

# FOR SALE

## EXECUTIVE SUMMARY

5209 San Jose Boulevard • 5209 San Jose Boulevard, Jacksonville, FL 32207



### OFFERING SUMMARY

Sale Price:	\$995,900
Building Size:	5,184 SF
Lot Size:	0.22 Acres
Number of Units:	3
Price / SF:	\$192.11
Zoning:	CO

### PROPERTY OVERVIEW

5209 San Jose Boulevard presents a prime opportunity for investors or owner-users seeking a multi-tenant office property. Positioned directly on San Jose Boulevard with over 24,500 AADT, the property features a  $\pm$  5,184 SF freestanding building situated on approximately 0.22 acres. The site is zoned Commercial Office (CO), allowing for a wide range of office and professional uses.

There are two (2) first floor existing Tenant's that are M-T-M. The Seller occupies 2nd floor and is open to a leaseback.

### PROPERTY HIGHLIGHTS

- Zoned Commercial Office (CO)
- Excellent Mandarin location
- Owner-user opportunity with rental income
- Exposure along San Jose Blvd.
- Traffic Counts- 24,500 AADT

#### PRESENTED BY:

#### CAMERON MESH

904.460.7676  
cmesh@kinkadecommercial.com

#### AMANDA KINKADE

904.635.6376  
amanda@kinkadecommercial.com

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## ADDITIONAL PHOTOS

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## ADDITIONAL PHOTOS



2929 Plummer Cove Rd., Suite 2  
Jacksonville, FL 32223

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**SALE PROPOSAL**

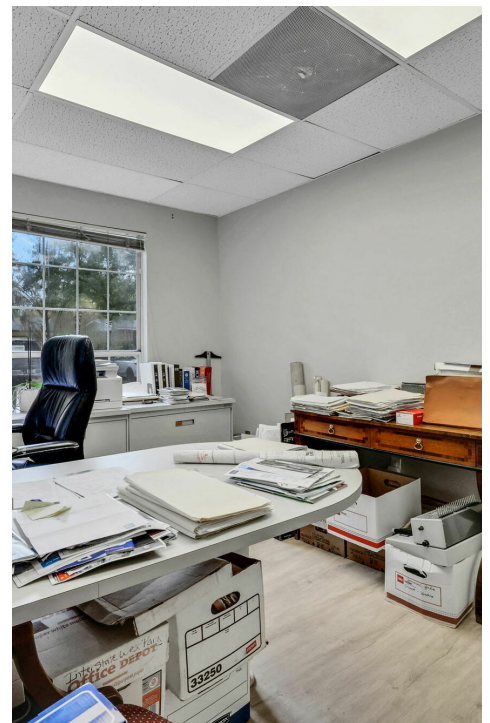
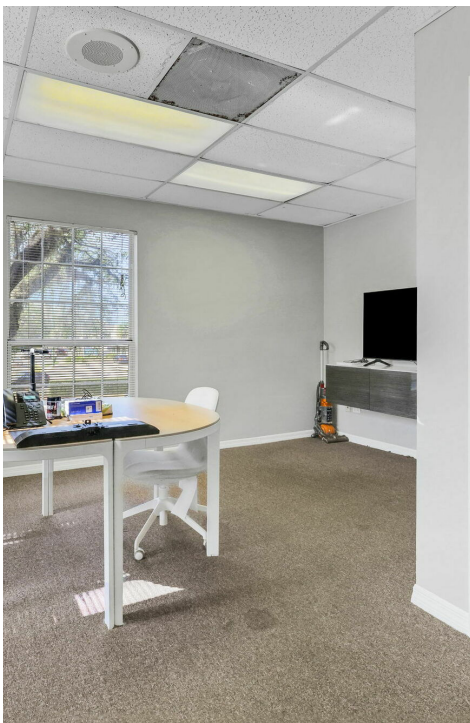
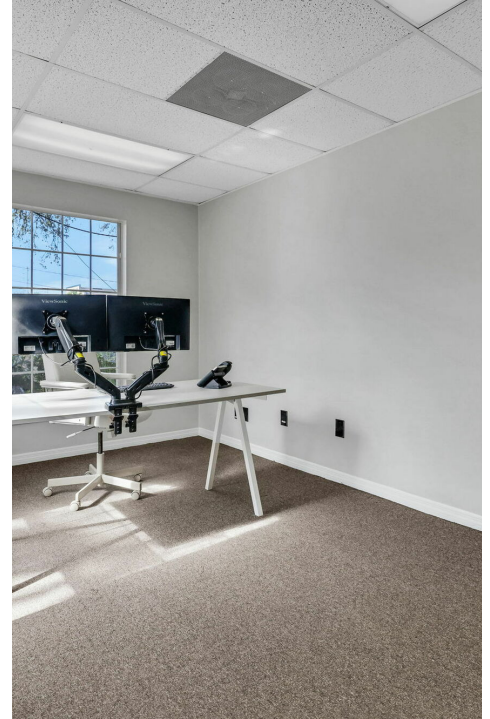
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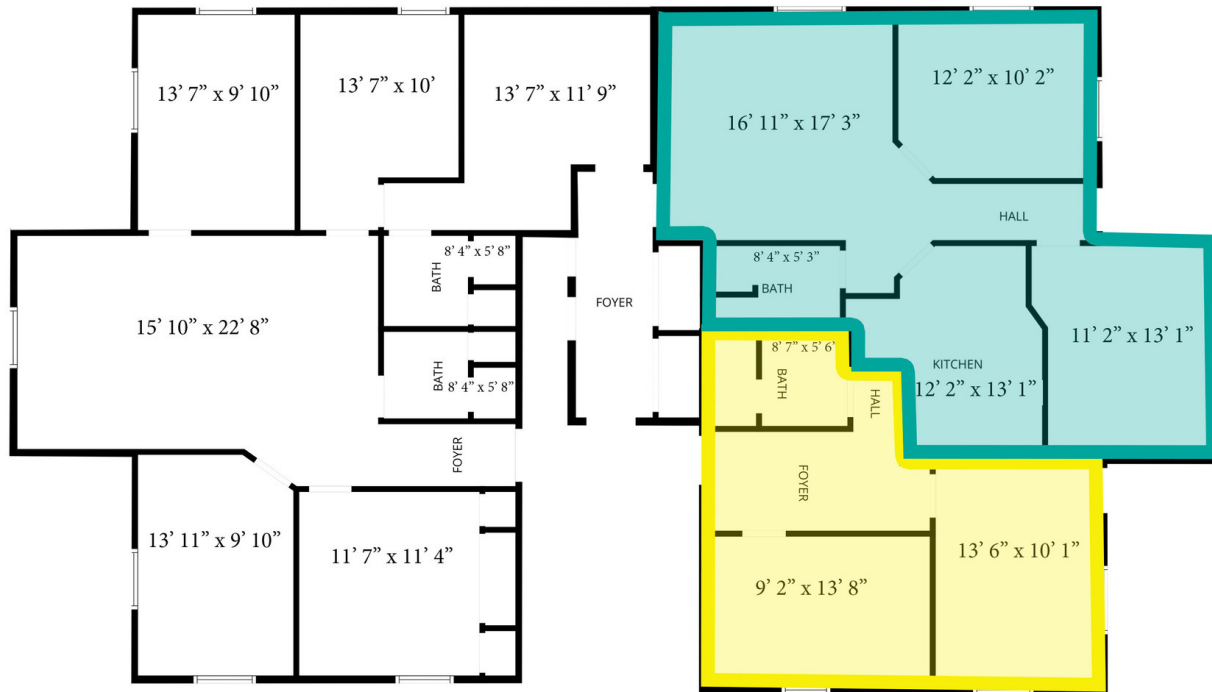
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SALE PROPOSAL

