



100% Leased Flex Property **For Sale**

9550 SUNBEAM CENTER DRIVE, JACKSONVILLE, FL 32257

9550 SUNBEAM CENTER DR - 1



KIMBERLY SIEVERT

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CONTENTS

PROPERTY INFORMATION	3
LOCATION INFORMATION	6
FINANCIAL ANALYSIS	11
DEMOGRAPHICS	13
ADVISOR BIOS	15

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SECTION 1

PROPERTY INFORMATION

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OFFERING SUMMARY

Sale Price:	\$750,000
Building Size:	6,320 SF
Available SF:	0 SF
Lot Size:	0.53 Acres
Price / SF:	\$118.67
Cap Rate:	6.64%
NOI:	\$49,800
Year Built:	1987
Zoning:	IBP

PROPERTY OVERVIEW

SVR Commercial, as exclusive advisor, is pleased to present the opportunity to acquire 9550 Sunbeam Center Drive, Jacksonville, Florida 32257 (the "Property"). The Property consists of a 6,320-square-foot two-story flex building situated on 0.53 acres. The building is primarily warehouse space with a dedicated office component and ample on-site parking.

The Property is 100% leased to SafeTouch Security, which has occupied the building for more than 20 years. The tenant recently executed a new five-year lease featuring 3% annual rental increases, providing stable cash flow and built-in income growth.

Under the lease, the tenant is responsible for all interior and exterior maintenance and repairs, as well as property taxes, insurance, and utilities. This structure provides investors with a passive ownership opportunity and minimal management responsibilities. The Property offers a secure, long-term income stream backed by an established tenant with a long operating history at the location.

LOCATION OVERVIEW

The property is located on 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

- Passive Investment Opportunity – \$4,150/month Base Rent
- 100% Leased
- Long-Term Tenant Occupancy (20+ Years)
- New 5-Year Lease with 3% Annual Rent Increases
- Tenant Responsible for Property Taxes, Insurance, Utilities, and Maintenance





