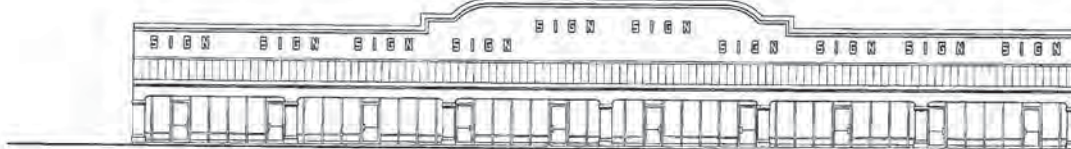
5917 ROOSEVELT BOULEVARD, JACKSONVILLE, FL 32244

A NEW SHOPPING CENTER FOR GOLDEN OAKS CENTER

PHASE I
ROOSEVELT BOULEVARD

OWNED BY CULP FAMILY PROPERTIES AS BUILT BY BEKKA CORPORATION
1902 SUNBEAM ROAD JACKSONVILLE, FLORIDA 32208 OFFICE: 904-288-8500
5215 - 102 HIGHWAY AVENUE JACKSONVILLE, FLORIDA 32254 OFFICE: 904-784-7944 FAX: 904-194-1202

CITY SET



FRONT ELEVATION

BUILDING SET
ONLY...
APR 11 & 12 2004
APR 13 & 14 2004
APR 15 & 16 2004
APR 17 & 18 2004
APR 19 & 20 2004
APR 21 & 22 2004
APR 23 & 24 2004
APR 25 & 26 2004
APR 27 & 28 2004
APR 29 & 30 2004

CODE SUMMARY

APPLICABLE CODES
2003 FLORIDA BUILDING CODE
2003 LIFE SAFETY CODE
2003 PLUMBING CODE
2003 MECHANICAL CODE
2003 ELECTRICAL CODE
2003 FIRE PROTECTION CODE
2003 SIGNAGE CODE
2003 VEHICLE STOPPING AND STORAGE CODE
2003 WIND RESISTANCE REQUIREMENTS
2003 FLOOD RESISTANCE REQUIREMENTS
2003 AIR QUALITY REQUIREMENTS
2003 ENERGY EFFICIENCY REQUIREMENTS
2003 ACCESSIBILITY REQUIREMENTS
2003 OTHER APPLICABLE CODES

AREA CALCULATIONS

DESCRIPTION	AREA	PERCENTAGE
RETAIL UNIT 1	400 SF	10.0%
RETAIL UNIT 2	400 SF	10.0%
RETAIL UNIT 3	400 SF	10.0%
RETAIL UNIT 4	400 SF	10.0%
RETAIL UNIT 5	400 SF	10.0%
RETAIL UNIT 6	400 SF	10.0%
RETAIL UNIT 7	400 SF	10.0%
RETAIL UNIT 8	400 SF	10.0%
RETAIL UNIT 9	400 SF	10.0%
RETAIL UNIT 10	400 SF	10.0%
TOTAL	4000 SF	100.0%

INDEX TO DRAWINGS

- A-1 COVER SHEET - FRONT ELEVATION
- A-2 FLOOR PLAN - DETAILS
- A-3 ROOF PLAN - REFLECTED CEILING PLAN
- A-4 ELEVATIONS - SECTIONS
- A-5 FOUNDATION PLAN - DETAILS
- A-6 SECTIONS - DETAILS

DRAWING ISSUANCE

2-1-2004 100% FOR ISSUANCE ALONG WITH RELATED DRAWINGS FROM OTHERS FOR APPLICATION OF THE BUILDING PERMIT.