# FOR SALE FLOOR PLANS

5209 San Jose Boulevard • 5209 San Jose Boulevard, Jacksonville, FL 32207

1st Floor



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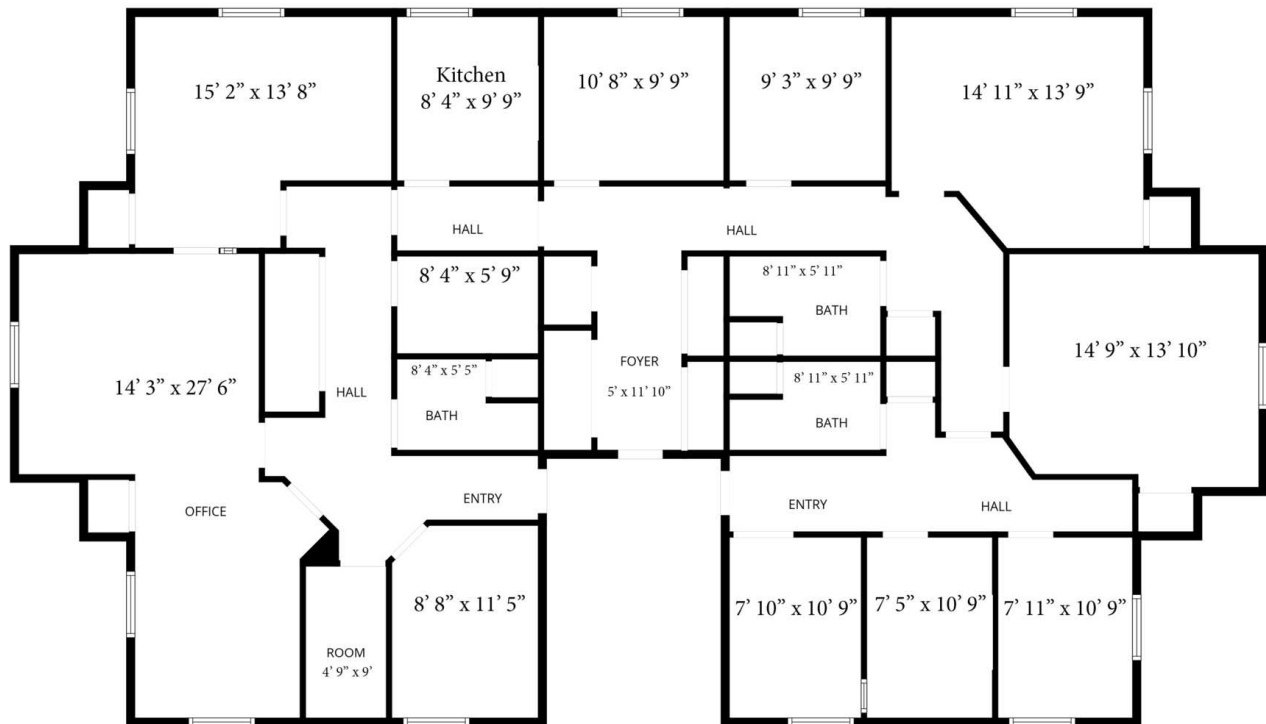
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# FOR SALE FLOOR PLANS

