

FOR SALE

EXECUTIVE SUMMARY

5209 San Jose Boulevard • 5209 San Jose Boulevard, Jacksonville, FL 32207



OFFERING SUMMARY

| | |
|------------------|-------------|
| Sale Price: | \$1,075,000 |
| Building Size: | 5,184 SF |
| Lot Size: | 0.22 Acres |
| Number of Units: | 3 |
| Price / SF: | \$207.37 |
| Zoning: | CO |

PROPERTY OVERVIEW

5209 San Jose Boulevard presents a prime opportunity for investors or owner-users seeking a multi-tenant office property. Positioned directly on San Jose Boulevard with over 24,500 AADT, the property features a \pm 5,184 SF freestanding building situated on approximately 0.22 acres. The site is zoned Commercial Office (CO), allowing for a wide range of office and professional uses.

There are two (2) first floor existing Tenant's that are M-T-M. The Seller occupies 2nd floor and is open to a leaseback.

PROPERTY HIGHLIGHTS

- Zoned Commercial Office (CO)
- Excellent Mandarin location
- Owner-user opportunity with rental income
- Exposure along San Jose Blvd.
- Traffic Counts- 24,500 AADT

PRESENTED BY:

CAMERON MESH

904.460.7676
cmesh@kinkadecommercial.com

AMANDA KINKADE

904.635.6376
amanda@kinkadecommercial.com

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ADDITIONAL PHOTOS



2929 Plummer Cove Rd., Suite 2
Jacksonville, FL 32223

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SALE PROPOSAL

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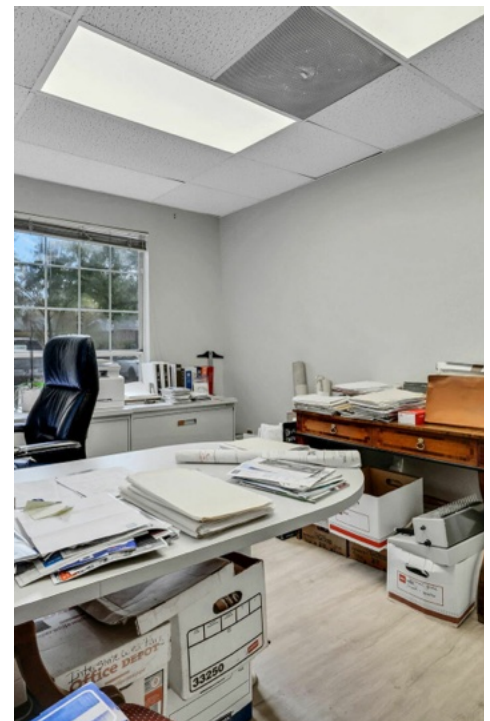
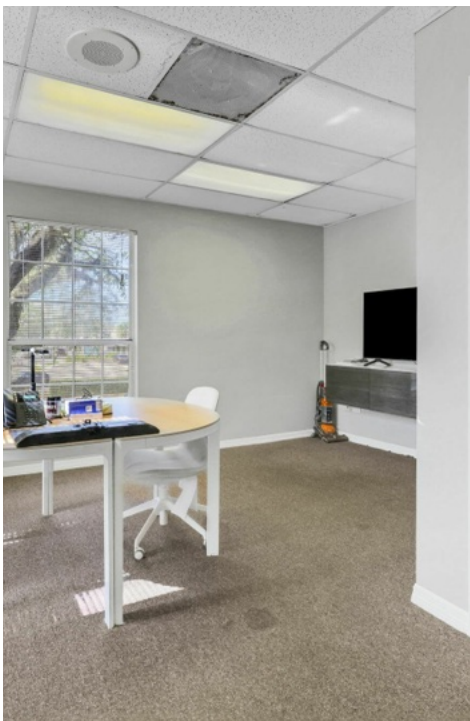
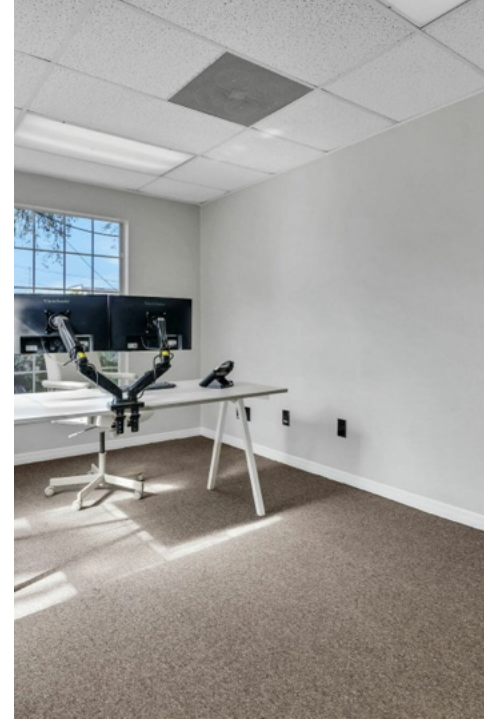
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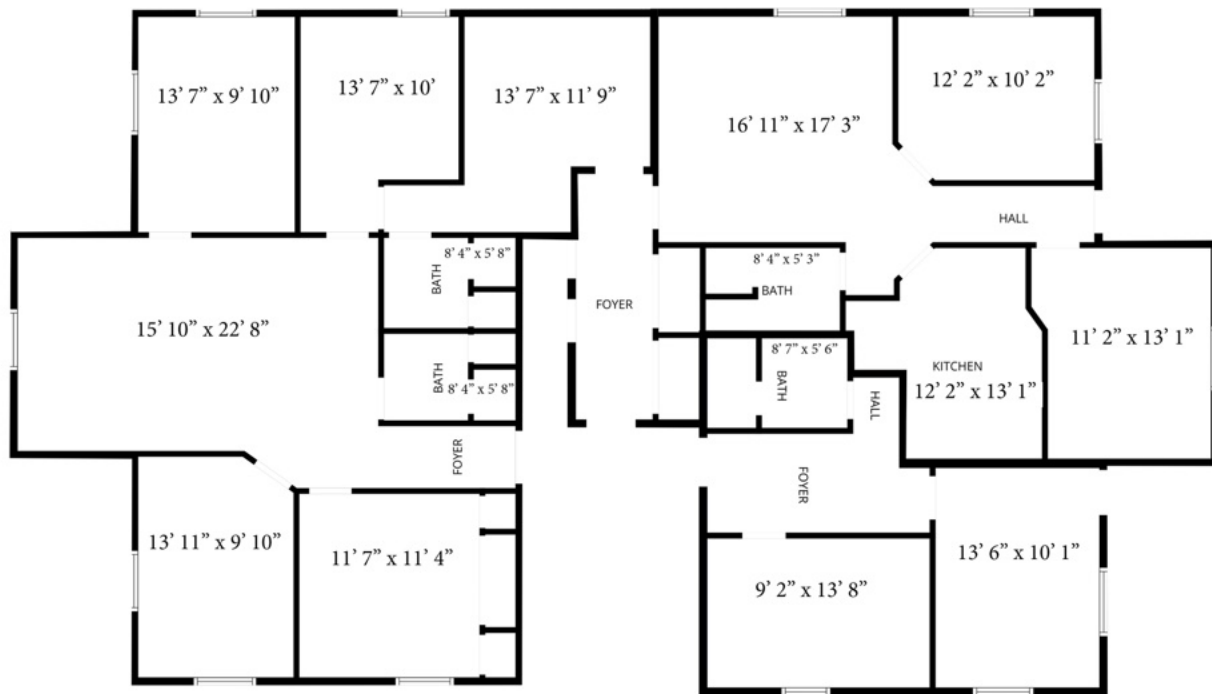
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SALE PROPOSAL