REVIEWED
APR 21 2004
CITY SET

CODE NOTE

ALL SPECIAL CONSTRUCTION AND BASES OF THE 2003 FLORIDA BUILDING CODE...
DESIGN PARAMETERS
ALL WORKMANSHIP, MATERIALS AND FINISHES SHALL BE AS SHOWN ON THE DRAWINGS...
1. (SEE LIST)
2. (SEE LIST)
3. (SEE LIST)

GENERAL NOTE:

ATTACHED TO THESE DRAWINGS IS AN AGREEMENT BETWEEN THE CONTRACTOR AND THE OWNER...
CUSTOMER NOTE
ALL OF THE DRAWINGS...
1. (SEE LIST)
2. (SEE LIST)
3. (SEE LIST)

ARCHITECT'S SEAL

THE SEAL APPEARING HEREIN ON THIS COVER SHEET CONTAINING THE INDEX TO DRAWINGS MAY BE SIGNED AND SEALED IN LIEU OF SIGNED AND SEALING EACH INDIVIDUAL SHEET.

CITY SET

APR 21 2004
CITY SET

CCG-2 Zoning Description

5917 ROOSEVELT BOULEVARD, JACKSONVILLE, FL 32244

Commercial Community/General-2 (CCG-2) District.

(a) Permitted uses and structures.

- (1) Commercial Retail Sales and Service Establishments
- (2) Retail sales of new or used automobiles, trucks and tractors, mobile homes, boats, pawnshops subject to Part 4, automotive vehicle parts (but not automobile wrecking yards, junkyards or scrap processing yards), heavy machinery and equipment, dairy supplies, feed, fertilizer, plant nurseries, lumber and building supplies and similar products.
- (3) Service stations, truck stops, car wash, major automotive repair, car or truck rental, restaurants, laundromat or dry cleaners, veterinarians, animal boarding kennels meeting the performance standards and development criteria set forth in Part 4, pest control, carpenter or cabinet shops, home equipment rentals, job printing or newspapers, radio or television offices and studios, blood donor stations and similar uses.
- (4) Commercial, recreational and entertainment facilities such as carnivals or circuses, theaters (including open-air theaters), skating rinks, athletic complexes, arenas, auditoriums, convention centers, go-cart tracks, driving ranges, and indoor/outdoor facilities operated by a licensed pari-mutuel permit holder
- (5) Fruit, vegetable, poultry or fish markets.
- (6) All types of professional and business offices.
- (7) Reserved.
- (8) Small scale operations including wholesaling, warehousing, storage, distributorship business where the total operation does not require more than 10,000 square feet of floor space, no vehicle is used in excess of one and one-half ton capacity, all merchandise is stored within an enclosed building and no heavy machinery or manufacturing is located on the premises.
- (9) Hotels and motels.
- (10) Day care centers and care centers meeting the performance standards and development criteria set forth in Part 4.
- (11) Hospital, nursing homes, assisted living facilities, group care homes, housing for the elderly or orphans and similar uses.
- (12) Boatyards.
- (13) Racetracks for animals or vehicles.
- (14) Adult entertainment.
- (15) Light manufacturing, processing (including food processing but not slaughterhouse), packaging or fabricating.
- (16) Off-street commercial parking lots meeting the performance standards and development criteria set forth in Part 4.
- (17) Retail outlets for sale of used wearing apparel, toys, books, luggage, jewelry, cameras, sporting goods, home furnishing and appliances, furniture and similar uses.
- (18) Recycling collection points meeting the performance standards and development criteria set forth in Part 4.
- (19) Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.
- (20) Private clubs.
- (21) Churches, including a rectory or similar use.
- (22) Personal property storage establishments meeting the performance standards and development criteria set forth in Part 4.
- (23) Vocational, trade and business schools.
- (24) Banks, including drive-thru tellers.
- (25) Dancing entertainment establishments not serving alcohol. This provision shall not supersede any other approvals or requirements for such use found elsewhere in this Chapter or elsewhere in the Ordinance Code.
- (26) A restaurant which includes the retail sale and service of all alcoholic beverages including liquor, beer or wine for on-premises consumption.
- (27) An establishment or facility which includes the retail sale of all alcoholic beverages including liquor, beer or wine for off-premises consumption.

(b) Permitted accessory uses. See Section 656.403

(c) Permissible uses by exception.

- (1) Residential treatment facilities or emergency shelter.
- (2) Rescue missions.
- (3) Day labor pools.
- (4) Crematories.
- (5) An establishment or facility which includes the retail sale and service of all alcoholic beverages including liquor, beer or wine for on-premises consumption.