5209 San Jose Boulevard • 5209 San Jose Boulevard, Jacksonville, FL 32207

2nd Floor



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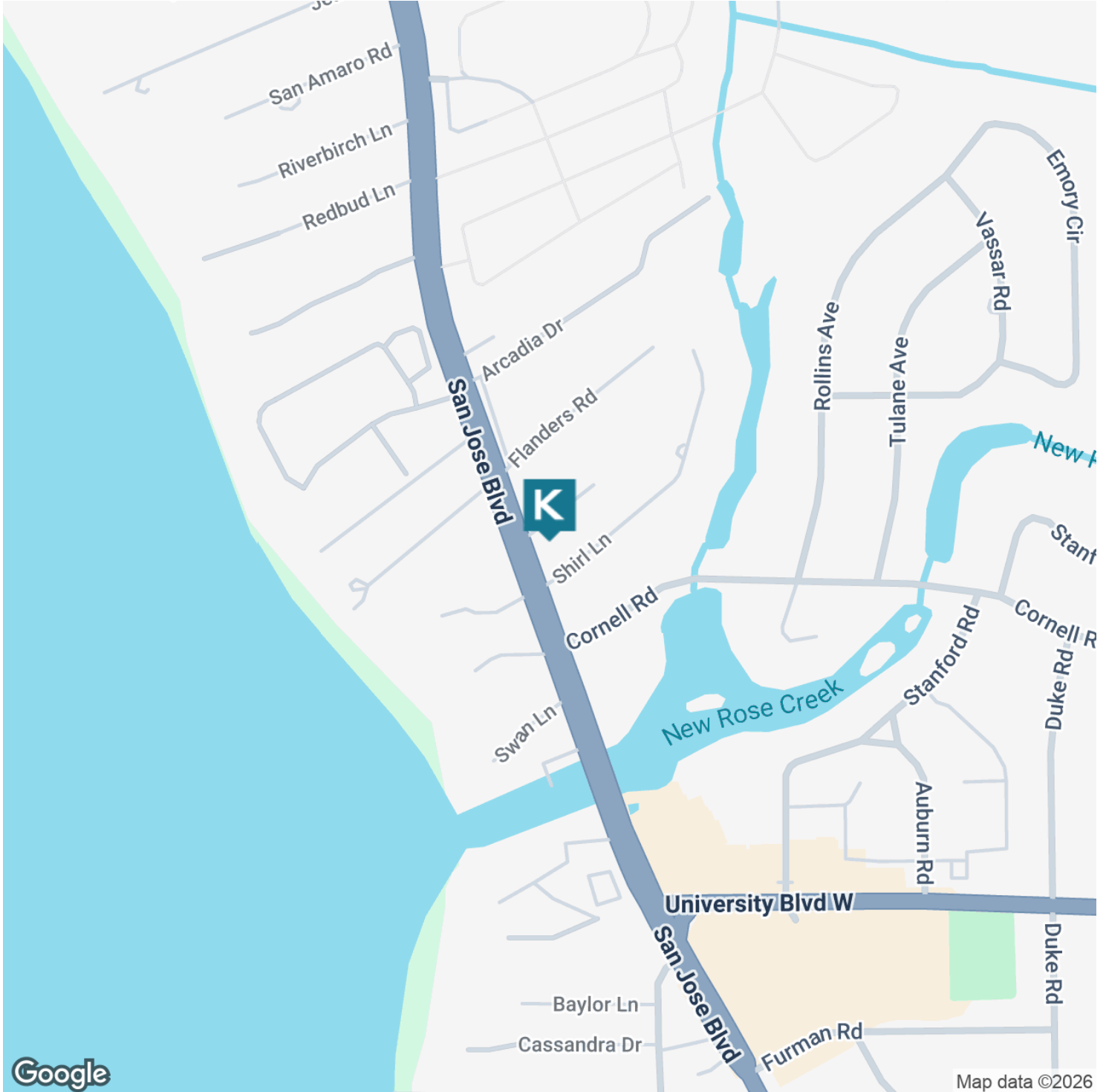
**AMANDA KINKADE**

