



9521 Shellie Road, Suite 1

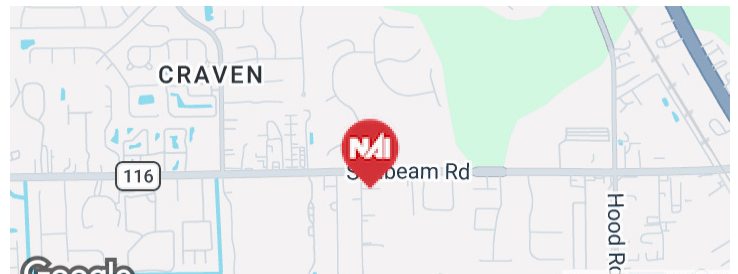
Jacksonville, Florida 32257

Property Highlights

- 2,384 SF double office condominium investment opportunity
- Leased through March 31, 2029 with 3% annual rent increases
- Fully renovated interior with modern office finishes
- Combined double-unit layout for efficient operations
- Conference room, dedicated breakroom, and three restrooms
- Private executive office with en-suite restroom

Property Overview

9521 Shellie Road presents an opportunity to acquire a 2,384 SF investment office condominium with stable in-place income. The two office condominium units have been combined into a single, fully renovated suite featuring an efficient layout designed for professional office users. The space includes a conference room, dedicated breakroom, three restrooms, and a private executive office with an en-suite restroom. The property is leased through March 31, 2029 and benefits from 3% annual rent increases, providing investors with dependable cash flow and built-in rental growth.



Tax Parcel #'s	149044-0100 & 149044-0150
Building Size:	2,384 SF
Year Built/Renovated:	2007/2025
Zoning:	CRO
Parking Ratio:	3.04/1,000 SF

