

2nd Gen Bank Opportunity

6131 Atlantic Blvd, Jacksonville, FL 32211



EQUITY
INVESTMENT
SERVICES

PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- 2nd Gen Bank Opportunity in Jacksonville
- On a corner parcel with full access
- Direct Access to Atlantic Blvd which sees over 30,500 cars per day
- Close Proximity to Publix and University Blvd
- Publix sees over 1,200,000 visitors per year per place
- Centrally located to connected to the Mathews Bridge, Hart Bridge Expressway, and Alt 90
- Join this high density part of Jacksonville
- Ideal Uses: Financial Institutions, Medical, and Traditional Retail

OFFERING SUMMARY

Lease Rate:	Negotiable
Lot Size:	0.53 Acres
Building Size:	1,290 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,550	37,027	92,872
Total Population	8,501	90,170	222,168
Average HH Income	\$83,292	\$75,205	\$77,302

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7575 Dr. Phillips Blvd, Ste 390

Orlando, FL 32819

www.eisre.com

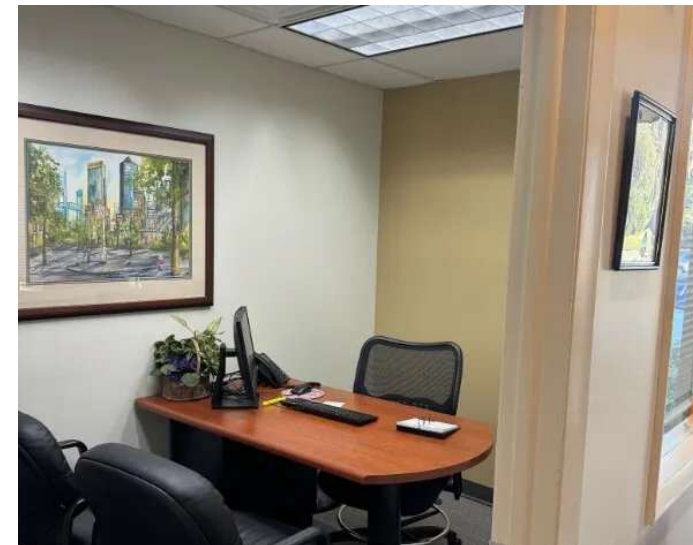
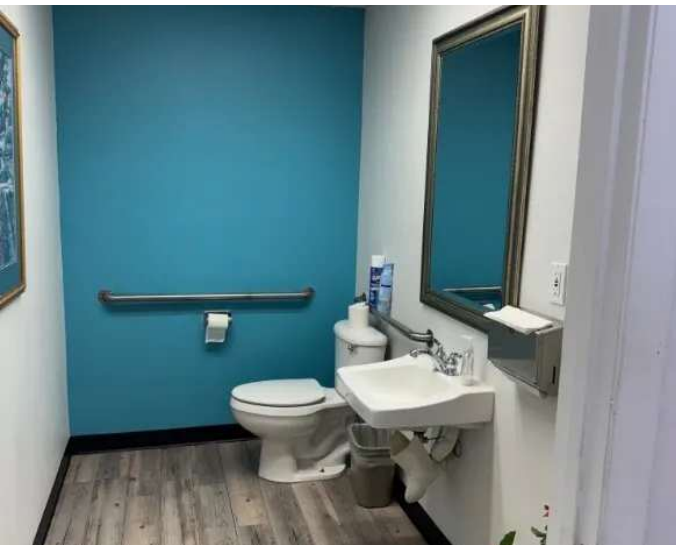
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PROPERTY PHOTOS



