



**COLDWELL  
BANKER  
COMMERCIAL**

PREMIER PROPERTIES

FOR SALE

## 4565 ST. AUGUSTINE ROAD

\$649,999

4565 St. Augustine Road  
Jacksonville, FL 32207

AVAILABLE SPACE  
6,030 SF

### FEATURES

- Fantastic Owner User Opportunity with Stabilized Income from Existing Tenant!
- Available Immediately!

### AREA

Located on St. Augustine Road between Emerson Rd. and University Blvd.  
near San Marco Area.



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### OFFICE

Eric Maimo  
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**COLDWELL BANKER COMMERCIAL  
PREMIER PROPERTIES**

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



SALE

## 4565 ST. AUGUSTINE ROAD

4565 St. Augustine Road, Jacksonville, FL 32207



### OFFERING SUMMARY

Sale Price: \$649,999

Available SF:

Lot Size: 0.73 Acres

Building Size: 6,030 SF

Zoning: IL

Price / SF: \$107.79

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### PROPERTY OVERVIEW

Light Industrial Office / Warehouse opportunity centrally located in South Jacksonville with easy access to I-95. This multi unit build is currently occupied by an owner / operator but is configured as a two tenant 2912 sqft office building along with a 3318 sqft 2 unit concrete block warehouse in the rear with 6 grade level roll up doors. Current owner would entertain a sale lease/back of 1/3rd of the office space and warehouse space.

With the tight bank lending criteria due to the current pandemic, this is an ideal situation for an owner seeking an SBA loan with an established business already in place.

### PROPERTY HIGHLIGHTS

- Fantastic Owner User Opportunity with Stabilized Income from Existing Tenant!
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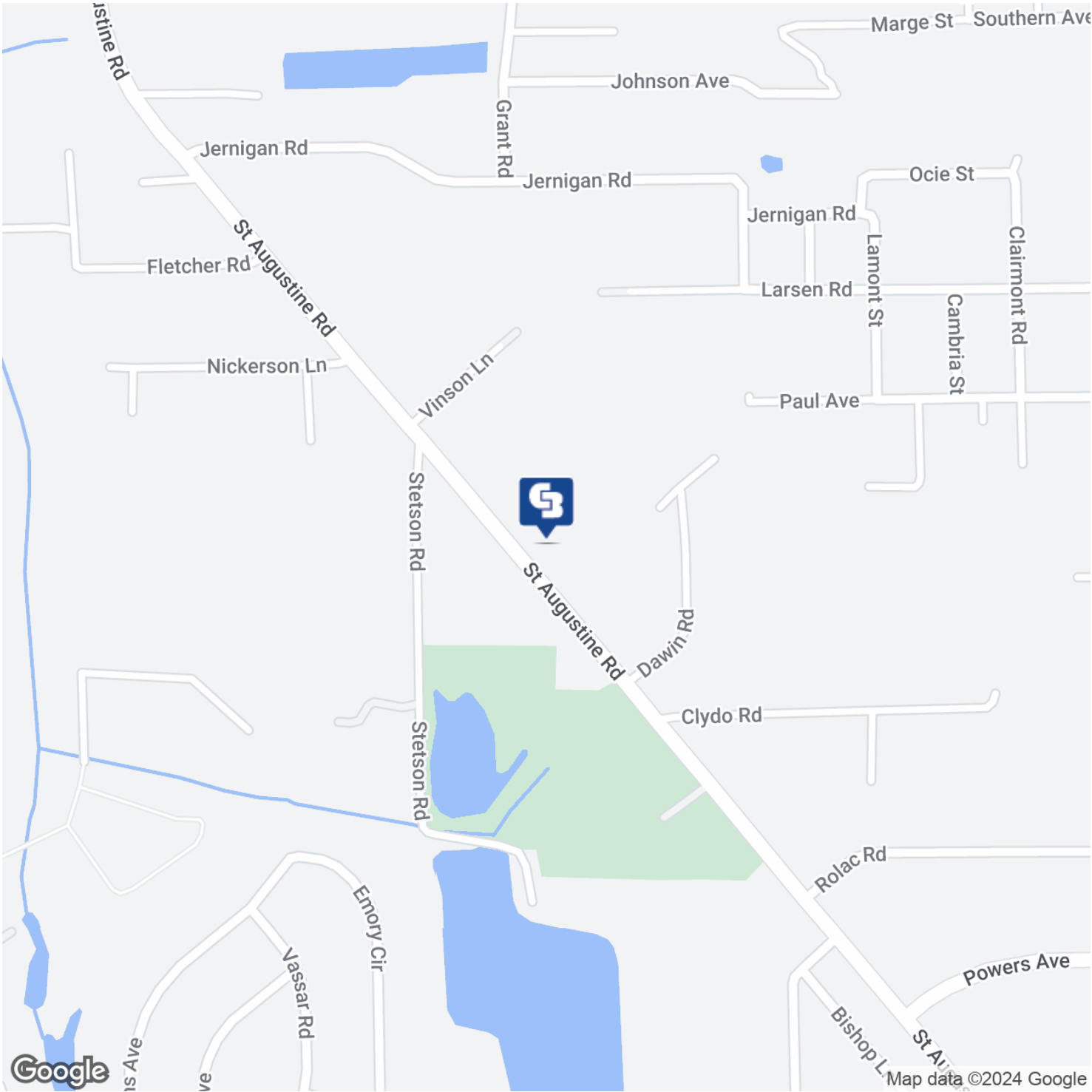
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,443	53,221	139,014
Average age	37.7	38.2	38.0
Average age (Male)	35.2	36.1	36.7
Average age (Female)	38.3	40.5	40.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,878	22,020	58,536
# of persons per HH	2.4	2.4	2.4
Average HH income	\$59,472	\$66,945	\$67,579
Average house value	\$352,941	\$352,822	\$300,392

\* Demographic data derived from 2020 ACS - US Census

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