For More Information



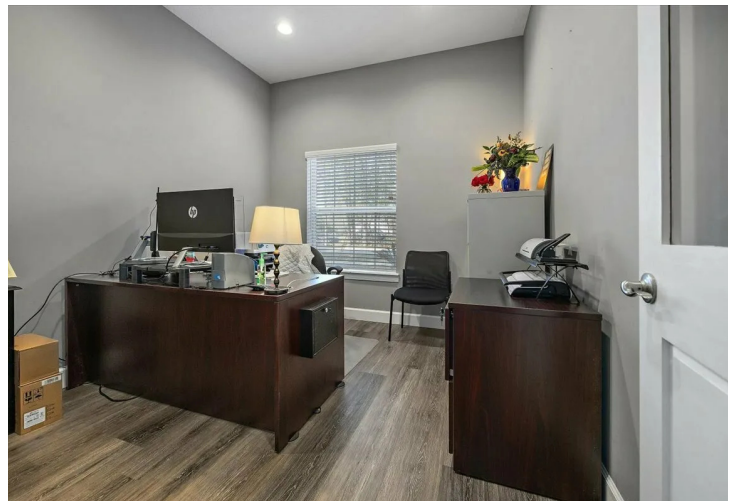
Stephen Edmonds

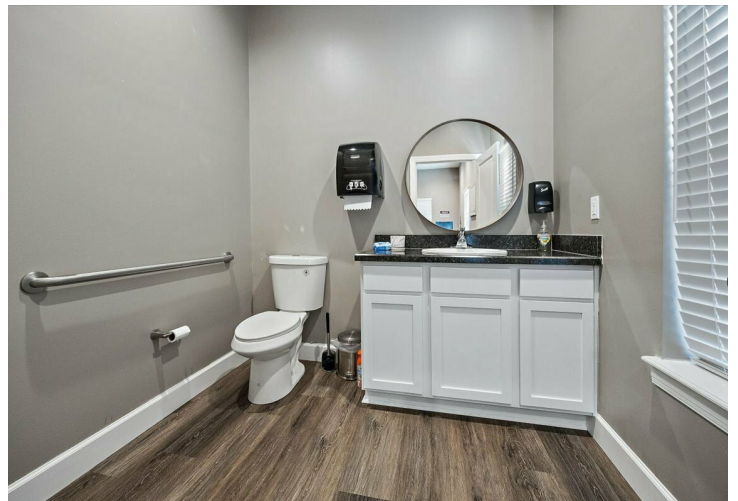
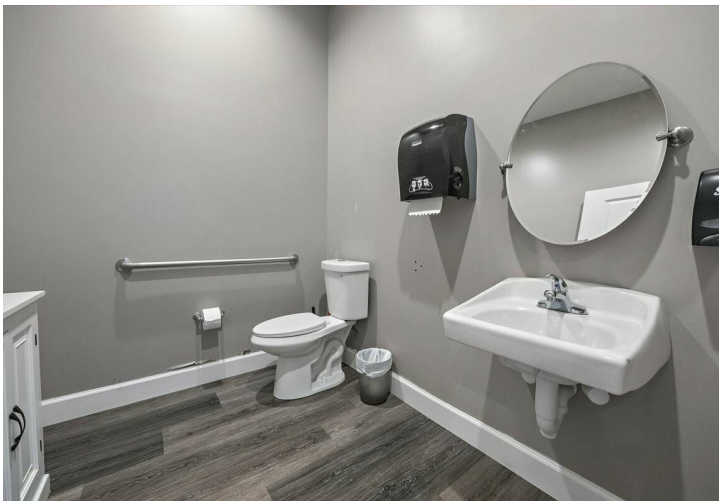
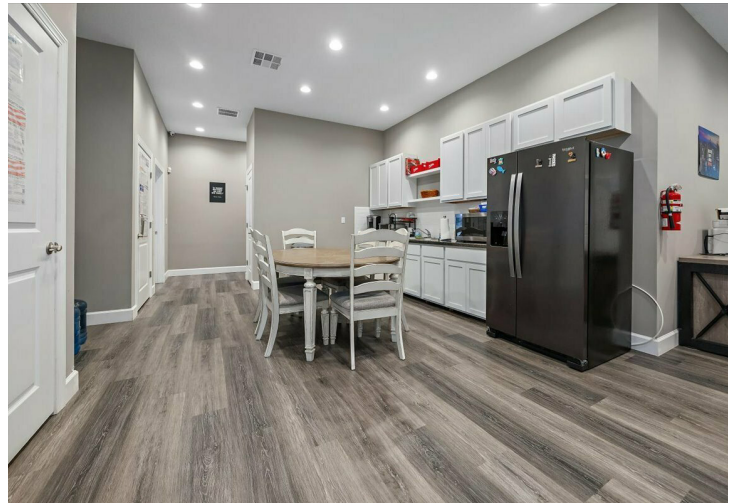
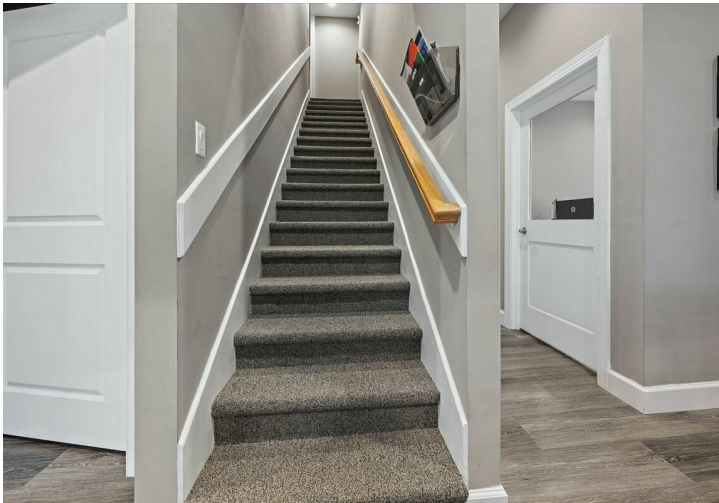
Associate Vice President
O: 904 614 9715
se@naihallmark.com

