



- **Purchase Price: \$4,000,000**
- +/-20,424 SF: 4,600 SF of office and 15,800 SF of conditioned warehouse/light manufacturing space
- Land: +/-1.21 Acres
- Zoning: IBP - Industrial Business Park
- Parking: 28 spaces on surface lot
- Building signage available
- Constructed in 2003, Steel frame with concrete block, 1200amp/three phase electrical service, 16-18 foot ceiling height in warehouse space with two roll-up doors; one dock high and one grade level
- Well-located in Eastpark off Beach Blvd. near I-295, between St. Johns Bluff Rd. and Kernan Blvd.

| 2023 Demographics | 1 Mile | 3 Mile | 5 Mile |
|-------------------------|----------|-----------|-----------|
| Estimated Population | 5,915 | 81,166 | 222,036 |
| Average HH Income | \$60,387 | \$113,414 | \$104,464 |
| Daytime Total Employees | 605 | 4,121 | 12,592 |

*Seller would consider leasing back a portion of the building post-closing

**Please do not disturb Seller at the property, all inquires must be directed to Strategic Sites

For Additional Information Contact:

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STRATEGIC SITES
Clifford Commercial

422 Jacksonville Drive, Jacksonville Beach, FL ~ 904-242-2828 ~ www.strategicsites.com

Client First through Service, Knowledge and Integrity

Notice of Disclaimer: Details contained herein are believed to be correct: the information is subject to errors, omissions, price changes, or withdrawal without notice

11775 Marco Beach Drive
Jacksonville, FL 32224

Building: +/-20,424 SF

Site: +/-1.21 Acres

Year Built: 2003

Zoning: IBP

County: Duval County

Utilities/Services: JEA

Association Fees: Approximately \$500/year

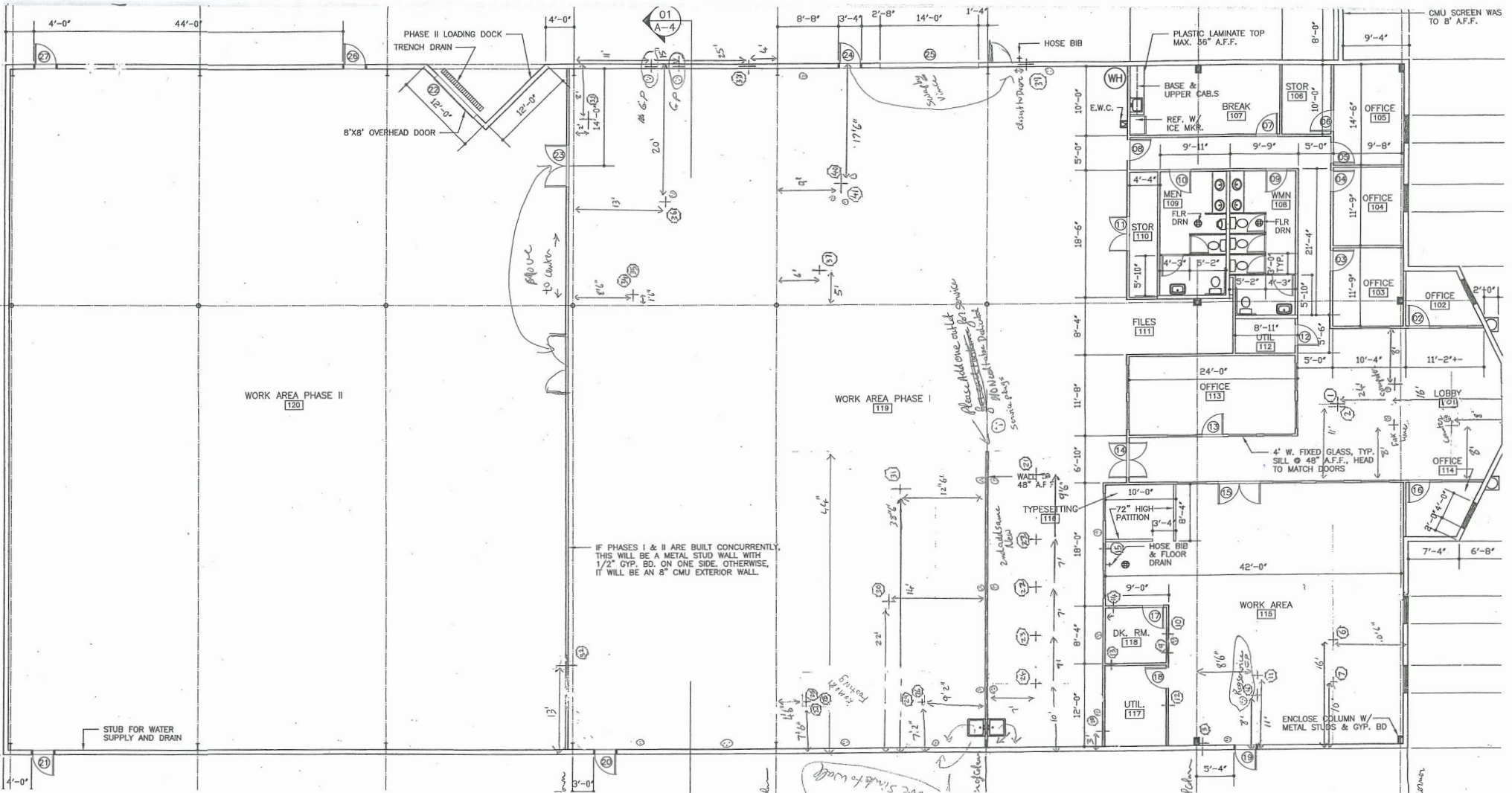
Construction: Steel frame with concrete block; 1200 amp/three phase electrical service; warehouse floor is six inch concrete with steel mesh; fully conditioned with over 50 tons of HVAC