FOR SALE FLOOR PLANS

5209 San Jose Boulevard • 5209 San Jose Boulevard, Jacksonville, FL 32207

1st Floor



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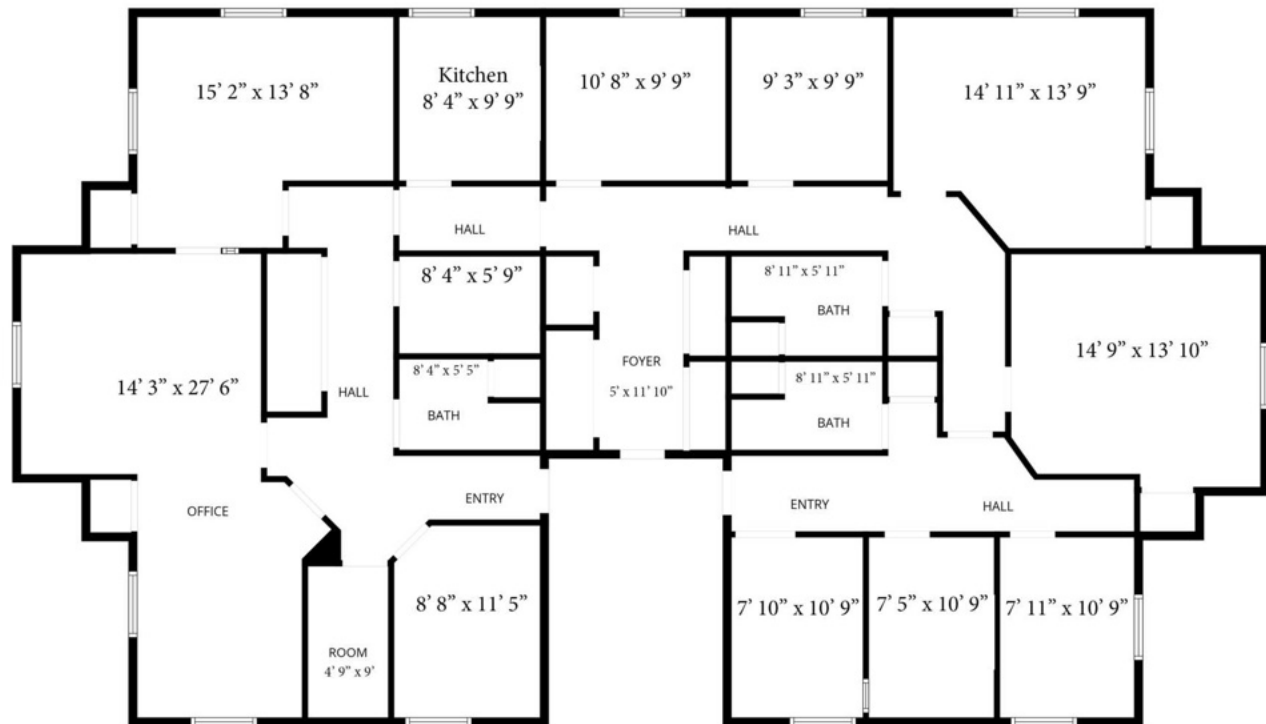
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FOR SALE FLOOR PLANS