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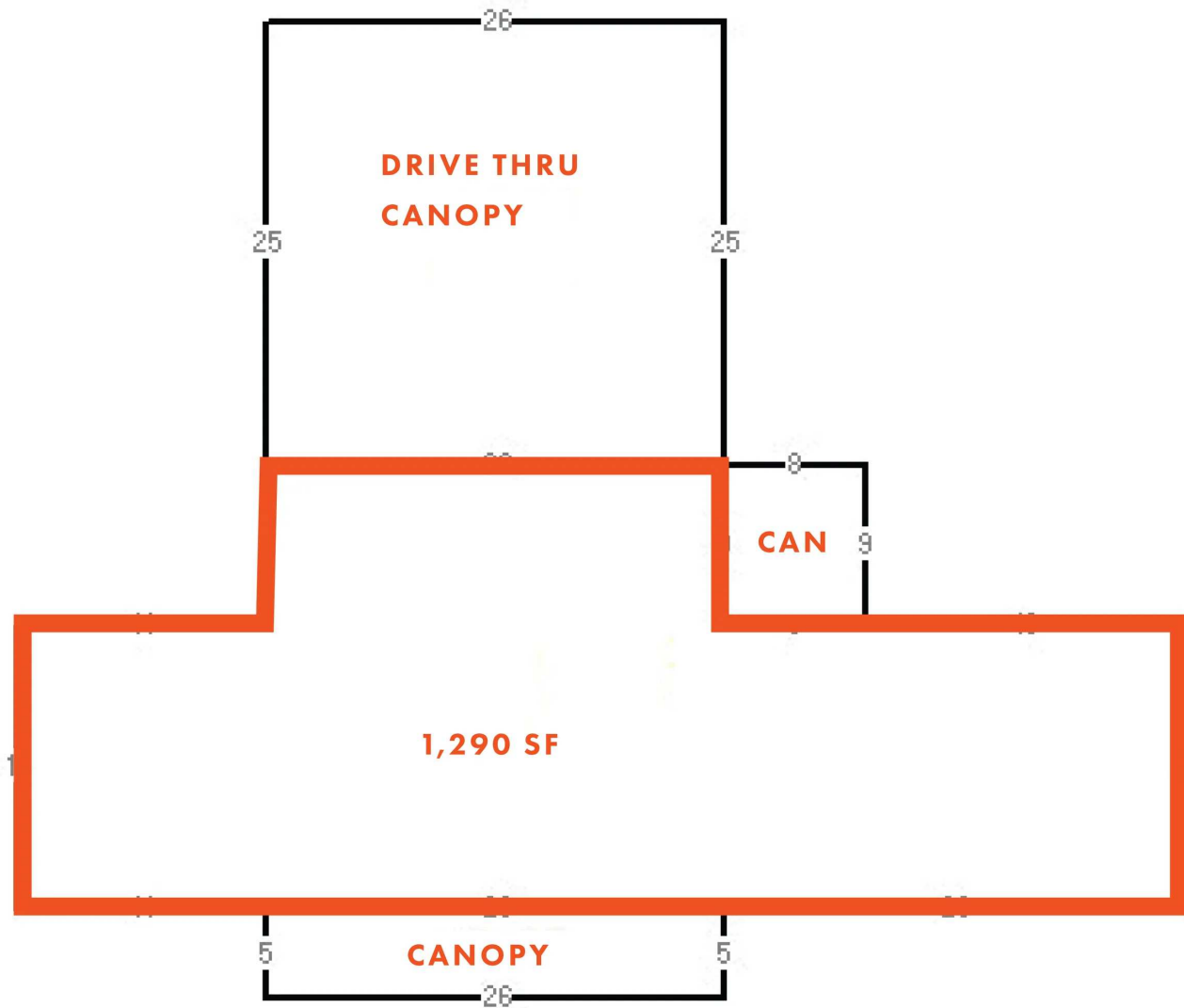
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FLOOR PLAN