SECTION 2

LOCATION INFORMATION

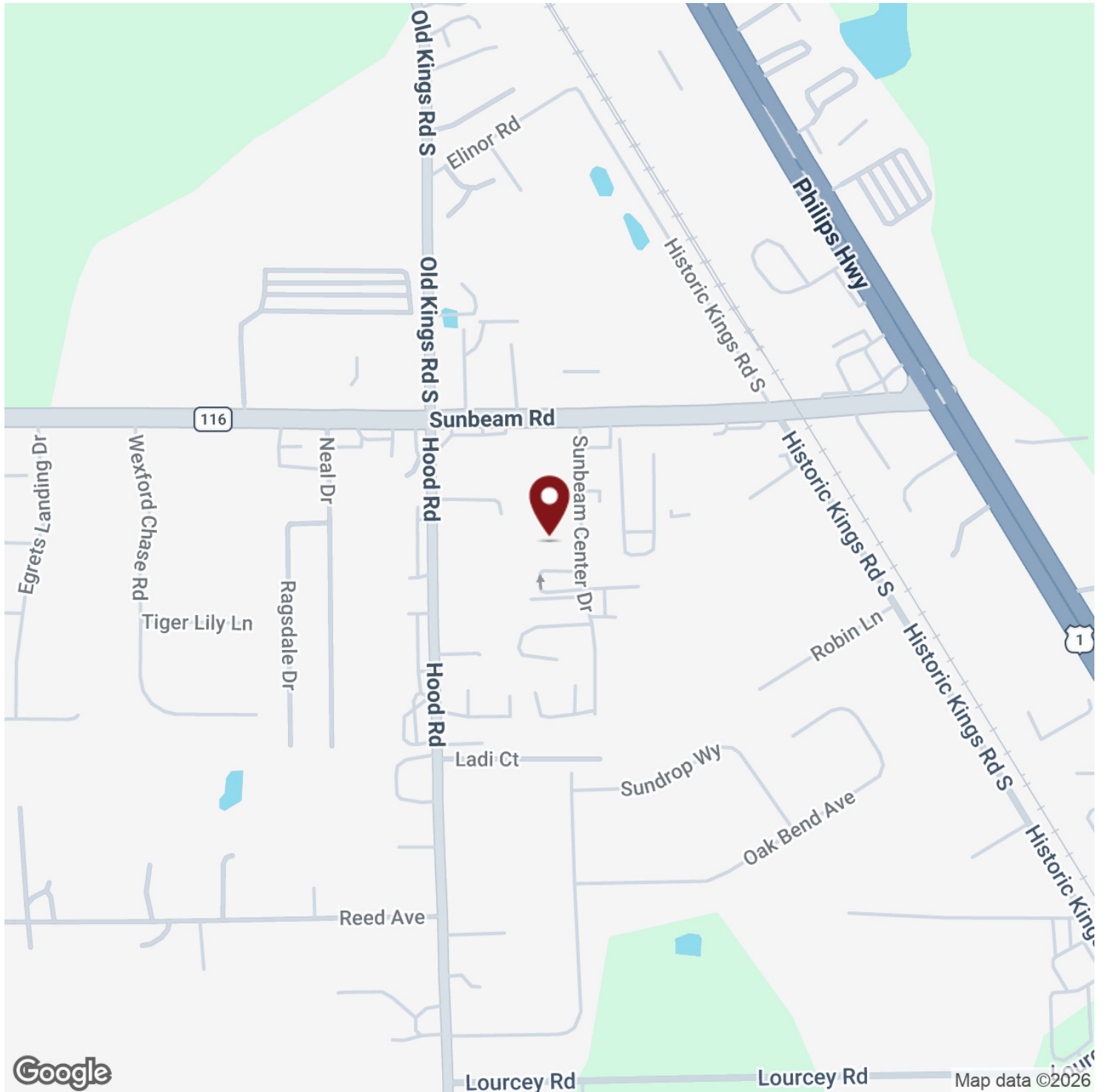
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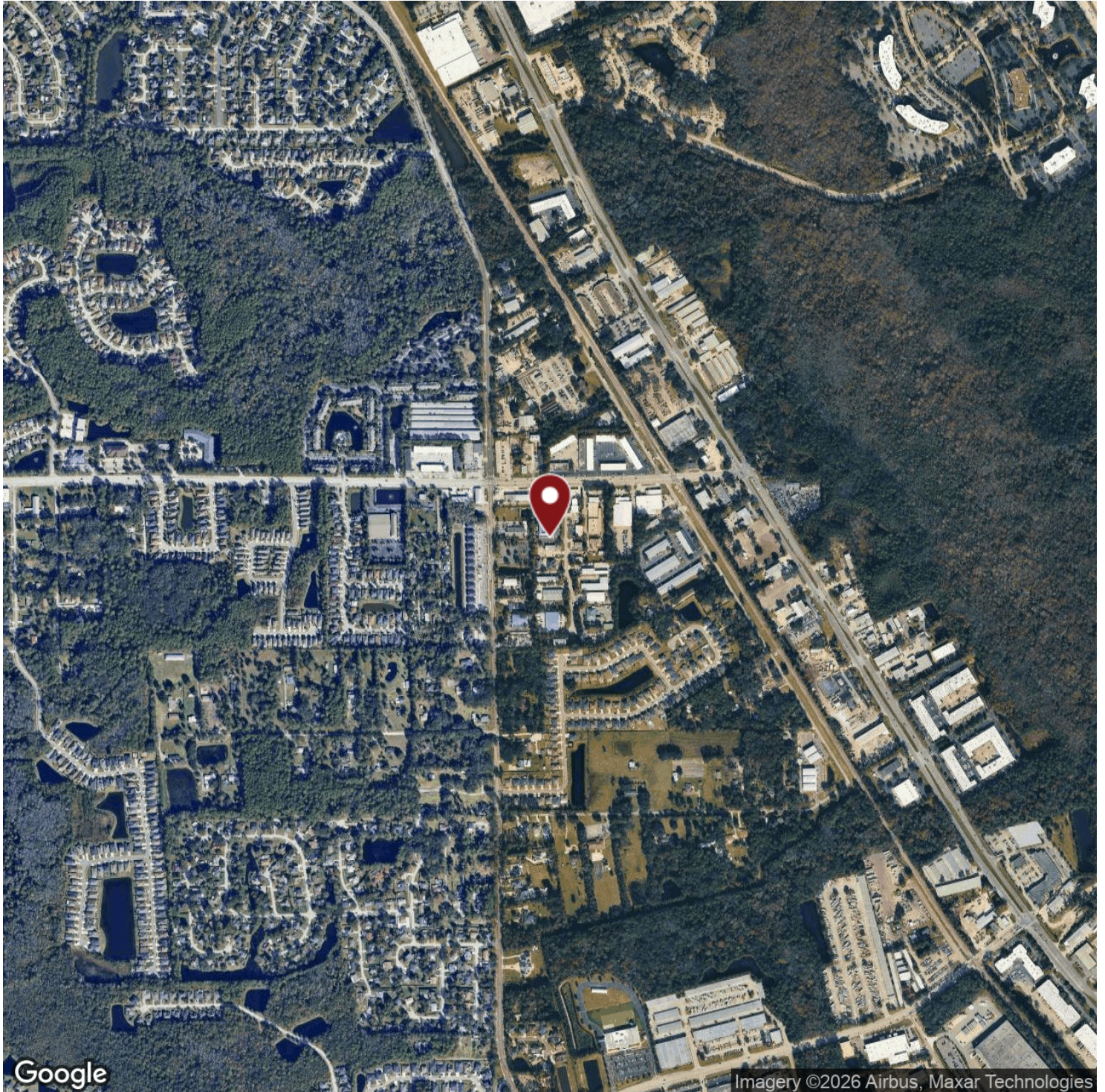
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SECTION 3