5209 San Jose Boulevard • 5209 San Jose Boulevard, Jacksonville, FL 32207

2nd Floor



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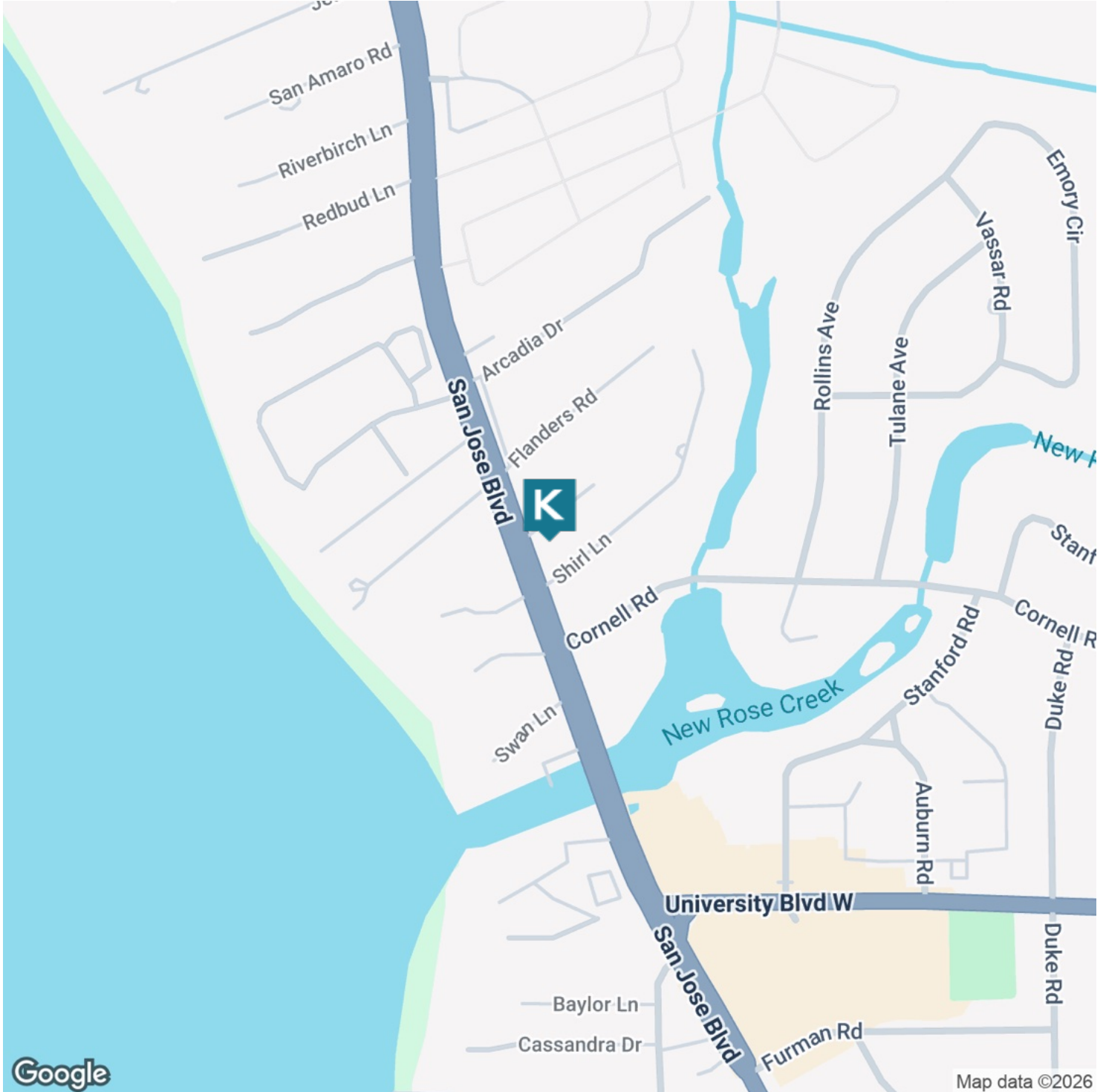
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FOR SALE LOCATION MAP

