



**COLDWELL  
BANKER  
COMMERCIAL**

**PREMIER PROPERTIES**

**FOR SALE**

## **SOUTHPOINT PROFESSIONAL CENTER**

**\$3,500,000**

5861 Southpoint Parkway  
Jacksonville, FL 32216

**AVAILABLE SPACE**  
13,127 SF

### **FEATURES**

- Location, Location, Location. An area with many professionals desiring business condo ownership or leasing opportunities.

### **AREA**

Located in the heart of Southpoint Professional Park, near major highways like Butler Boulevard (SR-202), Interstate I-95, Southside Boulevard & Phillips Highway. Minutes to St. Johns Town Center, University of North Florida and 10 minutes from Downtown Jacksonville. Very close to St. Vincent's Medical Center Southside, Jacksonville Surgery Center. Plaza I and II Surgery Centers and the Samuel Wells Surgery Center.

CBCWORLDWIDE.COM

### **OFFICE**

Ronald W Palmer  
904 540 8887  
rwpalmer7@gmail.com



©2020 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Realogy Brokerage Group LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.



**COLDWELL BANKER COMMERCIAL  
PREMIER PROPERTIES**

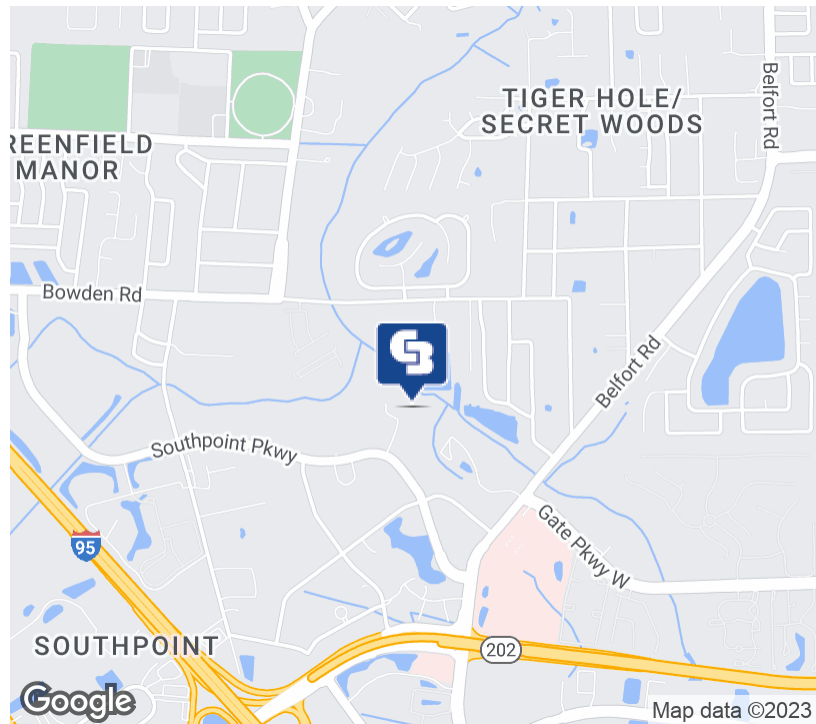
1750 Tree Blvd., Suite 7, Saint Augustine, FL 32084  
904.827.1717



## SOUTHPPOINT PROFESSIONAL CENTER

5861 Southpoint Parkway, Jacksonville, FL 32216

SALE



### OFFERING SUMMARY

Sale Price:	\$3,500,000
Available SF:	
Lot Size:	9.54 Acres
Year Built:	2009
Building Size:	13,127 SF
Zoning:	PUD
Market:	Jacksonville
Price / SF:	\$266.63

CBCWORLDWIDE.COM

Ronald W Palmer  
904 540 8887  
rwpalmer7@gmail.com

### PROPERTY OVERVIEW

Nice developer opportunity. Infrastructure for water, electric, sewer, lift station and parking for the 2 existing buildings total 13,127 SF. Located near major roadways like Butler Blvd (SR-202), I-95, Southside Boulevard and Phillips Highway. Approved PUD for +/- 60,000 SF in a total of 48 units.

### PROPERTY HIGHLIGHTS

- Location, Location, Location
- An area with many professionals desiring business Condo ownership or leasing opportunities conveniently located to many major highways