CCG-2 Zoning Description (cont.)

5917 ROOSEVELT BOULEVARD, JACKSONVILLE, FL 32244

- (6) Building trades contractors with outside storage yards meeting the performance standards and development criteria set forth in Part 4.
- (7) Travel trailer parks meeting the performance standards and development criteria set forth in Part 4.
- (8) Automobile storage yards.
- (9) Bus, semi-tractor (but not trailer) or truck parking and/or storage.
- (10) Schools meeting the performance standards and development criteria set forth in Part 4.
- (11) Dancing entertainment establishments serving alcohol. This provision shall not supersede any other approvals or requirements for such use found elsewhere in this Chapter or elsewhere in the Ordinance Code.
- (12) Nightclubs.
- (13) An establishment or facility which includes the retail sale of all alcoholic beverages, not in conjunction with a restaurant, including liquor, beer or wine for on-premises consumption.

(d) Minimum lot requirements (width and area).

None, except as otherwise required for certain uses.

(e) Maximum lot coverage by all buildings.

None, except as otherwise required for certain uses.

(f) Minimum yard requirements.

- (i) Front—None.
- (ii) Side—None.
- (iii) Rear—Ten feet.
- (iv) Where the lot is adjacent to a residential district without an intervening street, a minimum yard of 25 feet shall be provided along private property lines adjoining the residential district. No improvements other than landscaping, visual screening or retention may be permitted in the required yard.

(g) Maximum height of structures.

Sixty feet.

FOR SALE OR LEASE > RETAIL

3,946± SF Available

5917 ROOSEVELT BOULEVARD, JACKSONVILLE, FL 32244



Contact Us

RONALD A. MCVAY
+1 904 358 1206 | EXT 1123
JACKSONVILLE, FL
ronald.mcvay@colliers.com

Please contact us to see this property

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

Summary (5890)



Golden Oaks Center 5917 Roosevelt Blvd Jacksonville, FL 32244

County:	Duval
Market:	Jacksonville
Sub Market:	Westside
Property Near:	NAS Jax, Timuquana Road
Land Size (Acres)	0.82 Acres
Lot Dimensions (LxW):	181' x 200'
Available SF:	4,035 SF
Building SF:	8,000 SF
Retail SF:	4,035 SF

Building/Space

Construction Status:	Existing
Primary Use:	Retail
Construction Type:	Frame
Exterior Type:	Stucco/Metal
Roof Type:	Steel
Frontage (feet):	181' on Roosevelt

Utilities

General Listing/Transaction Information 1

Asking Price:	\$925,000.00 \$229.24 Per SF
Asking Rate:	\$12.00 PSF (NNN) Per Year
Transaction Type:	Lease/Sale

Parking

Parking Comments:	25 including 1 Handicap
-------------------	-------------------------

Site

Land SF:	35,719 SF
Parcel Number:	100459 0000
Zoning:	CCG-2
Access:	From Roosevelt
Visibility:	Excellent
Frontage:	181' on Roosevelt
Frontage Traffic Count:	42,000 ± cars per day on Roosevelt Boulevard

Contacts

Listing Broker(s)	Ronald A. McVay Colliers International Northeast Florida 904.861.1123 ronald.mcvay@colliers.com
-------------------	---

Comments

Property Comments: South of Timuquana Road

Listing Comments:

- Property located just North of NAS Jacksonville, a multi-base hosting more than 100 tenant commands and employs more than 17,000 active duty and civilian personnel
- 42,000± cars per day on Roosevelt Boulevard/US 17 (FDOT 2015)
- Suites Available: 711± SF, 835± and 2,400± SF
- Lease Rate: \$12.00/SF NNN and \$3.68/SF operating expenses/CAM
- Purchase price: \$925,000.00
- Adjoining South Ortega Village tenants include: Hurricane Grill and Wings, Tijuana Flats, Tuptim Thai Restaurant, and Willards Barbeque