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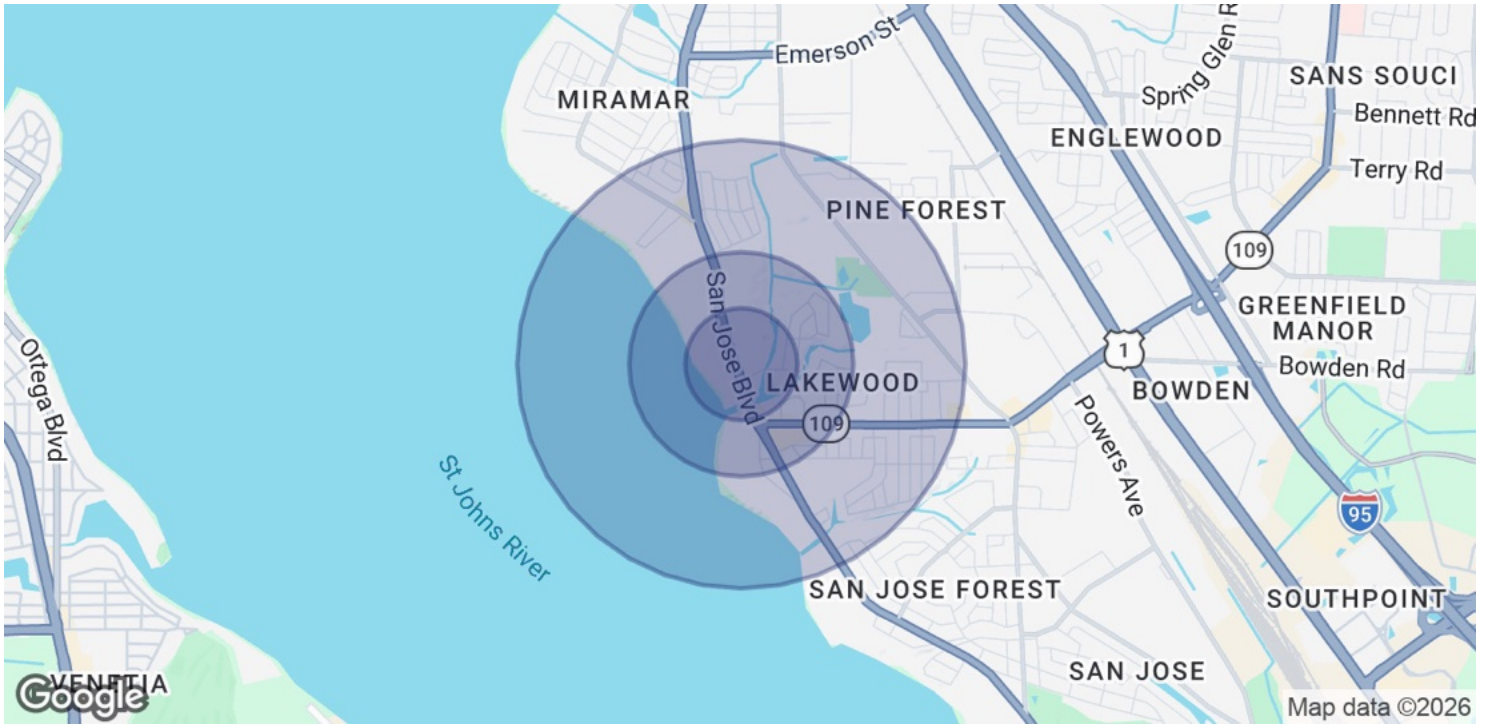
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DEMOGRAPHICS MAP & REPORT

5209 San Jose Boulevard - 5209 San Jose Boulevard, Jacksonville, FL 32207



| POPULATION | 0.25 MILES | 0.5 MILES | 1 MILE |
|----------------------|------------|-----------|-----------|
| Total Population | 348 | 1,558 | 5,560 |
| Average Age | 46.7 | 43.8 | 43.2 |
| Average Age (Male) | 41.3 | 39.4 | 42.1 |
| Average Age (Female) | 48.9 | 49.8 | 46.0 |
| HOUSEHOLDS & INCOME | 0.25 MILES | 0.5 MILES | 1 MILE |
| Total Households | 141 | 697 | 2,361 |
| # of Persons per HH | 2.5 | 2.2 | 2.4 |
| Average HH Income | \$104,472 | \$106,619 | \$103,328 |
| Average House Value | \$498,738 | \$407,184 | \$383,576 |

2023 American Community Survey (ACS)

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