



Office/Flex Property **For Sale**

9605 HOOD ROAD, JACKSONVILLE, FL 32257

**9605 HOOD RD**



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# 9605 HOOD RD

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## CONTENTS

|                      |    |
|----------------------|----|
| PROPERTY INFORMATION | 3  |
| LOCATION INFORMATION | 9  |
| DEMOGRAPHICS         | 12 |
| ADVISOR BIOS         | 14 |

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SECTION 1

# PROPERTY INFORMATION

# 9605 HOOD RD

9605 HOOD ROAD, JACKSONVILLE, FL 32257



## OFFERING SUMMARY

|                |                    |
|----------------|--------------------|
| Sale Price:    | <b>\$1,250,000</b> |
| Building Size: | 5,000 SF           |
| Available SF:  | 5,000+ SF          |
| Lot Size:      | 1 Acres            |
| Price / SF:    | \$250.00           |
| Year Built:    | 2015               |
| Zoning:        | CO                 |

## PROPERTY OVERVIEW

SVR Commercial, as exclusive advisor, is pleased to present the opportunity to acquire 9605 Hood Rd, Jacksonville, Florida 32257 (the "Property"). The Property consists of a 5,000-square-foot building situated on 1 acre. The building includes approximately 3,350 square feet of office space, with the remainder dedicated to storage use. One 12-foot roll-up door. Zoning is CO. Potential use of Flex with rezoning. The property connects and backs up to 9624 Sunbeam Center Dr, a Flex property also for sale. Overall, the Property offers a versatile office opportunity in a well-established Jacksonville location, suitable for a wide range of owner-user or investment uses.

## LOCATION OVERVIEW

The property is located off Sunbeam Road with convenient access to Philips Highway and San Jose Boulevard. The site is situated in an established commercial corridor serving the surrounding residential and business communities. The property is approximately 6 miles from I-95 and 3 miles from Baymeadows Road, providing convenient access throughout the Jacksonville market.

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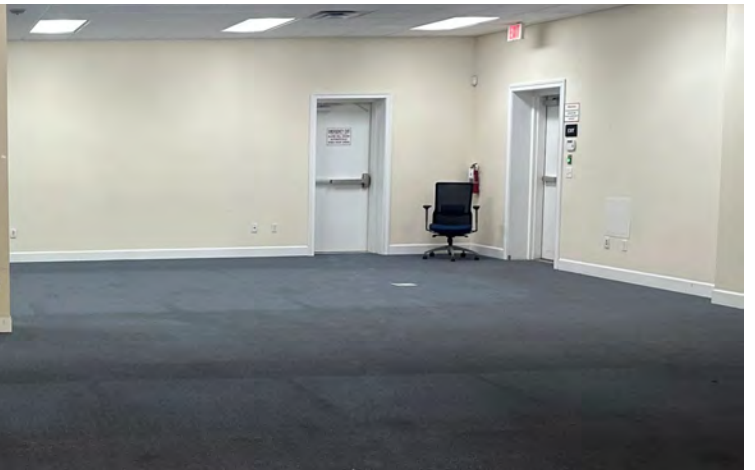
### PROPERTY HIGHLIGHTS

- Added storage above offices
- Storage area in excellent condition
- ADA-compliant multi-stall bathrooms
- Generator
- Ample Parking
- Access Road between 9624 Sunbeam Center Rd and property.
- Could be rezoned for Flex



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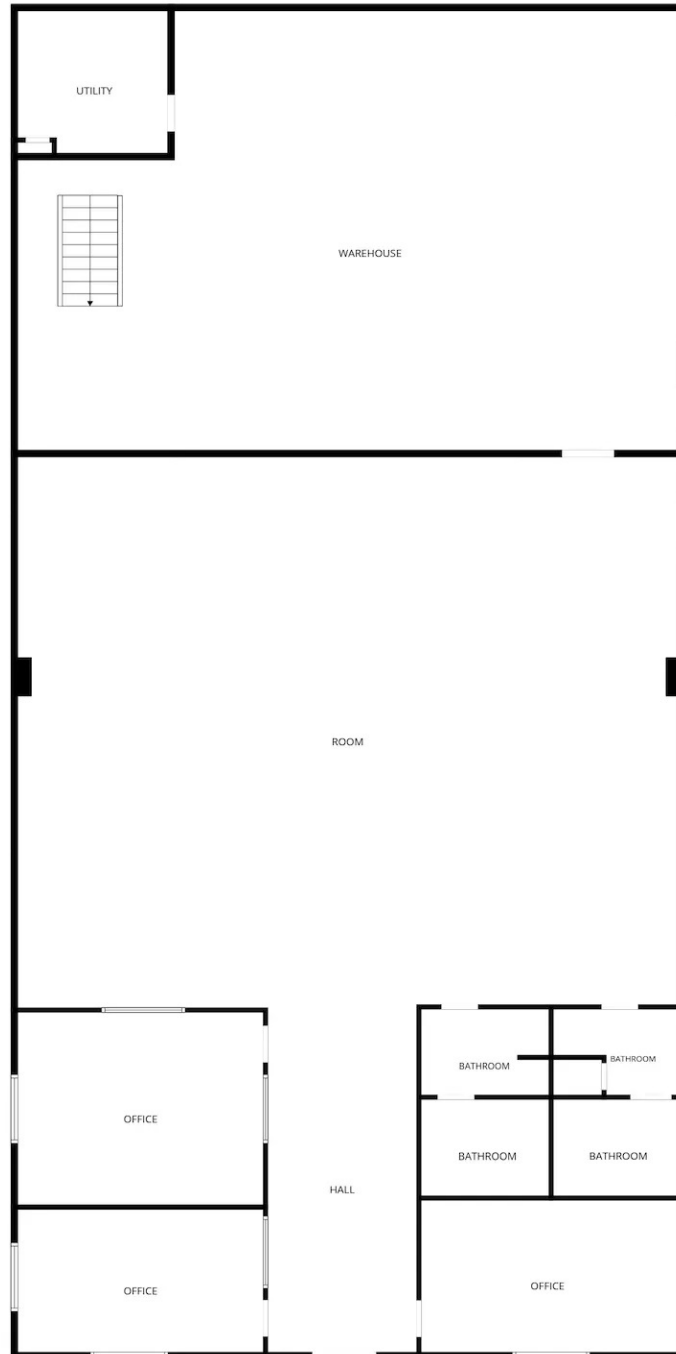
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SECTION 2

