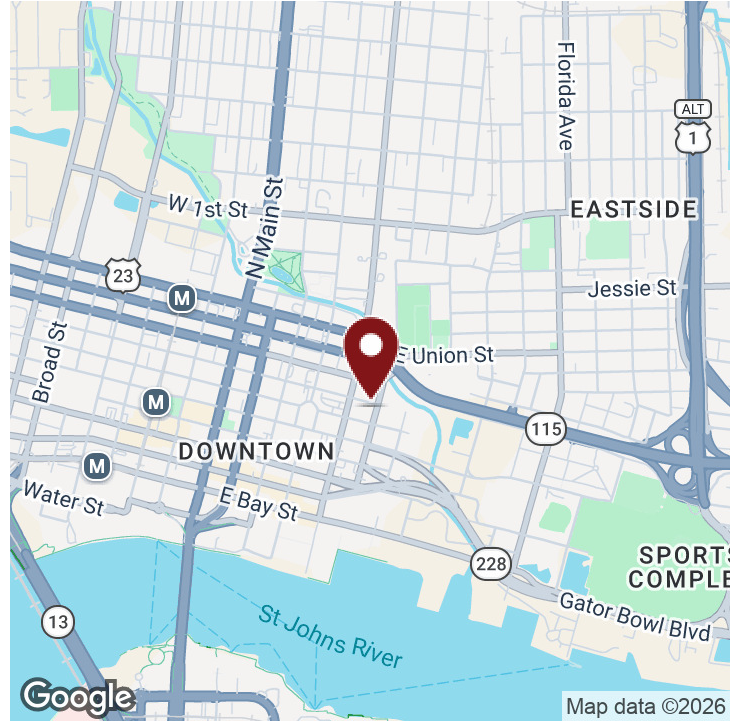


OFFICE BUILDING WITH PLENTY OF PARKING

530 NORTH WASHINGTON STREET, JACKSONVILLE, FL 32202



OFFERING SUMMARY

Lease Rate:	\$2,800 per month (NNN)
Building Size:	1,151 SF
Available SF:	1,151 SF
Lot Size:	0.35 Acres
Number of Units:	1
Year Built:	1979
Renovated:	2024
Zoning:	CCBD
Market:	Downtown

PROPERTY OVERVIEW

SVR Commercial LLC, as exclusive advisor, is pleased to offer a leasing opportunity at 530 N Washington St in downtown Jacksonville. This 1,151 SF building, includes four to five offices, two bathrooms and a large break room. The property has ample parking with an additional lot next door. Zoned CCBD for office, retail, and service establishments.

LOCATION OVERVIEW

Located Downtown between East Ashley St and East Church St.

PROPERTY HIGHLIGHTS

- Ample parking
- Large Breakroom
- Professional management

KIMBERLY SIEVERT

904.631.6335

ksievert@svrcom.com

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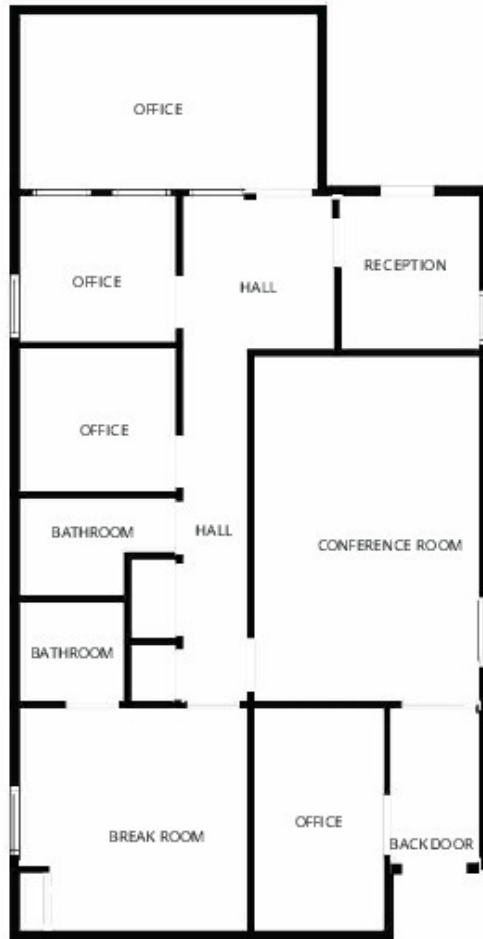
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Commercial

