

# RETAIL PROPERTY FOR LEASE

Tire Kingdom Sublease-1227 University Boulevard N., Jacksonville FL 32211



## OFFERING SUMMARY

Lease Rate:	\$3,500.00 per month, NNN
Building Size:	4,643 SF
# of Bays	8 Bays
Sublease Term	Expires 12/31/2021
Lot Size:	0.38 Acres
Zoning:	CCG-2



Stanton Hudmon, CCIM

904.398.1044 / shudmon@pinestreetrps.com

Pine Street RPS / 904.398.1044 / 2650-2 Rosselle Street, Jacksonville, FL 32204 / pinestreetrps.com

Information provided is deemed accurate, but subject to errors and/or omissions.



Pine Street / RPS

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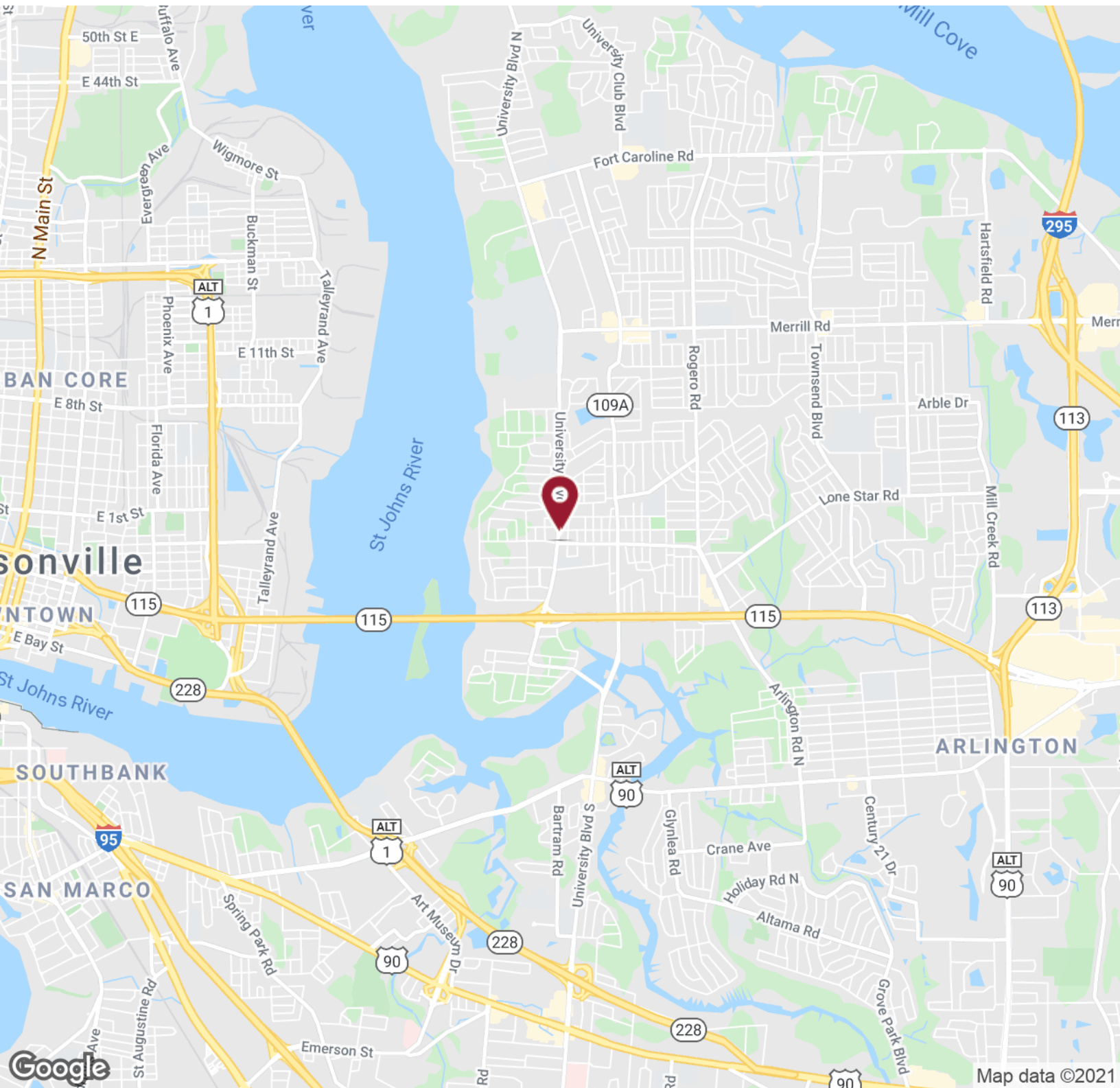
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# Demographic Summary Report

1227 University Blvd N, Jacksonville, FL 32211

Building Type: **General Retail**  
 Secondary: **Auto Repair**  
 GLA: **6,700 SF**  
 Year Built: **1955**

Total Available: **4,643 SF**  
 % Leased: **100%**  
 Rent/SF/Yr: **Negotiable**



Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2025 Projection	10,115	98,629	214,932
2020 Estimate	9,584	93,420	202,964
2010 Census	8,863	85,383	182,713
Growth 2020 - 2025	5.54%	5.58%	5.90%
Growth 2010 - 2020	8.13%	9.41%	11.08%
<b>2020 Population by Hispanic Origin</b>	1,134	10,950	22,352
<b>2020 Population</b>	9,584	93,420	202,964
White	5,648 58.93%	48,971 52.42%	106,099 52.27%
Black	3,346 34.91%	38,449 41.16%	83,286 41.03%
Am. Indian & Alaskan	54 0.56%	431 0.46%	947 0.47%
Asian	227 2.37%	2,557 2.74%	6,551 3.23%
Hawaiian & Pacific Island	14 0.15%	137 0.15%	242 0.12%
Other	295 3.08%	2,876 3.08%	5,839 2.88%
U.S. Armed Forces	13	281	817
<b>Households</b>			
2025 Projection	4,361	37,626	87,057
2020 Estimate	4,136	35,575	82,136
2010 Census	3,852	32,428	73,808
Growth 2020 - 2025	5.44%	5.77%	5.99%
Growth 2010 - 2020	7.37%	9.70%	11.28%
Owner Occupied	2,123 51.33%	18,822 52.91%	41,553 50.59%
Renter Occupied	2,013 48.67%	16,754 47.09%	40,583 49.41%
<b>2020 Households by HH Income</b>	4,136	35,574	82,135
Income: <\$25,000	1,232 29.79%	9,854 27.70%	24,348 29.64%
Income: \$25,000 - \$50,000	1,364 32.98%	10,392 29.21%	22,156 26.98%
Income: \$50,000 - \$75,000	765 18.50%	6,768 19.03%	15,431 18.79%
Income: \$75,000 - \$100,000	428 10.35%	3,848 10.82%	8,343 10.16%
Income: \$100,000 - \$125,000	141 3.41%	2,058 5.79%	4,977 6.06%
Income: \$125,000 - \$150,000	87 2.10%	891 2.50%	2,240 2.73%
Income: \$150,000 - \$200,000	53 1.28%	848 2.38%	1,798 2.19%
Income: \$200,000+	66 1.60%	915 2.57%	2,842 3.46%
<b>2020 Avg Household Income</b>	\$51,200	\$57,980	\$59,718
<b>2020 Med Household Income</b>	\$40,882	\$43,160	\$42,988