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RETAILER MAP



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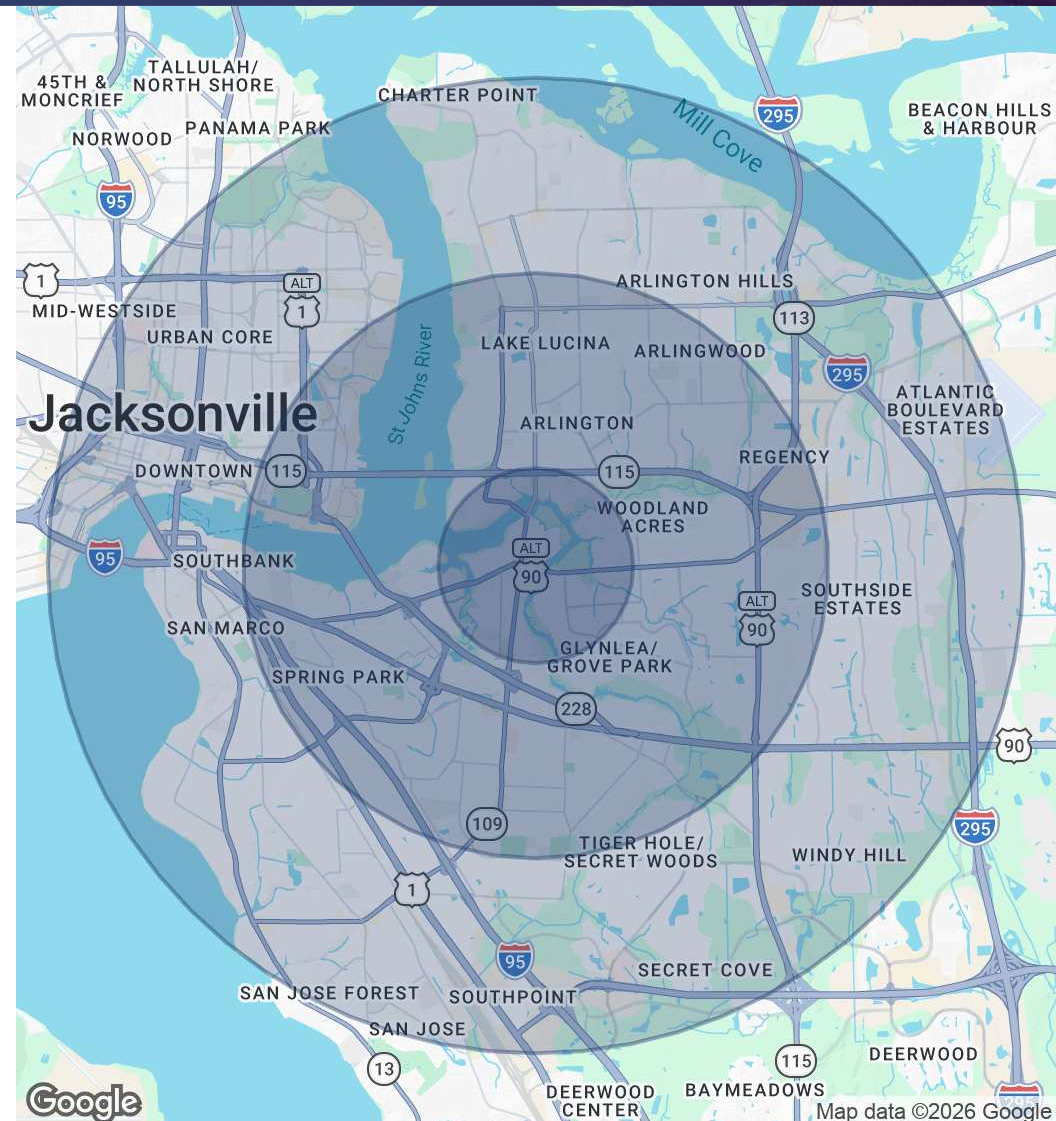
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,501	90,170	222,168
Average Age	39.7	37.2	37.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,550	37,027	92,872
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$83,292	\$75,205	\$77,302
Average House Value	\$238,300	\$227,008	\$258,251

AGE	1 MILE	3 MILES	5 MILES
0 - 4	480	6,513	14,571
5 - 9	499	5,740	14,758
10 - 14	608	5,344	13,542
15 - 17	375	3,224	7,360
18 - 20	163	3,487	8,110
21 - 24	439	5,141	11,752
25 - 34	1,356	14,784	38,722
35 - 44	1,033	11,177	30,266
45 - 54	804	10,168	23,986
55 - 64	1,550	8,396	20,152
65 - 74	1,199	11,815	26,661
75 - 84	997	7,551	19,790
85+	361	3,429	8,384



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