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# FOR SALE LOCATION MAP

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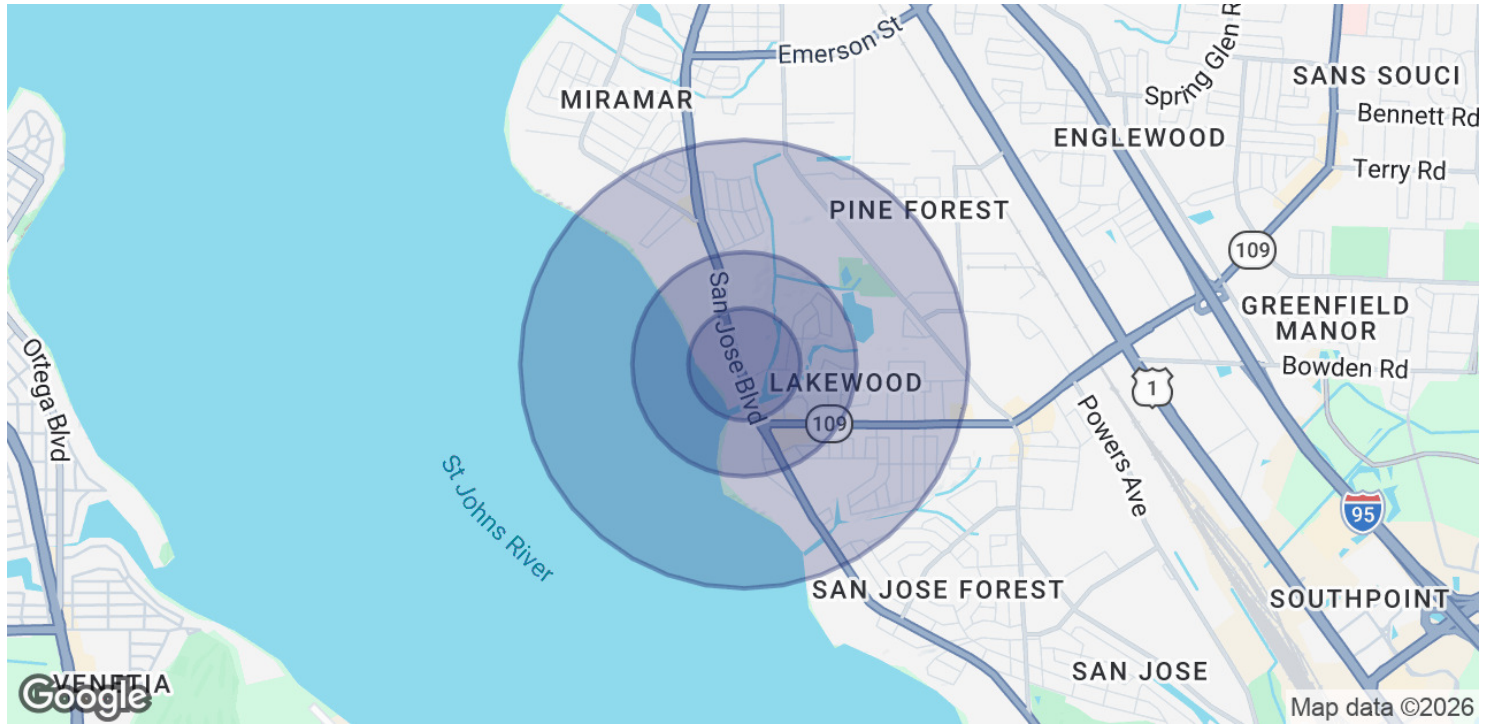
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## DEMOGRAPHICS MAP & REPORT

5209 San Jose Boulevard - 5209 San Jose Boulevard, Jacksonville, FL 32207



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	348	1,558	5,560
Average Age	46.7	43.8	43.2
Average Age (Male)	41.3	39.4	42.1
Average Age (Female)	48.9	49.8	46.0
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	141	697	2,361
# of Persons per HH	2.5	2.2	2.4
Average HH Income	\$104,472	\$106,619	\$103,328
Average House Value	\$498,738	\$407,184	\$383,576

2023 American Community Survey (ACS)

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