

3506 UNIVERSITY BLVD S.

3506 University Blvd S. | Jacksonville, FL
FOR SALE OR LEASE



FREESTANDING RETAIL SHOWROOM WITH WAREHOUSE

Luke Feldman, CCIM
Three Lions Real Estate Group
(904) 701-7951
lfeldman@threelionsre.com

Price Pickett
(904) 233-3550
price@threelionsre.com



THE SPACE

Location	3506 University Blvd S. Jacksonville, FL 32216
County	Duval
APN	135439 0000 & 135441 0000
Cross Street	University Blvd. & Luella St.
Traffic Count	32,000 AADT
Size	22,208 SF (±10,000sf showroom and ±12,000sf warehouse)
Lease Rate	\$12.00/sf
Lease Type	NNN est. \$3.00/sf
Sale Price	\$2,990,000

HIGHLIGHTS

- Versatile flex building: high-visibility showroom with functional dock-high warehouse ideal for DME, contractor supply, equipment rental, showroom/distribution
- 17.5 ft to deck, 14.8 ft clear ceiling height; 5 dock-high loading doors
- 3-phase power; 400 amp; fire sprinkler system
- Truck Court: Paved and fenced with additional ±0.54 acres available for overflow parking or outdoor storage
- 12 paved and striped spaces at front of building. Paved employee parking at rear of building
- Located across HCA Florida and Brooks Rehab with national and regional retail along the University/Arlington corridor
- PUD zoning including retail and warehousing uses
- Year Built: 1983
- 1.73 acres (1.19 acres improved; 0.54 acre vacant)



DEMOGRAPHICS

POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
10,942	89,922	212,797

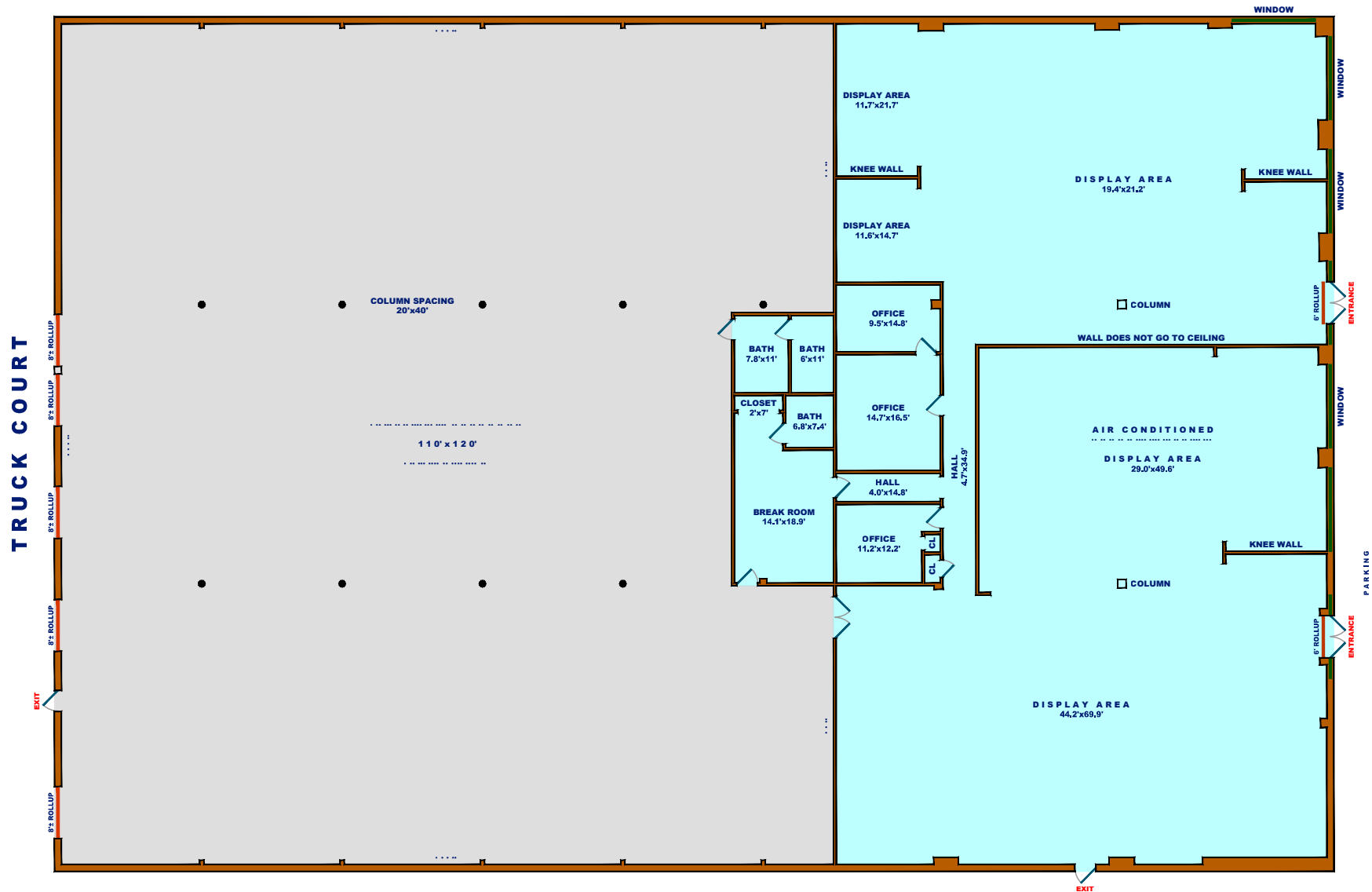
AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$88,803	\$81,784	\$85,740

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
4,293	38,006	91,251

LUELLA STREET



UNIVERSITY BOULEVARD SOUTH

DRIVEWAY

ADJACENT 3550 UNIVERSITY BOULEVARD SOUTH