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FLOOR PLAN CREATED BY CLIBI CASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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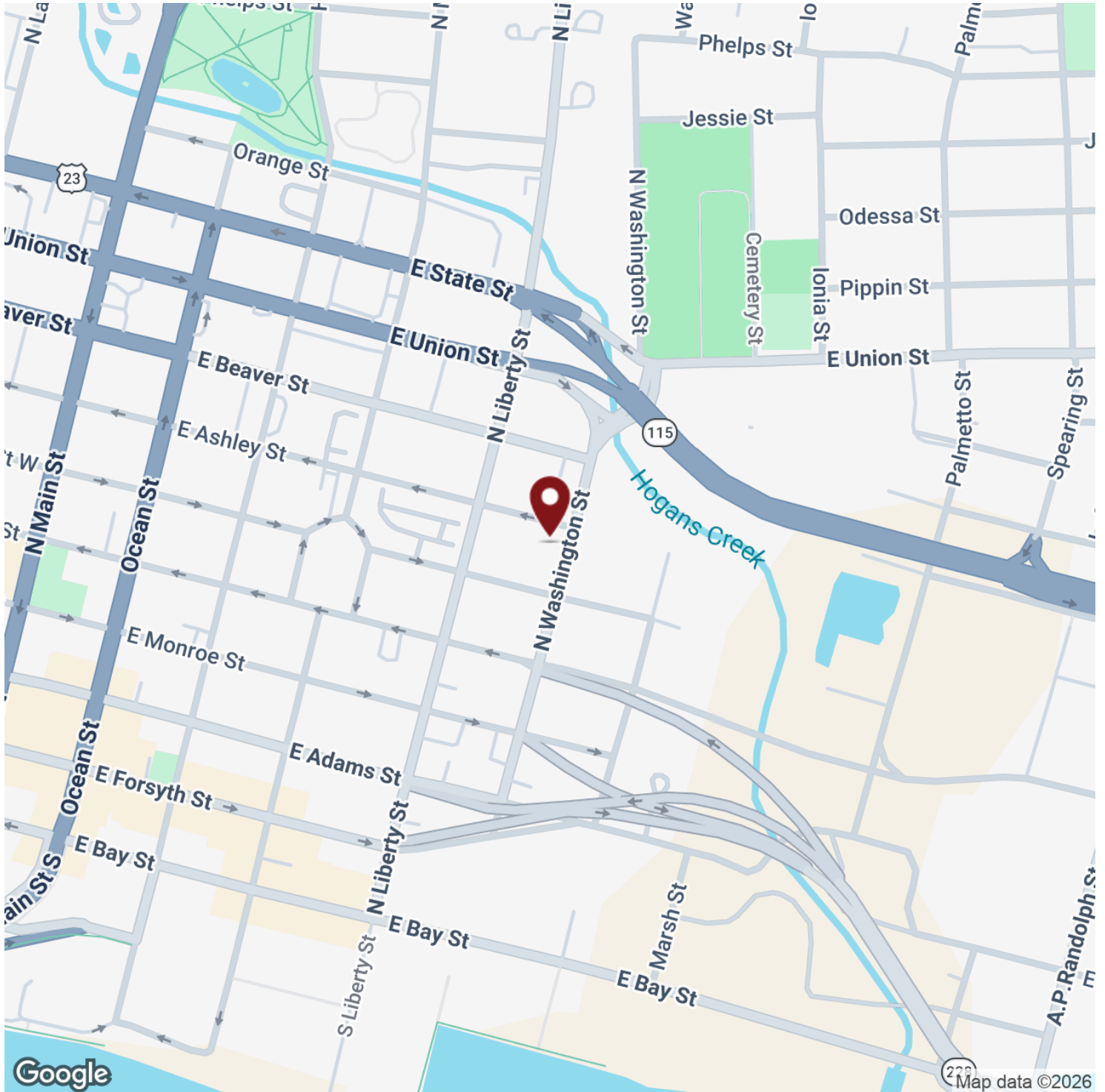
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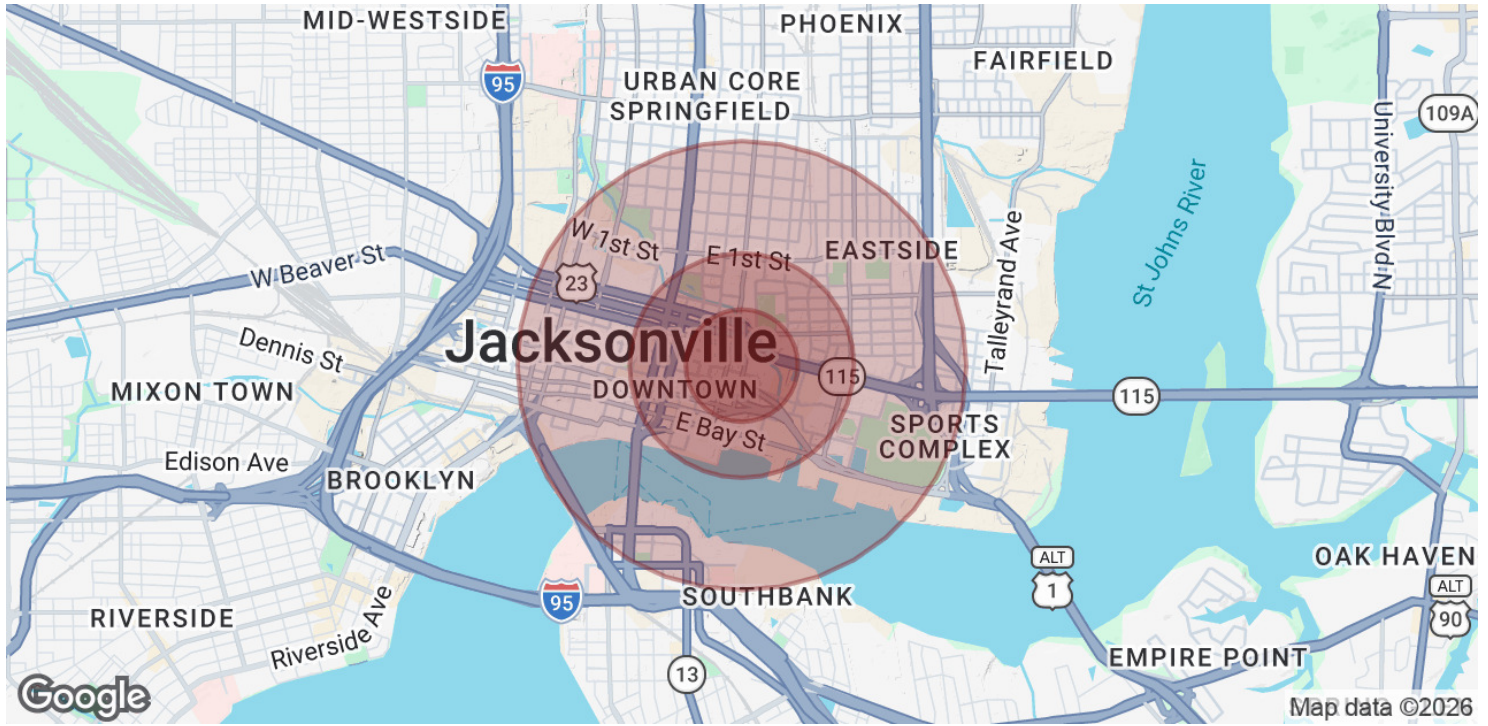
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530 NORTH WASHINGTON STREET, JACKSONVILLE, FL 32202



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	2,318	4,819	10,862
Average Age	40.5	39.9	39.7
Average Age (Male)	37.7	38.1	40.2
Average Age (Female)	53.6	49.5	43.0

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	459	1,379	4,506
# of Persons per HH	5.1	3.5	2.4
Average HH Income	\$28,439	\$41,530	\$79,216
Average House Value	\$285,604	\$225,617	\$338,269

2023 American Community Survey (ACS)

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