**FINANCIAL
ANALYSIS**

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INVESTMENT OVERVIEW

Price	\$750,000
Price per SF	\$119
CAP Rate	6.64%

OPERATING DATA

Net Operating Income	\$49,800
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FINANCING DATA

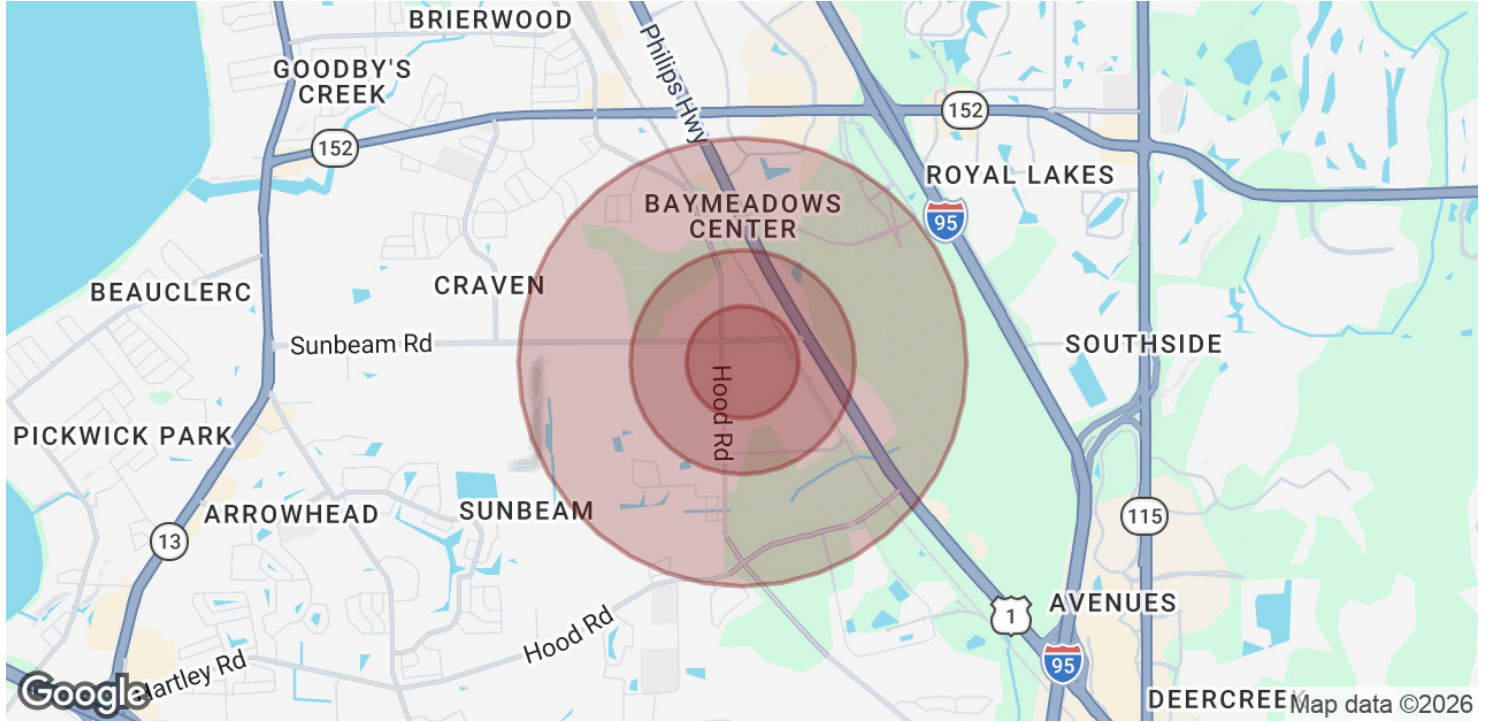


SECTION 4

DEMOGRAPHICS

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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	297	1,267	5,290
Average Age	36.2	37.1	37.9
Average Age (Male)	36.3	36.5	37.4
Average Age (Female)	30.3	33.3	35.6
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	101	462	1,983
# of Persons per HH	2.9	2.7	2.7
Average HH Income	\$124,597	\$107,661	\$103,405
Average House Value	\$411,814	\$385,786	\$371,502

2023 American Community Survey (ACS)



SECTION 5

ADVISOR BIOS

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