# LOCATION INFORMATION

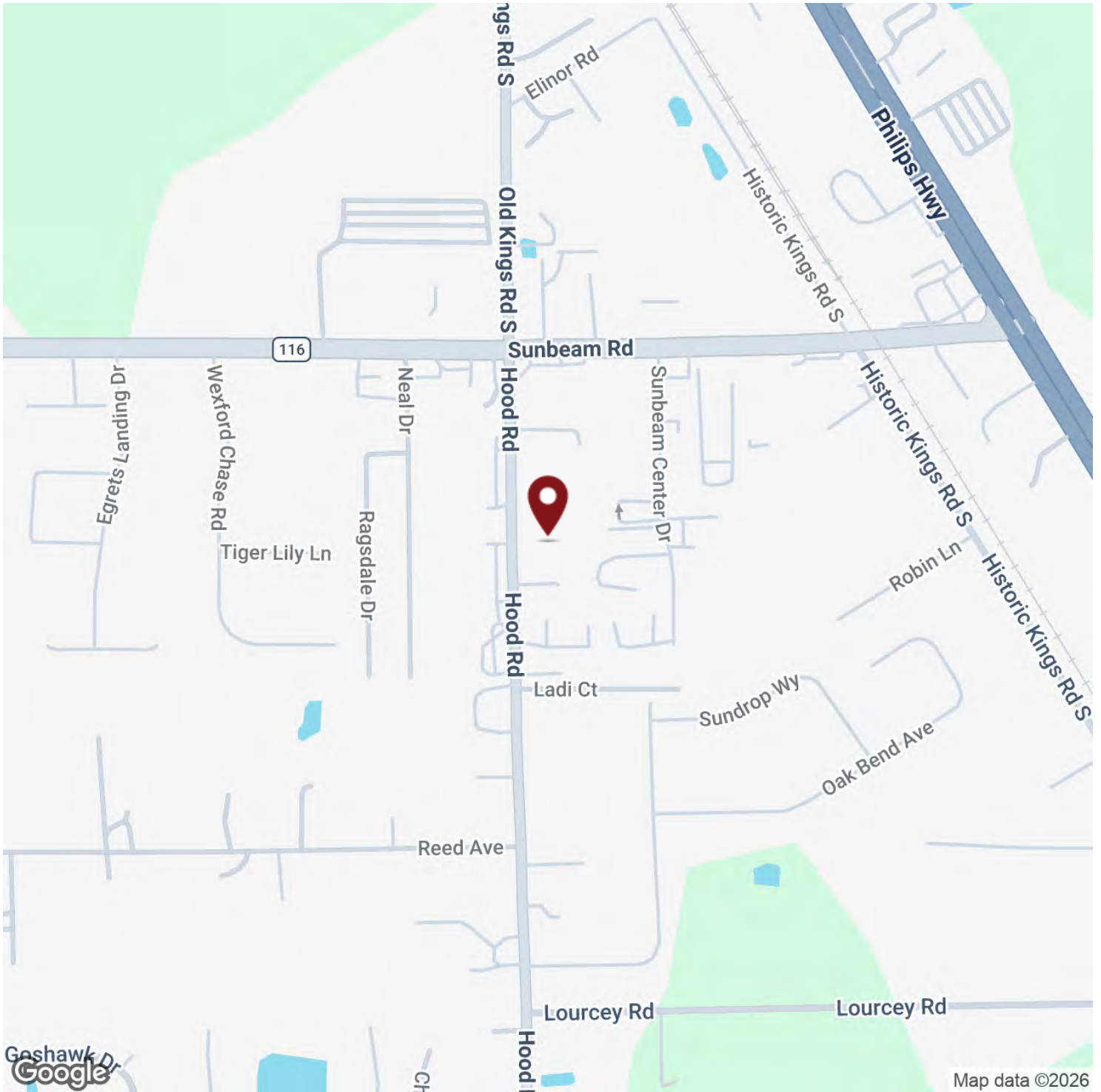
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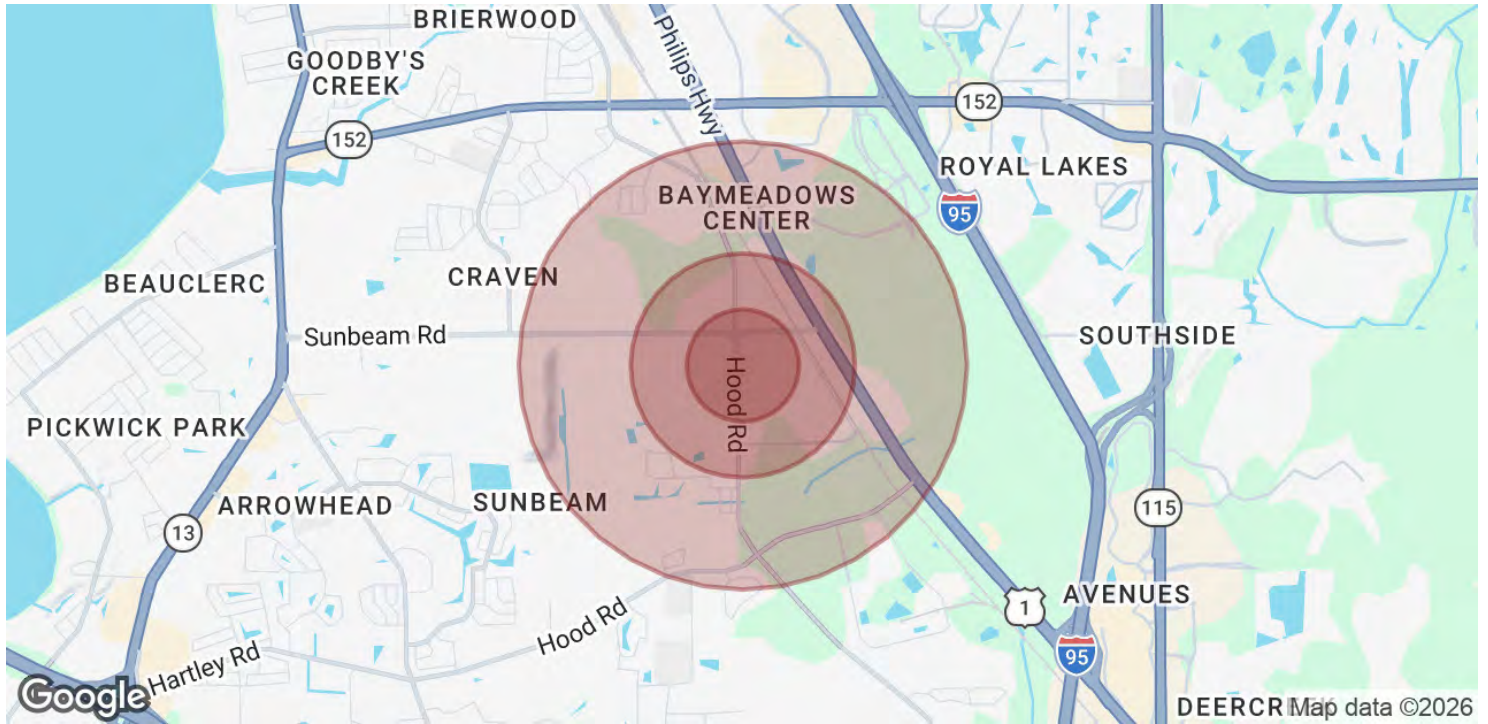


SECTION 3

# DEMOGRAPHICS

# 9605 HOOD RD

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| POPULATION           | 0.25 MILES | 0.5 MILES | 1 MILE |
|----------------------|------------|-----------|--------|
| Total Population     | 314        | 1,348     | 5,542  |
| Average Age          | 36.6       | 37.5      | 38.2   |
| Average Age (Male)   | 37.0       | 37.3      | 37.9   |
| Average Age (Female) | 30.0       | 33.3      | 35.8   |

| HOUSEHOLDS & INCOME | 0.25 MILES | 0.5 MILES | 1 MILE    |
|---------------------|------------|-----------|-----------|
| Total Households    | 104        | 482       | 2,057     |
| # of Persons per HH | 3.0        | 2.8       | 2.7       |
| Average HH Income   | \$133,772  | \$114,167 | \$106,970 |
| Average House Value | \$412,738  | \$386,460 | \$370,068 |

2023 American Community Survey (ACS)



SECTION 4

# ADVISOR BIOS

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