



NEWLY RENOVATED OFFICE BUILDING FOR SALE

6501 Arlington Expy, Jacksonville, FL 32211, USA

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Property Summary

Unlock the potential of this strategically located office property situated on 1.41 acres along the high-traffic Arlington Expressway in Jacksonville, FL. With a generous building size of 29,212 square feet, this newly renovated two-story office structure offers remarkable visibility, making it an attractive option for a variety of professional tenants.

As an investment opportunity, the property boasts strong NOI potential and flexible ownership benefits. Ideal for buyers seeking value appreciation in a bustling area, this property provides an excellent platform for business opportunities while capitalizing on the growing demand for commercial space. Don't miss this chance to secure a solid investment in Jacksonville's thriving marketplace.

Property Highlights

- ✔ Strategically located on a prominent thoroughfare.
- ✔ Potential for high foot traffic and customer exposure.
- ✔ Ideal for a diverse range of professional uses.

Key Features

Property Type	Office
Building Size (GLA SF)	29,212 sq. ft.
Lot Size	1.411 acres
Year Built	Built 1973
Parking	Ample parking available
Visibility	High-visibility location
Accessibility	Easy access from major roads
Stories	2 storys



Property Images



Location Summary

This office property is ideally located in Jacksonville, Florida, along Arlington Expressway—a key artery facilitating transit and business activity. This vibrant neighborhood is bustling with commerce, making it attractive for both tenants and investors seeking long-term growth.

Location Highlights

- ✔ High traffic counts ensure significant visibility and client access.
- ✔ Close proximity to major retail and service establishments.
- ✔ Convenient access to public transportation and main highways.

Demographics

Metric	3 Mile	5 Mile	10 Mile
Total Population	96,158	209,581	620,987
Median Age	36.8	37.0	37.6
Average Household Size	2.51	2.46	2.47
Owner-Occupied Housing	49.4%	48.5%	52.3%