Tax Parcel: 165425-0190

Business Park: Eastpark Business Park

Parking: 28 parking spaces

Floor Plan +/-20,424 SF

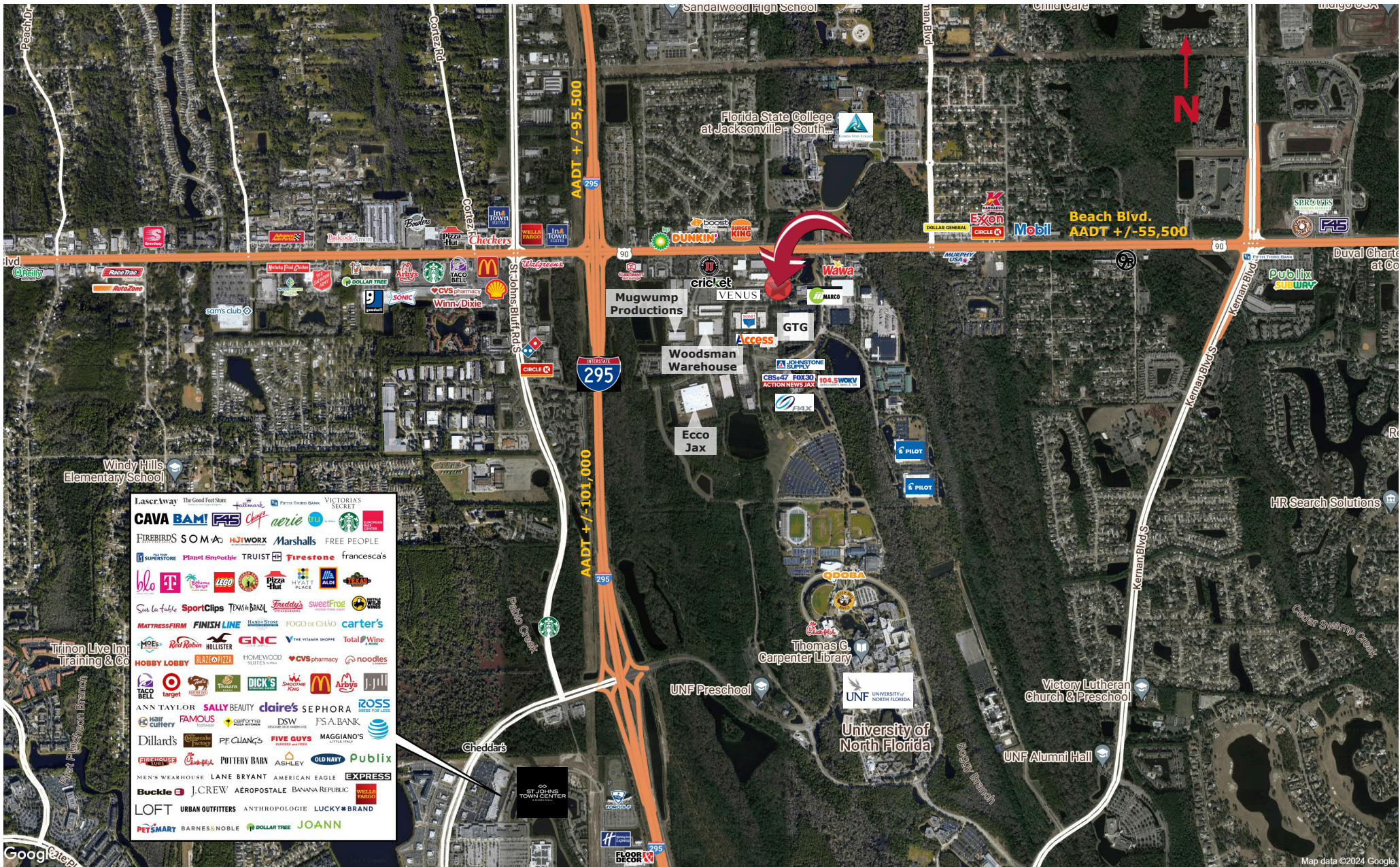


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Aerial



| | | | | |
|------------------------|------------------------|---------------------------|-------------------------|----------------------|
| LaserAway | The Good Feet Store | Hallmark | Fifth Third Bank | VICTORIA'S SECRET |
| CAVA | BAM! | FAS | Chipe | aerie |
| Starbucks | Firebirds | SOM | HOTWORX | Marshall's |
| FREE PEOPLE | Target | SuperStore | Planet Fitness | TRUIST |
| Firestone | francesca's | blo | LEGO | PIZZA HUT |
| Hyatt Place | ALDI | Sac la Fabre | SportClips | Texas |
| Freddie's | sweetFROG | FINISH LINE | HAND-IT | FOGO DE CHAO |
| carter's | MOES | Row Robin | HOLLISTER | GNC |
| Vitamin Shoppe | Total Wine | HOBBY LOBBY | ELATIOPIZZA | HOMEWOOD |
| CVS pharmacy | noodles | Target | Trailers | DICK'S |
| McDonald's | Arby's | ANN TAYLOR | SALLY BEAUTY | CLAIRE'S |
| SEPHORA | ROSS | HAIR CUTTERY | FAMOUS | CAFFORTE |
| Dillard's | PF CHANG'S | DSW | J'S A BANK | MAGGIANO'S |
| Publix | Old Navy | Publix | EXPRESS | EXPRESS |
| Men's Warehouse | Lane Bryant | American Eagle | Buckle | J. CREW |
| Aeropostale | Banana Republic | Loft | Urban Outfitters | Anthropologie |
| Lucky Brand | PetSmart | Barnes & Noble | Dollar Tree | JOANN |

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