



**+/- 16,500 SF Strip Center**  
2151 Lane Avenue. South. Jacksonville, FL 32210





# SALE SUMMARY

Prime Realty is pleased to exclusively represent Showcase Plaza for sale, this PUD zoned retail strip center is in an opportunity zone near the signalized intersection of Lane Avenue and San Juan Avenue in the West Jacksonville sub-market. 2151 Lane Avenue South consists of three fully leased strip centers, totaling approximately 16,560 SF.

The subject property benefits from approximately 14,000 vehicles per day on Lane Avenue and features tall pylon signage with ample parking. Showcase Plaza is surrounded by a dense residential population, including schools and churches.

## SALE OFFERING SUMMARY

SALE PRICE:	\$1,690,000
INCLUDES:	3 Buildings
PROPERTY TYPE:	Retail Strip Center
FRONTAGE:	612' on Lane Ave S
COMBINED SIZE:	16,560 SF
YEAR BUILT:	1990
ZONING:	PUD
FLOOR:	Ground level
MARKET:	Jacksonville
SUB-MARKET:	West Jacksonville





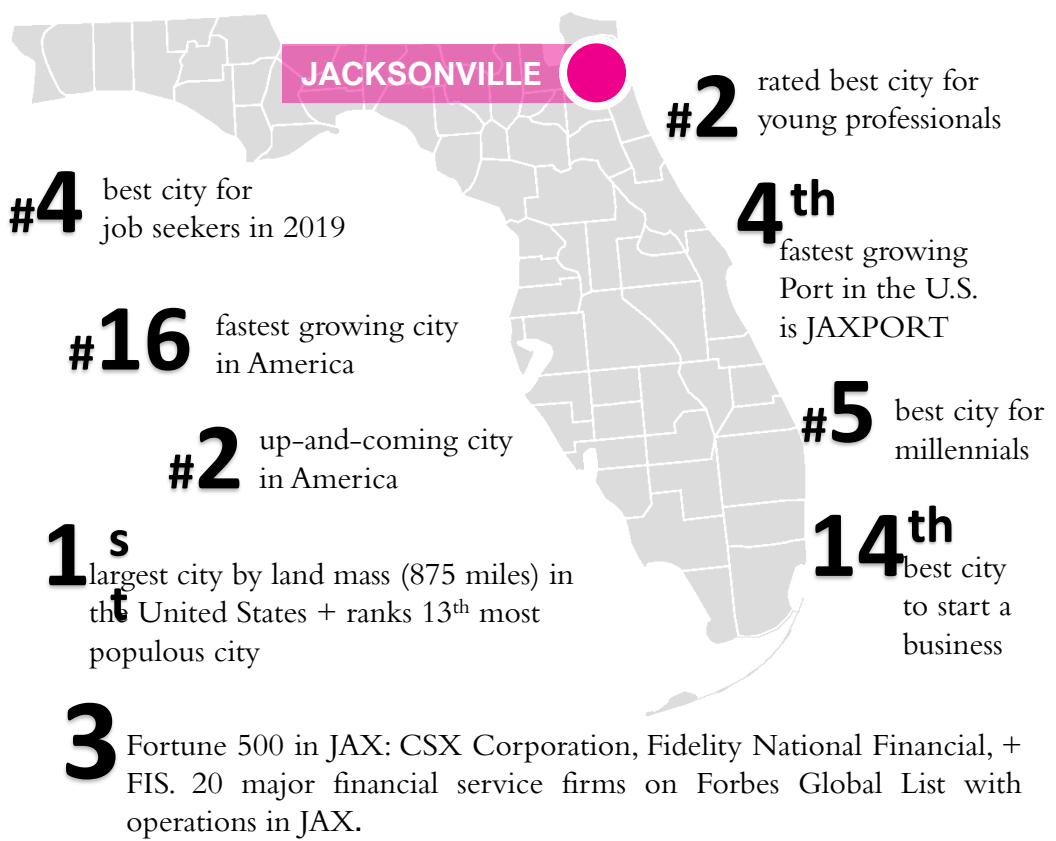








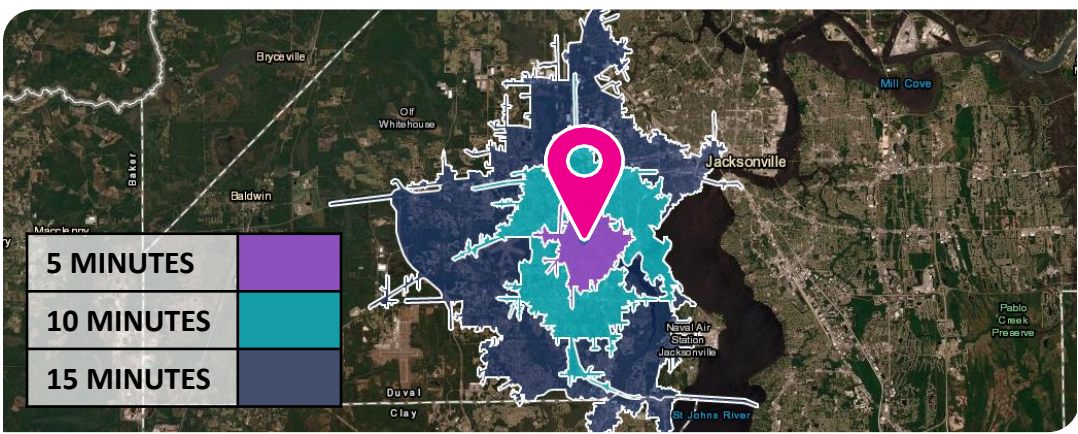
# DEMOGRAPHICS



**JACKSONVILLE**

- #2** rated best city for young professionals
- #4** best city for job seekers in 2019
- #16** fastest growing city in America
- #2** up-and-coming city in America
- 1<sup>st</sup>** largest city by land mass (875 miles) in the United States + ranks 13<sup>th</sup> most populous city