For Sale

2,384 SF | \$599,000

Office Condo

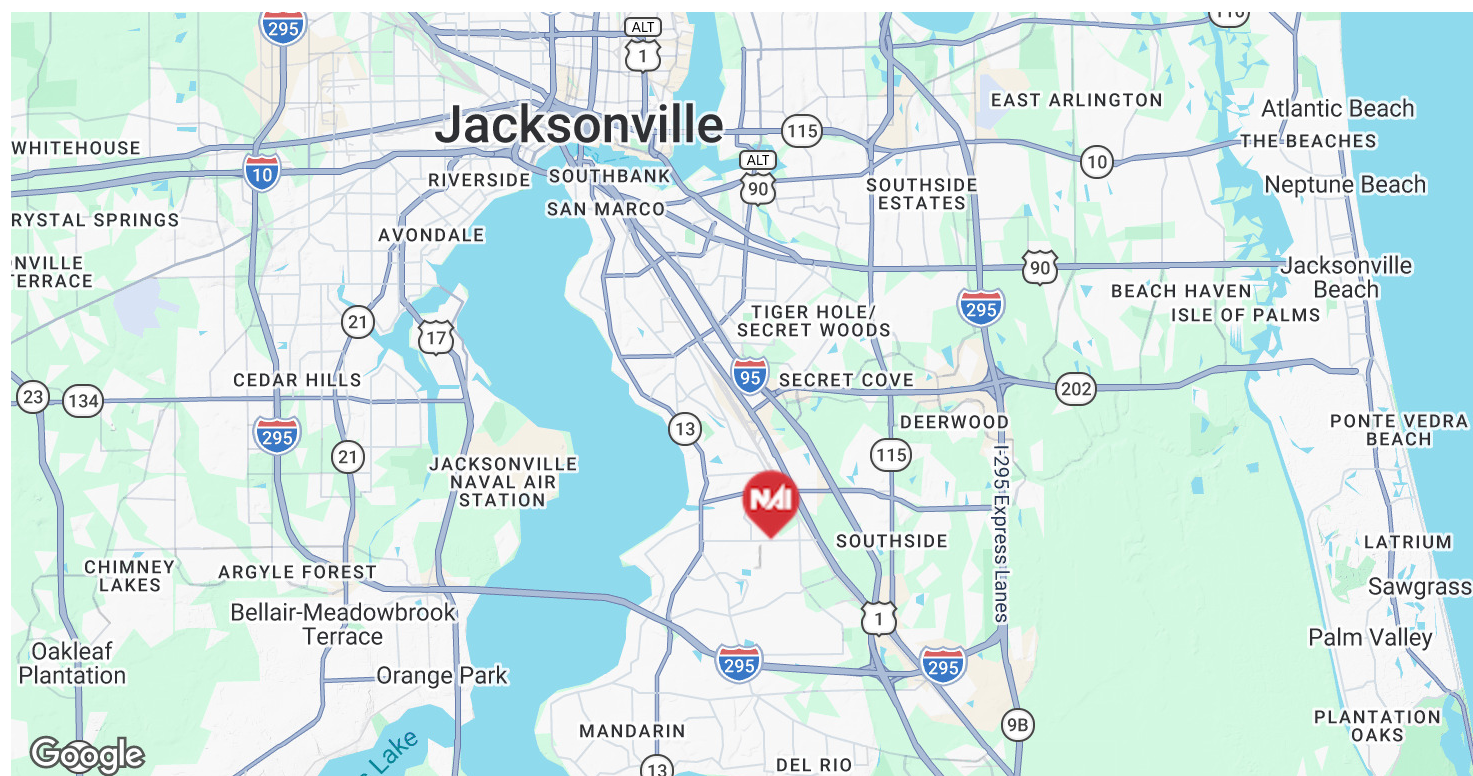


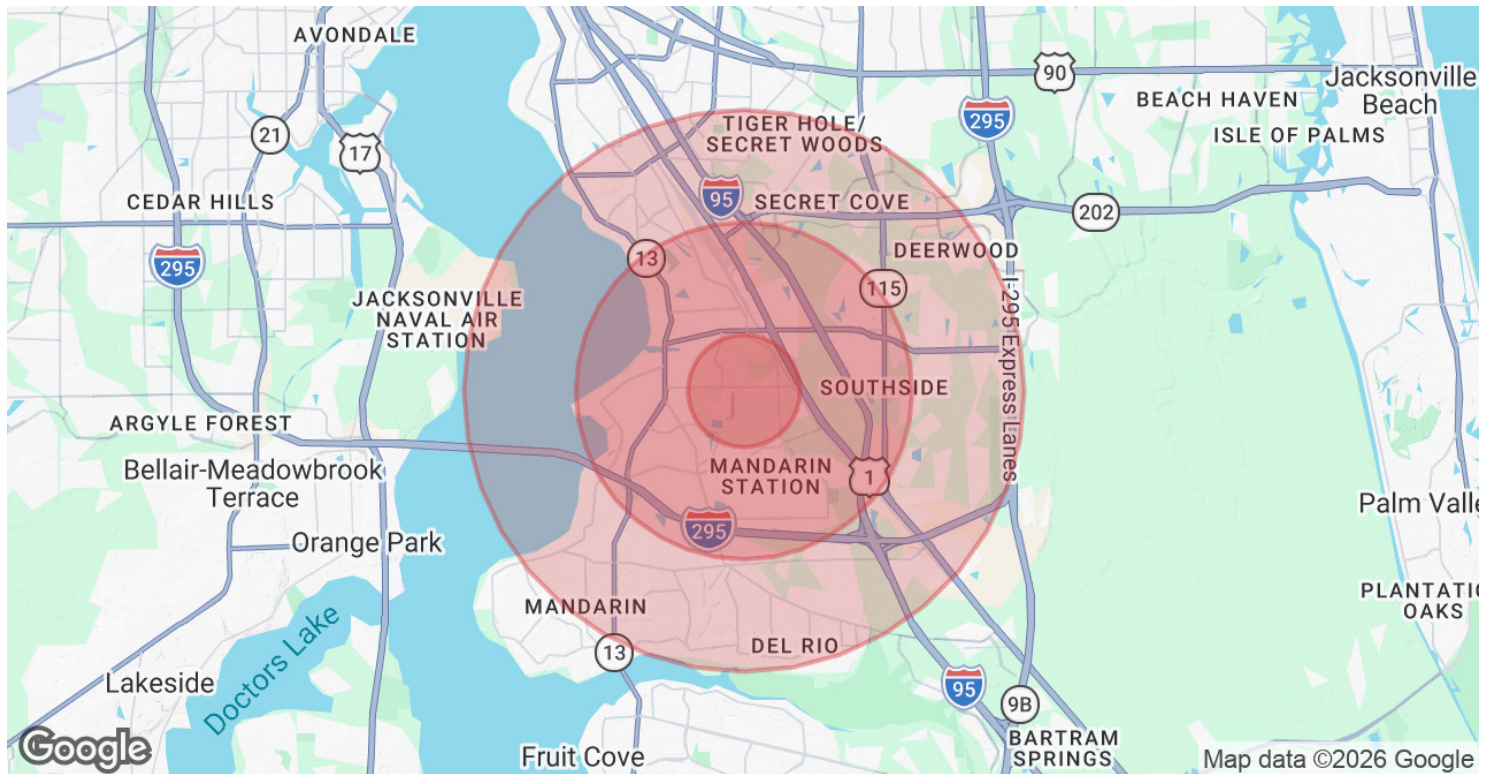


Floor plan of the first floor of the building. The plan shows a series of units (15, 13, 11, 9, 7, 5, 3, 1) and common areas. Dimensions are provided for unit widths and depths. The plan is divided into two sections: SECT. A and SECT. B. Unit 3 is highlighted with a red border.

Unit	Area (S.F.)	Width (ft)	Depth (ft)
UNIT 15	1182.306	25.75'	50.33'
UNIT 13	1202.113	28.20'	39.66'
UNIT 11	1202.113	28.25'	50.33'
UNIT 9	1202.113	28.25'	39.66'
UNIT 7	1202.113	28.25'	50.33'
UNIT 5	1202.113	28.25'	39.66'
UNIT 3	1202.113	28.25'	50.33'
UNIT 1	1182.306	25.75'	39.66'

FLOOR PLAN





Population	1 Mile	3 Miles	5 Miles
Total Population	10,383	77,326	166,681
Average Age	40.5	38.7	39.3
Average Age (Male)	39.3	36.9	38.1
Average Age (Female)	40.0	39.8	40.4
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	4,526	34,055	70,692
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$105,064	\$96,040	\$104,992
Average House Value	\$323,974	\$309,625	\$347,607

2023 American Community Survey (ACS)