**COLDWELL  
BANKER  
COMMERCIAL**

PREMIER PROPERTIES

02





# SOUTHPOINT PROFESSIONAL CENTER

5861 Southpoint Parkway, Jacksonville, FL 32216

SALE



CBCWORLDWIDE.COM

Ronald W Palmer  
904 540 8887  
rwpalmer7@gmail.com

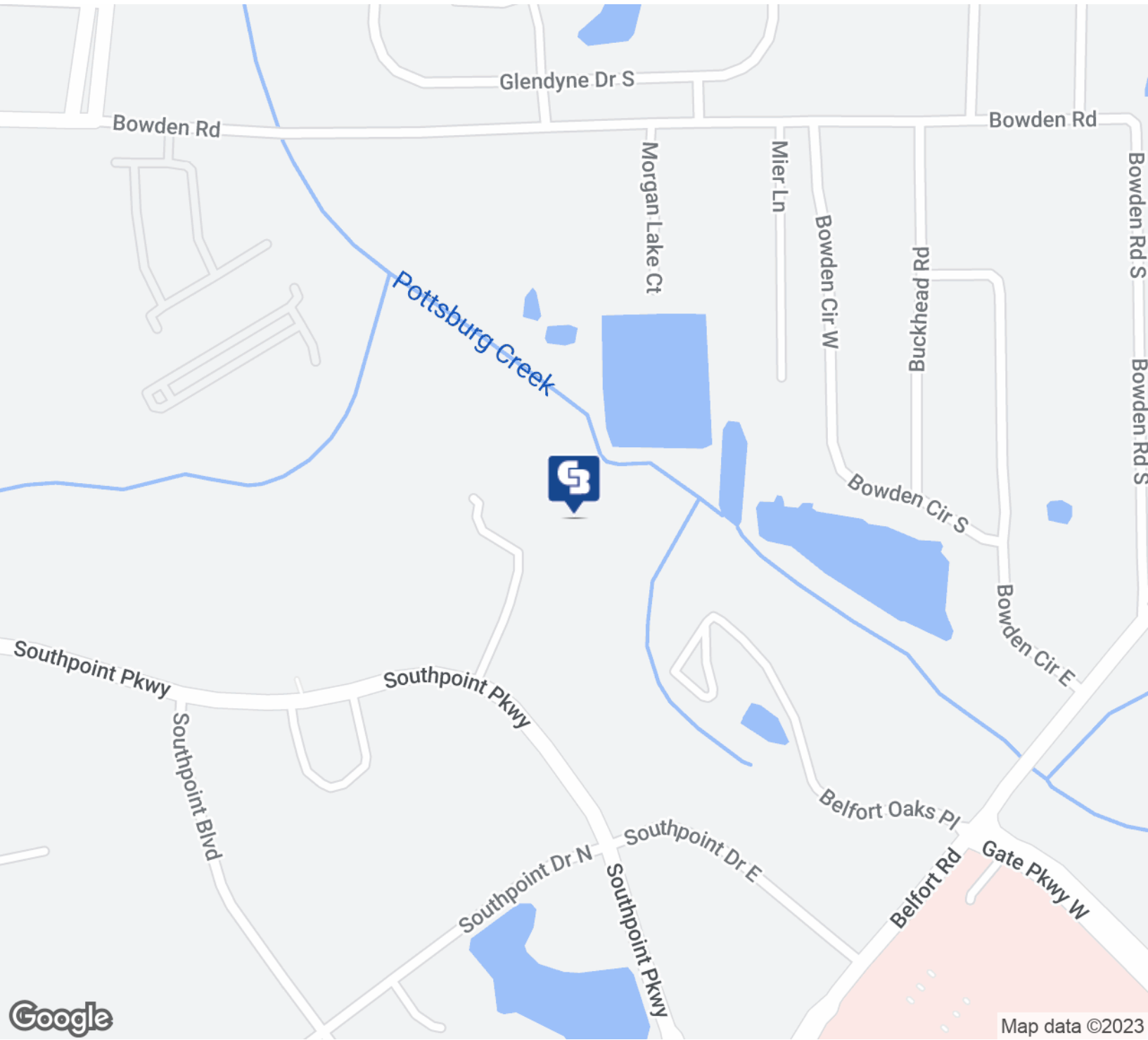




# SOUTHPPOINT PROFESSIONAL CENTER

5861 Southpoint Parkway, Jacksonville, FL 32216

SALE



CBCWORLDWIDE.COM

Ronald W Palmer  
904 540 8887  
rwpalmer7@gmail.com



**SOUTHPOINT PROFESSIONAL CENTER**

5861 Southpoint Parkway, Jacksonville, FL 32216

**SALE**

CBCWORLDWIDE.COM

Ronald W Palmer  
904 540 8887  
rwpalmer7@gmail.com



PREMIER PROPERTIES



# SOUTHPOINT PROFESSIONAL CENTER

5861 Southpoint Parkway, Jacksonville, FL 32216

SALE

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,535	63,711	163,500
Median age	37.5	36.8	35.5
Median age (Male)	33.0	34.2	34.2
Median age (Female)	41.6	39.8	37.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,157	26,269	68,739
# of persons per HH	2.7	2.4	2.4
Average HH income	\$51,394	\$58,336	\$62,388
Average house value	\$188,436	\$213,622	\$250,745

\* Demographic data derived from 2020 ACS - US Census

CBCWORLDWIDE.COM

Ronald W Palmer  
904 540 8887  
rwpalmer7@gmail.com



PREMIER PROPERTIES



# SOUTHPOINT PROFESSIONAL CENTER

5861 Southpoint Parkway, Jacksonville, FL 32216

SALE



## MAIN ENTRANCE

Since photos were taken, the parking lot has been resurfaced and re-striped.

CBCWORLDWIDE.COM

Ronald W Palmer  
904 540 8887  
rwpalmer7@gmail.com



PREMIER PROPERTIES