- 3** Fortune 500 in JAX: CSX Corporation, Fidelity National Financial, + FIS. 20 major financial service firms on Forbes Global List with operations in JAX.
- 4<sup>th</sup>** fastest growing Port in the U.S. is JAXPORT
- #5** best city for millennials
- 14<sup>th</sup>** best city to start a business

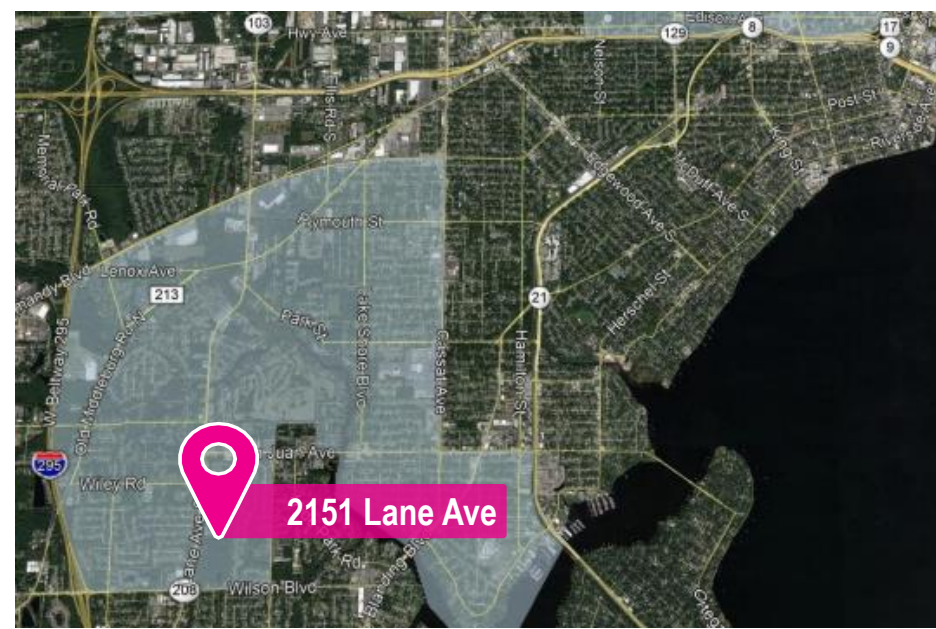
	5-MINUTE DRIVE	10-MINUTE DRIVE	15-MINUTE DRIVE
2019 POPULATION	25,473	104,190	231,849
PROJECTED 2024 POPULATION	26,635	108,469	243,606
MEDIAN AGE	37.0	37.4	36.3
AVERAGE HH INCOME	\$50,825	\$62,516	\$63,369





# WHAT ARE OPPORTUNITY ZONES

**OPPORTUNITY ZONES ARE ECONOMICALLY DISTRESSED AREAS WHERE INVESTORS ARE OFFERED POTENTIAL TAX INCENTIVES THROUGH THE 2017 TAXCUTS AND JOBS ACT TO SPUR ECONOMIC GROWTH.**



**e**xtend  
Xempt  
Eliminate

Extend from the payment of your capital gains tax from other investments until December 31, 2026

Exempt up to 15% of your original capital gains from taxes.

Eliminate taxes on your gains within the opportunity zone fund if held for 10 years or more.



# MAJOR EMPLOYERS

The largest industries in Jacksonville, FL are Health Care & Social Assistance, Retail Trade and Finance & Insurance. The highest paying industries are Utilities, Finance & Insurance, and Professional, Scientific, & Technical Services.

## Major employers include:

Business	Employees
▪ Baptist Health	11,000
▪ Bank of America Merrill Lynch	8,000
▪ Florida Blue	7,000
▪ Mayo Clinic	6,000
▪ Southeastern Grocers	5,700
▪ Ascension St. Vincent's	5,300
▪ Citi	4,500
▪ JPMorgan Chase & Co.	3,900
▪ UF Health	3,600
▪ Black Knight Financial	2,400
▪ TIAA Bank	2,000
▪ Brooks Rehabilitation	2,000
▪ Johnson & Johnson Vision Care	2,000
▪ Wells Fargo	3,500
▪ CSX Corporation	1,500
▪ Fidelity National Financial	500
▪ FIS	1,200

\*jaxusa.org





# THE BEST OF JACKSONVILLE ONLY MINUTES AWAY



DOWNTOWN  
JACKSONVILLE



JAXPORT



BEACHES  
TOWN CENTER



TIAA BANK  
FIELD



FRIENDSHIP  
FOUNTAIN



CUMMER  
MUSEUM



SOUTHBANK  
RIVERWALK





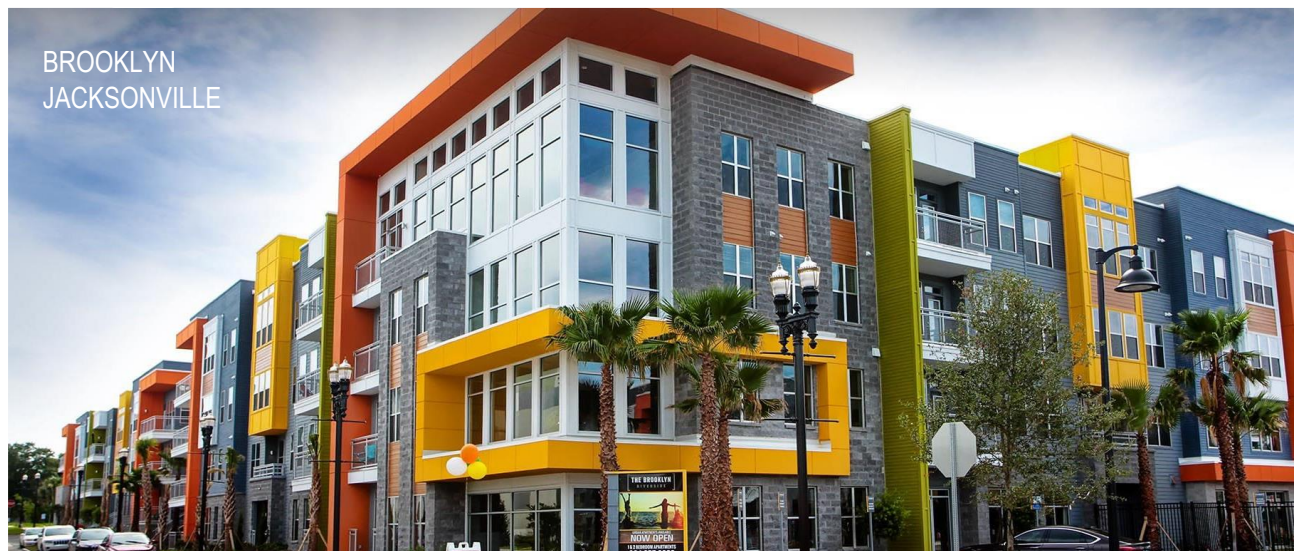
TOP GOLF



MOCA  
JACKSONVILLE



SAN MARCO



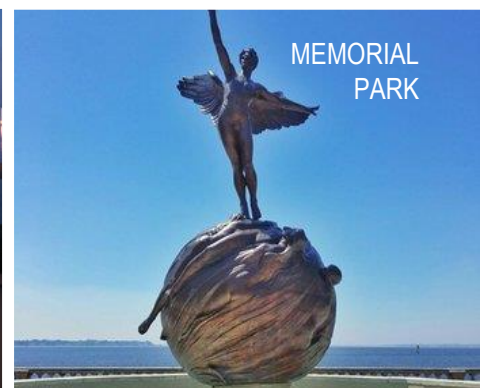
BROOKLYN  
JACKSONVILLE



NOCATEE



RIVERSIDE  
RIVER & POST



MEMORIAL  
PARK



# ABOUT PRIME REALTY

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Prime Realty is the **premier** commercial real estate brokerage firm in Jacksonville, FL. We service our clients with office, industrial, multi-family and retail property needs.

Prime Realty is a **full-service** team servicing developers, owners, and investors throughout Florida and Georgia. We create value for our clients through our superior process for selecting, developing, managing and marketing commercial real estate.

Our goal is to achieve the **greatest** return on the real estate assets it services. What separates Prime Realty from the average real estate firm is our proven system for success and commitment to operational excellence.

At Prime Realty, our expertise is **unparalleled**. We're comprised of distinguished leaders and innovators from many sectors of the commercial real estate industry who continue to contribute to the Northeast Florida real estate landscape.



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